

**Notice of Determination**

**Appendix D**

**To:**

Office of Planning and Research  
U.S. Mail: Street Address:  
P.O. Box 3044 1400 Tenth St., Rm 113  
Sacramento, CA 95812-3044 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: 4/20/21 Date Received for filing at OPR: \_\_\_\_\_