
NOTICE OF DETERMINATION/NOTICE OF EXEMPTION

To County Clerk
County of Los Angeles
12400 East Imperial Highway
Norwalk, California 90650

From City of La Verne
3660 D Street
La Verne, CA 91750

Subject: Filing of Notice of Determination in Compliance with Public Resources Code § 21152
Filing of Notice of Exemption

State Clearing House # 2011111021

Project Title: 17 unit housing development, including 3 affordable units

Project Applicant: MW Investment Group, LLC

Project Location: 2109 White Avenue and 2467 First Street, La Verne, County of Los Angeles

Project Description: Development of a 3-story 17-unit housing development project, including 3 affordable units consisting of 2 moderate and 1 very low income unit in that section of the Old Town La Verne Specific Plan designated for medium-density residential development. Total acreage of the site is .56 acres. The project includes the merger of 5 lots into 1. The project was granted modifications pursuant to the Density Bonus provisions for reduced parking and allowing a 3rd story within the allowable height limits.

This is to advise that the Lead Agency of the City of LA Verne Development Review Committee has approved the precise plan for the above described project on May 4, 2021 and has made the following determinations regarding the above described project.

In 2012 the City of La Verne certified the EIR for the Old Town La Verne Specific Plan (OTLVSP). The OTLVSP contemplated the construction of residential units. The project is located within the First Street Sector which was identified for Medium Density Residential consisting of 2 or 3 story homes. The project is within the allowed density for the area, the units meet the development and design standards except as specified above, and the number of units do not exceed the number of units that were contemplated under the OTLVSP. There have been no changes to the project or the circumstances which would create new impacts or increase the severity of previously identified impacts, nor are there any new alternatives or mitigation measures which the applicant is unwilling to implement. No subsequent review is required under CEQA Guidelines § 15162.

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

<https://www.cityoflaverne.org/index.php/documents/community-development-planning/general-and-specific-plans/816-old-town-la-verne-specific-plan-draft-final-eir/file>

NOTICE OF EXEMPTION – The 17 unit residential project is exempt from CEQA under § 15182 – Residential Project Pursuant to a Specific Plan. The project is a residential project undertaken in conformity with the Old Town La Verne Specific Plan and an EIR was prepared for that Specific Plan and certified in 2012. No events have occurred which would give rise to the need to prepare any subsequent environmental review as specified in § 15162.

NOTICE OF DETERMINATION – CEQA Guidelines § 15168 – Program EIR. The 17-unit housing development project was analyzed as part of the 2012 EIR for the Old Town La Verne Specific Plan. The 17-units are being developed in a location proposed for medium density residential development and complies with the development standards that were included in the Old Town La Verne Specific Plan, with the exception of allowing reduced parking and a third story within the height limits of the proposed residences. These changes have no environmental impacts and there are no changes which arise to the level of triggering additional CEQA review in accordance with CEQA Guidelines § 15162. The 17-unit development is within the scope of the previous EIR which adequately describes the activity for CEQA purposes.

- The Project will have a significant effect on the environment.
- An EIR was prepared for this project pursuant to the provisions of CEQA.
- Mitigation Measures were made a condition of the approval of the project.
- A mitigation reporting or monitoring plan was adopted for this project.
- A statement of Overriding Considerations was adopted for this project.
- Findings were made pursuant to the provisions of CEQA.

Contact Person: Candice Bowcock Phone: 909/596-8706

Signature (Public Agency) Candice Bowcock Title: Principal Planner
Date: 05/04/21 Date Received for filing: 05/04/21