



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION City of La Verne California

NOTICE IS HEREBY GIVEN that the City of La Verne intends to adopt a Mitigated Negative Declaration (MND) for Baseline Road Single-Family Residential and Annexation Tentative Tract Map 82001 Project. The MND has been approved for public review by the City of La Verne, Community Development Department. Copies are available for review and comment at the City of La Verne, Community Development Department, 3660 “D” Street, La Verne, California 91750 and on the City’s web site: <https://www.cityoflaverne.org/index.php/documents/community-development-planning>. Comments and recommendations on the adequacy of the environmental document may be filed at the aforementioned address during the public review period established for the project.

- 1. PROJECT TITLE:** Baseline Road Single-Family Residential and Annexation Tentative Tract Map 82001 Project
- 2. LEAD AGENCY NAME AND ADDRESS:** City of La Verne; 3660 “D” Street; La Verne, CA 91750
- 3. CONTACT PERSON AND TELEPHONE:** Candice Bowcock, Principal Planner; (909) 596-8706

4. PROJECT LOCATION:

The approximately 19.44-acre site is located north of W. Baseline Road, west of Broken Spur Road, in the West Claremont area of unincorporated Los Angeles County (Project Site). The Project Site encompasses Assessor Parcel Number 8666-006-035 and is bounded by undeveloped land in the City of La Verne to the north, W. Baseline Road to the south, Broken Spur Road and undeveloped land to the east, and the current City of La Verne boundary to the west. Local access to the Project Site is provided by W. Baseline Road, and regional access is provided by the Foothill Freeway (State Route (SR) 210), approximately 0.25-mile to the south.

5. PROJECT DESCRIPTION:

The proposed Baseline Road Single-Family Residential and Annexation Project (Project) would annex an approximately 19.44-acre undeveloped parcel in the West Claremont portion of unincorporated Los Angeles County into the City of La Verne (City) and the development of seven single-family dwelling units and associated infrastructure. The Project Site is located outside of the City boundaries but is located within the City’s Sphere of Influence, which designated the area as Hillside Residential. Due to the existing topography of the site, combined with the City limitations regarding hillside development, only the southern portion of the Project Site would be developed. Approximately, 5.59 acres (243,720 square feet) of the parcel would be subdivided into 7 lots, each containing a single-family dwelling unit and attached garage; an

additional 8th lot (approximately 2.66 acres) would be designated as a debris basin, and a 9th lot comprising approximately 10.75 acres would be dedicated to open space.

6. ENVIRONMENTAL DOCUMENT:

A copy of the MND will be available for review at the City of La Verne, Community Development Department at the address above, (909) 596-8726, (Monday – Friday (9:00 am to 5:00 pm. A copy of the MND may also be obtained and reviewed at the City’s web site: [website: https://www.cityoflaverne.org/index.php/documents/community-development-planning](https://www.cityoflaverne.org/index.php/documents/community-development-planning) and the State Clearinghouse web site: <https://ceganet.opr.ca.gov/> (enter the project name in the search bar).

7. REVIEW PERIOD: DECEMBER 10, 2020 TO JANUARY 8, 2021, AT 5:00 PM.

8. CONTACT FOR MORE INFORMATION: Candice Bowcock, Principal Planner; (909) 596-8706

Any written comments on the MND should be sent to the City of La Verne, Community Development Department at the address noted above, to the attention of Candice Bowcock, Principal Planner.

After the close of the public review period on the MND established by this notice, this matter will be set for public hearing before the City of La Verne Planning Commission. Notice of the date, time and place for such public hearing will be published and/or mailed as provided by law.