

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

County Clerk
County of: Los Angeles
Address: 12400 Imperial Highway
Norwalk, California 90650

From:

Public Agency: City of La Verne
Address: Community Development
3660 D Street La Verne, CA 91750
Contact: Candice Bowcock, Principal Planner
Phone: (909) 596-8706

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2020100017

Project Title: Amherst Residential Development Project

Project Applicant: MW Investment Group, LLC

Project Location (include county): 2820 Amherst Street, La Verne, Los Angeles County

Project Description:

The proposed project would involve the development of up to 42 single-family dwelling units, and on-site recreational amenities on a 5.6-acre site. Proposed entitlements include: a General Plan Amendment (GPA) to change the land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR); Zone Change (ZC) from Planned Residential Development (PR3D) to Specific Plan; approval of the Amherst Specific Plan (SP); approval of a Vesting Tentative Tract Map (VTTM); Development Review Committee approval of the Precise Plan (PPR) and tree removal permit (TRP). ; and a lot line adjustment (LLA). This NOD is for the GPA, VTTM, PPR, and TRP. A separate NOD will be filed for the other actions when approved.

This is to advise that the City of La Verne has approved the above
(Lead Agency or Responsible Agency)

described project on April 19, 2021 and has made the following determinations regarding the above
(date)
described project.

- 1. The project [will will not] have a significant effect on the environment.
- 2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures [were were not] made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
- 5. A statement of Overriding Considerations [was was not] adopted for this project.
- 6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of La Verne, Department of Community Development, located at 3660 D Street, La Verne, California

Signature (Public Agency): Candice Bowcock Title: Principal Planner

Date: 04/20/21 Date Received for filing at OPR: _____