

Notice of Determination

To: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95818-3044

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

From: City of La Verne
Community Development
3660 D Street, La Verne, CA 91750

Contact: Candice Bowcock, Principal Planner
Phone: (909) 596-8706

SUBJECT: *FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH PUBLIC RESOURCES CODE §21152*

State Clearinghouse Number: 2020120212
PROJECT TITLE: Baseline Road Single-Family Residential and Annexation Project
PROJECT APPLICANT: Ramzy Fakhoury
PROJECT LOCATION: Baseline Road APN 8666-006-035 The approximate 19.44-acre site is located north of Baseline Road, west of Broken Spur Road, in the West Claremont area of unincorporated Los Angeles County. The Project is bounded by undeveloped land in the City of La Verne to the north, 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.

PROJECT DESCRIPTION: The proposed Baseline Road Single-Family Residential and Annexation Project would involve development of seven residential lots, a debris basin lot and an open space lot on approximately 19.44-acres of undeveloped land. Proposed entitlements include; Annexation (ANX) of 19.44 acres of undeveloped land from unincorporated Los Angeles County into the City of La Verne; General Plan Amendment (GPA) to designate this parcel for Low Density Residential land uses; Pre-Annexation Zone Change (ZC) to pre-zone this property to the PR3D – Planned Residential 3 Dwelling Units per Acre Detached, Hillside Development Overlay Zone (HDOZ); Vesting Tentative Tract Map (VTTM) to create 9 individual lots with a 5.59 acre parcel subdivided into 7 residential lots; an 8th lot consisting of 2.66 acres designated as a debris basin, and a 9th lot consisting of 10.75 acres dedicated to open space.

This is to advise that the City Council for the City of La Verne, as Lead Agency, approved the above described project on September 20, 2021, and has made the following determinations regarding the above described project.

1. The Project will have a significant effect on the environment.
2. An Initial Study/Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA

This is to certify that the I/S Mitigated Negative Declaration and record of project approval is available to the General Public at: City of La Verne, Department of Community Development. Located at 3660 D Street, La Verne, CA and online at <https://www.cityoflaverne.org/index.php/documents/community-development-planning/current-projects/baseline-road-single-family-residential-and-annexation-project>

Signature (Public Agency) Candice Bowcock Title: Principal Planner

Date: 9/22/21 Date Received for Filing at OPR: 9/22/21