



Notice of Availability of Draft Environmental Impact Report

Date: December 18, 2020
To: State Clearinghouse, Responsible and Trustee Agencies, Interested Parties
Subject: Notice of Availability of a Draft Environmental Impact Report
Project Title: PLN 20-09155 – Amherst Residential Development Project (SCH No. 2020100017)
Location: 2820 Amherst Street, City of La Verne, and within Los Angeles County, California

NOTICE IS HEREBY GIVEN that the City of La Verne has prepared a Draft Environmental Impact Report (EIR), which is being distributed for public review pursuant to the California Public Resources Code and the California Environmental Quality Act Guidelines (CEQA Guidelines). The City is the Lead Agency for the proposed project.

Project Description: The proposed project would involve the development of 42 single-family dwelling units, a small park, and on-site recreational amenities on an approximately 5.6-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.
- **Tree Removal Permit** for the removal of a 42-inch caliper Deodar cedar to be considered by the Development Review Committee.
- **Lot Line Adjustment** to move the southerly property line approximately three feet south, in accordance with Chapter 16.18 of the of the La Verne Municipal Code, to be considered by the Development Review Committee.

Government Code Section 65962.5: The Project site is not located on a site which is included in a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Environmental Topics Evaluated: The Draft EIR examines the potential impacts generated by the proposed project in relation to the following environmental topics: transportation and tribal cultural resources.

Significant Environmental Impacts: Based on the analysis in the Draft EIR, the Project would have significant and unavoidable impacts to transportation related to vehicle miles travelled generated by the proposed project.

Reviewing Locations: The Draft EIR can be accessed on the City website at:
<https://www.cityoflaverne.org/index.php/documents/community-development/current-planning-projects>.

Public Comment Period: The Draft EIR and its technical studies are available for the CEQA required 45-day public review and comment period from **Friday, December 18, 2020 through Monday, February 1, 2021.**

Written comments on the Draft EIR and technical studies must be received no later than 5:00 pm on Monday, February 1, 2021. Please submit comments to:

Candice Bowcock
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City of La Verne
3660 D Street
La Verne, CA 91750
Email: cbowcock@cityoflaverne.org

If you require additional information, please contact Candice Bowcock at (909) 596-8706.

Sincerely,



Candice Bowcock
Principal Planner