

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Brethren Hillcrest Gateway ProjectLead Agency: City of La VerneContact Name: Candice Bowcock, Principal PlannerEmail: cbowcock@laverneca.govPhone Number: (909) 596-8726Project Location: La Verne
*City*Los Angeles
County

Project Description (Proposed actions, location, and/or consequences).

The proposed project includes demolition of four residential homes which are not currently part of the Hillcrest Master Plan community and construction of seven single-family homes in their place to be added to Neighborhood 5 of the Hillcrest Master Plan community with common area landscaping on 1.19 acres encompassing the North and South Gateway Sites. Three existing residences on the South Gateway Site would be renovated to blend with the architectural design and style of the seven residential units to be constructed. The project also includes a General Plan Amendment from LDR - Low Density Residential (0-5 du/ac) to CF - Community Facility, Zone Change from Planned Residential 4.5 dwelling units per acre (PR4.5D) to Institutional (I), Conditional Use Permit for Master Plan Amendment to incorporate these properties into Neighborhood 5 of the Hillcrest Master Plan and transfer select properties from Neighborhood 10 of the Hillcrest Master Plan to Neighborhood 5. The project also includes two parcel mergers and a precise plan review.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The IS/MND identified potentially significant impacts in the areas of biological resources, cultural resources, geology and soils, noise, tribal cultural resources, and mandatory findings of significance for which mitigation measures are proposed to reduce these impacts to less than significant levels. Mitigation measures include pre-construction biological surveys to protect nesting birds; archival documentation of architectural resources and discovery protocols for unanticipated cultural and paleontological resources and human remains; temporary construction barriers and use of specialized equipment for noise and vibration attenuation; and consultation with interested Native American tribes for unanticipated tribal cultural resources. Additionally, the project would be subject to compliance with Regulatory Compliance Measures specified in accordance with applicable regulatory policies related to geology and soils, hazardous materials, hydrology and water quality, and noise to ensure compliance with California Building Code and verification testing upon completion of ground improvements for soil stability, asbestos and lead paint abatement and other hazardous materials; compliance with the Clean Water Act, Construction General Permit, and MS4 Permit; and compliance with the City's noise ordinance. With implementation of mitigation and compliance with regulatory policies, all environmental impacts would be reduced to less than significant levels.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.

- Regional Water Board: Applicant must submit a Notice of Intent to comply with the General Construction Activity National Pollutant Discharge Elimination System (NPDES) Permit.
- Utility Providers: Connection permits.