

CITY OF LA HABRA
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration - Environmental Review (California Environmental Quality Act, CEQA).

LEAD AGENCY: City of La Habra
Department of Community Development
110 East La Habra Boulevard
La Habra, California, 90631.

PROJECT NAME: Imperial Highway Commercial Center.

APPLICANT: Greg Jones Trust and Sunny Investments, LLC, 440 West Whittier Boulevard, La Habra, CA, 90631.

CITY/COUNTY: City of La Habra, Orange County.

LOCATION: The proposed project site is located within the southeastern portion of the City of La Habra. The project site is located on the north side of Imperial Highway approximately 1,125 feet west of Harbor Boulevard and approximately 600 east of Leslie Street. The project site's legal address is 701 East Imperial Highway, La Habra, California, 90631.

DESCRIPTION: The proposed project will consist of a hotel, two drive-through restaurants, and an office/retail building pad. The proposed hotel will have a total of 91 guest rooms, a meeting room, and a breakfast/snack area. The hotel will have a total floor area of 50,744 square feet. In addition, a pool will be included as a part of the hotel. The first drive-through restaurant will have a total floor area of 2,730 square feet and will be located on the southwestern portion of the project site. The second drive-through restaurant will have a total floor area of 2,166 square feet and will be located on the southeastern portion of the project site. Finally, a pad for an office/retail building with a total floor area of 4,800 square feet will be located on the northeastern portion of the project site. Furthermore, the proposed project will require the following approvals:

- The adoption of the Mitigation Negative Declaration and Mitigation Monitoring and Reporting Program.
- The approval of a Planned Unit Development (PUD) to permit the construction and operation of the project in the PC-I Zone [Planned Commercial-Industrial zone];
- The approval of a Development Agreement (DA 18-01) for the project;
- The approval of a Tentative Parcel Map to subdivide the existing parcel into four separate parcels;
- The approval of a Conditional Use Permit (CUP) for a hotel and a CUP for a Type 70 (On-sale General – Restrictive Service) alcoholic beverage license in conjunction with the hotel (hotel uses are conditionally permitted in the PC-I Zone);
- A CUP will be required for each of the drive-through restaurants; and,
- A CUP will be required for a 20-foot tall free-standing pylon sign.

The project site is not included on lists of hazardous waste facilities identified by Section 65962.5 of the California Government Code.

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FINDINGS: The environmental analysis prepared for the proposed project indicated that the project will not result in any significant environmental impacts that cannot be mitigated. For this reason, the City of La Habra has determined that a Mitigated Negative Declaration is the appropriate CEQA document. The following findings may be made based on the analysis contained as part of the Initial Study's preparation:

- The approval and subsequent implementation of the project *will not* have the potential to degrade the quality of the environment.
- The approval and subsequent implementation of the project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The approval and subsequent implementation of the project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The approval and subsequent implementation of the project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

REVIEW: Copies of the Mitigated Negative Declaration and the Initial Study, relevant documents and development plans are available for public inspection at La Habra City Hall, Community Development Department, 110 East La Habra Boulevard, La Habra, the County of Orange Library, La Habra Branch, located at 221 East La Habra Boulevard, or via the City of La Habra web site at <http://lahabracity.com>.

Public review and comments on the Mitigated Negative Declaration and Initial Study will begin on June 8, 2018 through July 9, 2018. Written comments should be sent to Chris Schaefer, Senior Planner, City of La Habra, 110 East La Habra Boulevard, La Habra, California 90631 by July 9, 2018.

A public hearing on the Draft Mitigated Negative Declaration will be held by the City of La Habra Planning Commission on August 13, 2018 at 6:30 p.m. in the Council Chambers at 100 East La Habra Boulevard, La Habra, California, 90631, which you are invited to attend.

A handwritten signature in black ink that reads "Chris Schaefer".

Chris Schaefer (Senior Planner)

Date: June 6, 2018

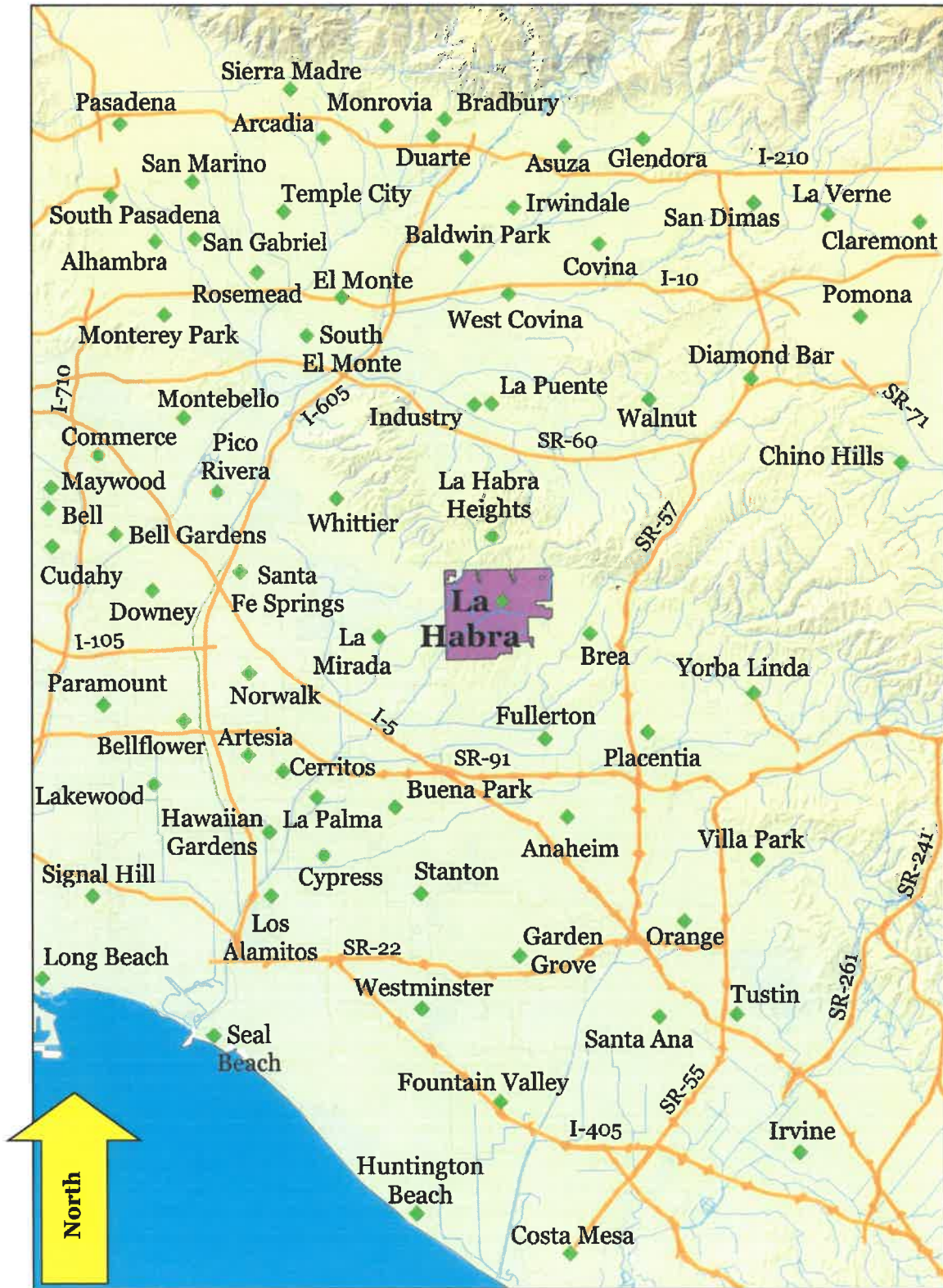


EXHIBIT 1
REGIONAL LOCATION

SOURCE: QUANTUM GIS

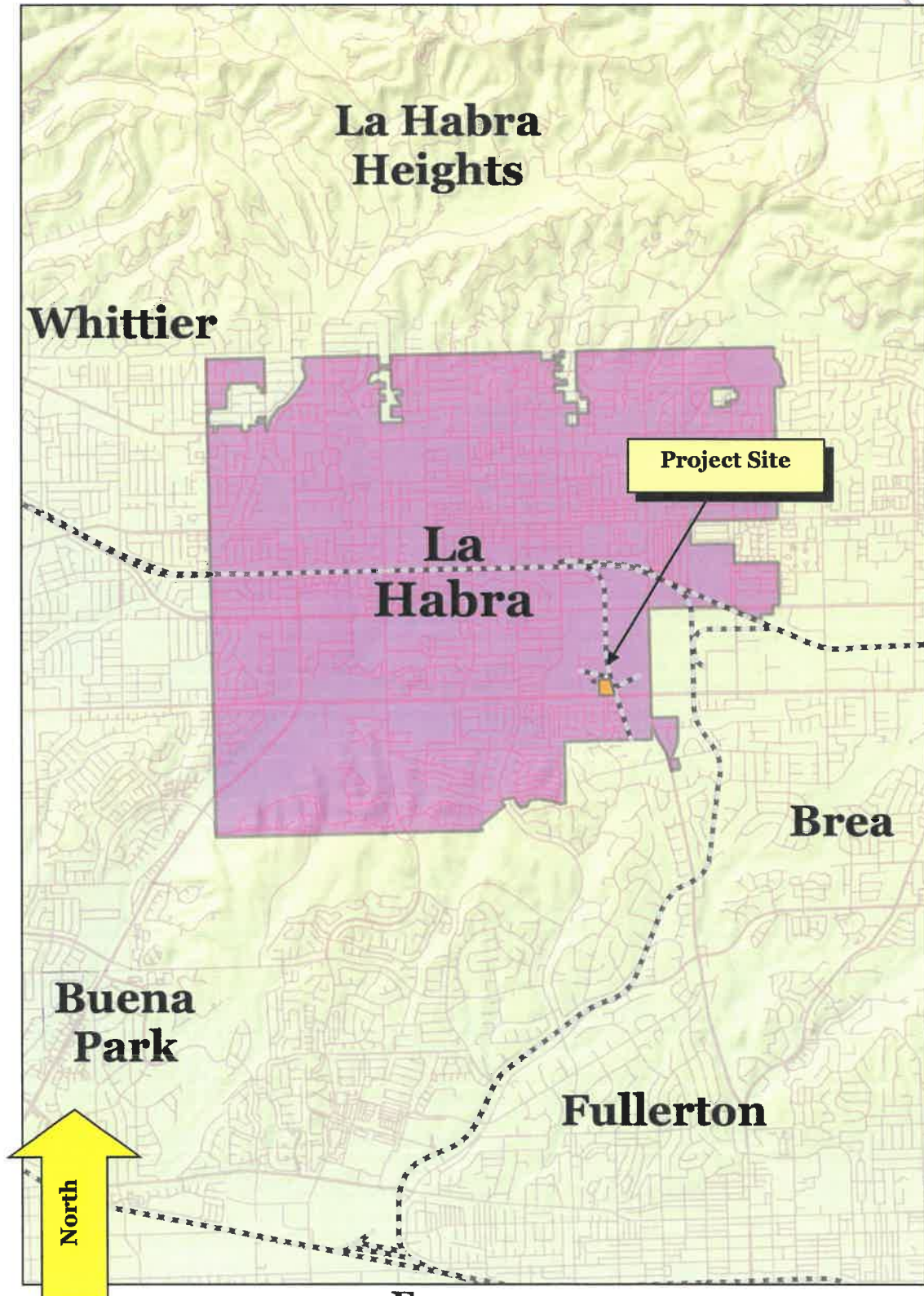
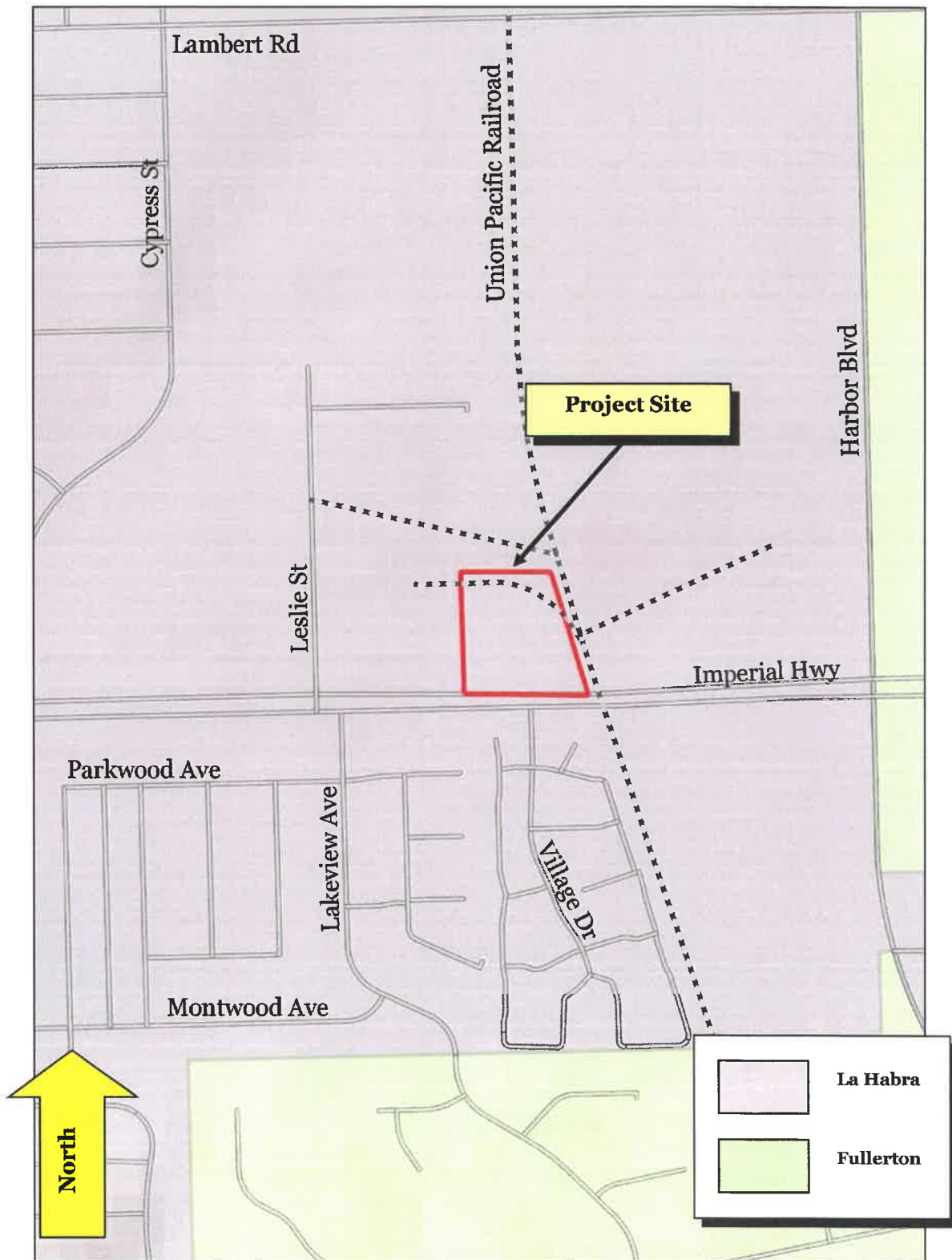


EXHIBIT 2
CITYWIDE MAP
SOURCE: QUANTUM GIS



LOCAL MAP
SOURCE: QUANTUM GIS