



# City of La Verne

## Notice of Preparation of Environmental Impact Report

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**Date:** October 1, 2020  
**To:** State Clearinghouse, Public Agencies, Interested Parties  
**Subject:** Notice of Preparation of a Draft Environmental Impact Report  
**Project Title:** Project No. PLN 20-09155 – Amherst Residential Development Project  
**Location:** 2820 Amherst Street, La Verne, CA 91750  
**Parcel No.:** 8666-021-902

The City of La Verne (City), as lead agency under the California Environmental Quality Act (CEQA), plans to prepare an environmental impact report (EIR) pursuant to CEQA. In accordance with Section 15082 of the CEQA Guidelines, the City is issuing this Notice of Preparation (NOP) to inform you that an EIR will be prepared, and to provide an opportunity for a meaningful response related to the scope and content of the EIR, including the potentially significant environmental issues, reasonable alternatives, and mitigation measures.

### Project Description

The proposed project would involve the development of up to 42 single-family dwelling units, and on-site recreational amenities on an approximately 5.3-acre site. The project would also maintain access to the City's adjacent facilities. Proposed entitlements include:

- **General Plan Amendment** to change the land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR).
- **Zone Change** to change the zoning of the entire property from Planned Residential Development (PR3D) to Specific Plan.
- **Approval of the Amherst Specific Plan** by City ordinance.
- **Certification of an Environmental Impact Report** prepared in accordance with CEQA.
- **Tentative Tract Map** prepared for the Amherst Specific Plan area and processed through the City in accordance with Chapter 16 of the La Verne Municipal Code and the Subdivision Map Act, which requires approval of the Planning Commission and/or City Council.
- **Development Review Committee** approval of a precise plan for development within the Amherst Specific Plan area is required before building permits may be issued.

A more detailed project description will be provided in the project Initial Study to be posted on the City website; see *Project Information Available* herein.

### Scope of the Environmental Impact Report

The City is preparing an Initial Study to evaluate the potentially significant impacts of the proposed project. The Initial Study will be available on the City's website; see *Project Information Available* herein. Based on the preliminary results of the Initial Study, the following topics warrant additional consideration in an EIR:

- **Transportation** – conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) related to vehicle miles travelled. The City will also be providing a traffic capacity analysis for informational purposes in the EIR given the communities expressed interest in this subject, though it will not be considered in determining mitigation or significance under CEQA, consistent with new requirements that went into effect on July 1, 2020.

- Tribal cultural resources—the City is in consultation with Tribes regarding the project and the results of consultation will be included in the EIR.

The Initial Study indicates that the project would have no impact, or less than significant impacts, related to the following subjects, and thus would not warrant further evaluation in an EIR:

- Aesthetics
- Agriculture and Forestry
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

### **Responsible Agencies**

In accordance with Section 15082 of the CEQA Guidelines, this NOP is being sent to the Office of Planning and Research, Responsible Agencies, Trustee Agencies, and other interested parties. Agencies are requested to review the project description provided in this NOP and provide comments on environmental issues related to their respective statutory responsibilities. If you are an authorized representative of a Responsible Agency, or a Trustee Agency, a transportation planning agency, agency with transportation facilities that may be affected, or a Federal agency involved in approving or funding the proposed project, the City of La Verne encourages you to express the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the Environmental Impact Report for this proposed project if it will consider a permit or other approval for the proposed project.

### **Public Review and Comment**

The City is requesting comments as to the scope and content of the EIR. Please provide your comments before 5:00 p.m. on **November 2, 2020**, to the address below. Be sure to include the name, phone number, and address of your agency's contact person in your response.

Candice Bowcock  
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Phone: (909)-596-8706 | Email: [cbowcock@cityoflaverne.org](mailto:cbowcock@cityoflaverne.org)

### **Project Information Available**

An Initial Study is being prepared for the project and will be available on the City's website at: <https://www.cityoflaverne.org/index.php/documents/community-development/current-planning-projects>.

A project information video will also be posted on the City's website at: [Cityoflaverne.org/Amherst](http://Cityoflaverne.org/Amherst).