

Notice of Determination

To:

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

☒ County Clerk

County of: Los Angeles, Environmental Filings
Address: 12400 E. Imperial Hwy., #1201
Norwalk, CA 90650
THIS NOTICE WAS POSTED

ON December 18 2025

UNTIL January 20 2026

From:

Public Agency: LA County Regional Planning
Address: 320 W. Temple St., 13th Floor
Los Angeles, CA 90012
Contact: Michelle Lynch
Phone: 213-893-7005

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

2025 280572



FILED
Dec 18 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by COURTNEY MAFFITT

REGISTRAR - RECORDER/COUNTY CLERK

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): _____

Project Title: CSD Modification for La Vina II RPPL2025003347, Project No. PRJ2025-003766

Project Applicant: Bill Holman

Project Location (include county): 737 Via Arezzo Place at the intersection of Lincoln Avenue and Millard Canyon Road

Project Description:

A request for a Community Standards District (CSD) Modification for an exemption from the gross structural area and maximum lot coverage requirements for the Altadena CSD for 18 lots approved under recorded Tract Map No. 69504. An addendum to the Final EIR was prepared in compliance with the CEQA and County guidelines.

This is to advise that the LA County Regional Planning has approved the above
(☒ Lead Agency or ☐ Responsible Agency)
described project on October 28, 2025 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 monitoring and reporting program [☐ 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:

<https://lacrdrp.legistar.com/MeetingDetail.aspx?ID=1329707&GUID=6470FEAE-0F7B-4E17-BAE8-12BDF135B22A&Options=info|&Search=>

Signature (Public Agency): [Signature] Title: Supervising Planner

Date: 10/28/2025

Date Received for filing at OPR: _____

This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

DEC 18 2025

Deane C. Loggin REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA





State of California—Department of Fish and Wildlife

**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:

19 — 12/18/2025 — 202512181230004

STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY LA COUNTY REGIONAL PLANNING	LEAD AGENCY EMAIL	DATE 12/18/2025
COUNTY/STATE AGENCY OF FILING LOS ANGELES	DOCUMENT NUMBER 2025280572	
PROJECT TITLE CSD MODIFICATION FOR LA VINA II RPPL2025003347, PROJECT NO. PRJ2025-003766		
PROJECT APPLICANT NAME BILL HOLMAN	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS 320 W TEMPLE ST 13TH FLOOR	CITY LOS ANGELES	STATE CA
		ZIP CODE 90012

PROJECT APPLICANT (Check appropriate box):☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity**CHECK APPLICABLE FEES:**

☒ Environmental Impact Report (EIR)	\$4,123.50	\$ 4,123.50
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ 0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ 0.00
☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ 0.00
☒ County documentary handling fee		\$ 75.00
☐ Other		\$ 0.00

PAYMENT METHOD:☐ Cash ☒ Credit ☐ Check ☐ Other**TOTAL RECEIVED** \$ 4,198.50

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

CORTNEY MAFFITT, ITC

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: September 24, 2025
PROJECT NUMBER: PRJ2025-003766
PERMIT NUMBER: Community Standards District ("CSD") Modification No. RPPL2025003347
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: Assessor Parcel Numbers: 5863-030-063, 5863-030-055, 5863-030-072, 5863-030-073, 5863-030-074, 5863-030-075, 5863-030-076, 5863-030-077, 5863-030-078, 5863-030-080, 5863-030-081, 5863-030-082, 5863-030-083, 5863-030-084, 5863-030-085, 5863-030-086, 5863-030-087, 5863-030-088, 5863-030-089, and 5863-030-090 which is accessed via Old Toll Road north of the intersection of Lincoln and Millard Canyon Road in the unincorporated community of Altadena
OWNER: La Vina Venture LP
APPLICANT: Bill Holman
CASE PLANNER: Michelle Lynch, Principal Planner
mlynch@planning.lacounty.gov

Los Angeles County ("County") Staff recommends that this project qualify as an Addendum to the certified Final Environmental Impact Report ("EIR"). The project is a request for the modification of the lot coverage and gross structural area ("GSA") requirements of the Altadena CSD. The project is located within the community of Altadena, at the foothills of the San Gabriel Mountains, in the Altadena Zoned District.

The project site was originally developed and approved by the Board of Supervisors ("BOS") in 1992, authorizing development of 272 single-family detached residential homes, a 10.2-acre school site, recreation area, and 108.3 acres of natural open space. The project had been built out, except for the school and recreation site, which was graded and remained vacant.

In 2014 an entitlement request to a Specific Plan Amendment to modify the land use category of the project site from R (Recreation) and S (School) to R (Recreation) and R-1 (Single-Family Residential) to amend language within the Specific Plan regarding maximum permitted density from 272 to 290 and required parking for the La Vina Community and to eliminate discussions and regulations applicable to the private school. A Vesting Tentative

Tract Map No. 069504 ("TR069504") was requested to create 18 single-family residential, one private recreation lot, and a private & future street lot on 7.18 acres within the La Vina community. A Conditional Use Permit ("CUP") to authorize development in a hillside management area and a Plan Amendment to allow the change from an R (Recreation) land use designation to an R-1 (Single Family Residential) were approved by the BOS on April 16, 2019. The Tentative Map was recorded on December 22, 2022.

Existing Entitlements

- A. In December 1989, the BOS approved the La Vina Specific Plan, including amendments to the General Plan and Altadena Community Plan, a zone change to Specific Plan No. 2 and certified a Final Environmental Impact Report (EIR) (SCH 87042218). The certified Final EIR includes:
- Draft EIR: Analysis of 360 dwelling units. (October 1987)
 - Addendum No. 1 and Response to Agency Comments: Additional environmental analysis prepared to evaluate a revised project description adding 6 acres to the site, and an option for a private school or 24 lots. (March 1988)
 - Addendum No. 2 and Response to Public Comments: Additional environmental analysis prepared to evaluate a revised project description of 272 detached units and no private school on 220 acres. (March 1989)
 - Addendum No. 3 and Certified Final EIR: Additional environmental analysis. (December 1989)
- B. In January 1993, the BOS approved Vesting Tentative Tract Map No. 45546, CUP Nos. 87-044 and 91-073 to establish the school site and Oak Tree Permit No. 87-044 to implement the Specific Plan approval with 272 single-family residences, a 10.2-acre school/recreation area, and 108.3 acres of natural open space and certified a Final Supplemental EIR (SCH 91031099). The certified Final Supplemental EIR includes:
- Draft Supplemental EIR: Analysis of 272 units and a private school. (May 1991)
 - Addendum: Additional environmental analysis of 229 lots and private school to support case revisions submitted for staff review. (January 1992)
 - Final Supplemental EIR: Analysis of 229 lots and a private school. (July 1992)
 - Addendum: Additional environmental analysis of 272-unit project

evaluated in the May 1991 Supplemental EIR (November 1992)

- Addendum/Response to Comments: Additional environmental analysis of a 272-unit project, including response to comments. (December 1992)
- C. Subsequently, the Department of Regional Planning's Hearing Officer approved two tentative tract map amendments dealing with changes involving trails, circulation improvements, easements, and other miscellaneous items. No further environmental analysis was required for the tentative map amendments.
- D. The BOS on April 16, 2019, approved specific plan amendment no. 2007-00005-(5) to change the land use category designation on the Altadena community plan land use category from recreation/ school to recreation/ single-family residential, as part TR069504 for 18 residential lots, one private recreation lot & one private and future street lot on 7.18 acres; and CUP no. 2007-00114-(5) that authorized modifications to condition language regarding the permitted uses of the project site exceeding the low-density threshold in a hillside management area and authorized grading within a hillside management area; An Addendum to the certified final supplemental environmental impact report ("FSEIR").

California Environmental Quality Act ("CEQA") Addendum Findings Pertaining to Project Modifications

The project's requested modification to the Altadena Community Standards District is for a modification to the maximum lot coverage and GSA, which are minor in nature and make no impact on the previously approved projects. The proposed changes do not raise important new issues about the significant effects on the environment. As a result, no significant environmental effects that cannot be avoided have been identified for the project, and impacts remain largely the same or no impact compared to the certified Final EIR and Final Supplemental EIR.

CEQA Guidelines section 15164 authorizes a Lead Agency to prepare an addendum to a previously certified EIR if changes or additions to the document are necessary, but none of the conditions described in section 15162 are present, as described below:

- No substantial changes are proposed in the project, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects.
- No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require any revisions of the previous EIR due to the involvement of new potentially significant environmental effects or

substantial increase in the severity of previously identified potentially significant effects.

- No new information of substantial importance, which was not known, and could not have been known with the exercise of reasonable diligence at the time of the previous EIR was certified as complete, shows any of the following:
 - The project will not have one or more significant effects not discussed in the previous EIR;
 - Potentially significant effects previously examined will not be substantially more severe than shown in the previous EIR.

Project-related impacts and mitigation measures are quantified throughout Section 2.2 and Section 2.5 of the Final Supplemental EIR certified by the Board of Supervisors. Recommended mitigation measures reduce project-related impacts with regard to geotechnical hazards, hydrology, traffic and circulation, biological resources, cultural resources, air quality, noise, water supply, wastewater, education, public services and utilities, aesthetics, and solid waste to less than significant.

The following are comparisons between the originally approved project and the proposed modified project of the potential impacts identified in the FEIR:

DESCRIPTION OF POTENTIAL IMPACTS	APPROVED PROJECT	MODIFIED PROJECT	DESCRIPTION OF MODIFICATIONS
Project Description	18 single-family residential lots, one private recreation lot & one private and future street lot	18 single-family residential lots	Modification from Maximum Lot Coverage and GSA for 18 lots.

The project proposes implementing the same mitigation measures as the previous project. Where mitigation measures are specifically related to the number of units, the modified project will implement the same mitigation measures.

As shown above, this project modification will result in substantially the same potential impacts or no impacts as identified in the original Final EIR and Final Supplemental EIR.