

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Brethren Hillcrest Gateway ProjectLead Agency: City of La VerneContact Person: Candice Bowcock, Principal PlannerMailing Address: 3660 D StreetPhone: (909) 596-8726City: La VerneZip: 91750County: Los Angeles**Project Location:** County: Los AngelesCity/Nearest Community: La VerneCross Streets: Park Avenue and 6th StreetZip Code: 91750Longitude/Latitude (degrees, minutes and seconds): 34 ° 06 ' 24.13" N / -117 ° 46 ' 33.96" W Total Acres: 1.19Assessor's Parcel No.: 8381-010-005, -006, -028, -033, -043, 8381-012-013Section: 12 Twp.: 1S Range: 9W Base: SBBMWithin 2 Miles: State Hwy #: 210 and 66Waterways: Live Oak Wash, Thompson Wash, Marshall Creek, San Dimas WashAirports: Brackett Field AirportRailways: Southern Pacific, BNSFSchools: Grace Miller Elementary School, University of La Verne, F**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☒ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: Parcel Mergers**Development Type:**☒ Residential: Units 10 Acres 1.19☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Power: Type _____ MW _____☐ Educational: _____☐ Waste Treatment: Type _____ MGD _____☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

Residential/Planned Residential 4.5 dwelling units per acre (PR4.5D) and Institutional (I)/LDR - Low Density Residential (0-5 du/ac) and Community Facility

Project Description: *(please use a separate page if necessary)*

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date November 3, 2025 Ending Date November 24, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>Brethren Hillcrest Homes</u>
Address: <u>1500 Iowa Avenue, Ste 200</u>	Address: <u>2705 Mountain View Drive</u>
City/State/Zip: <u>Riverside, CA 92507</u>	City/State/Zip: <u>La Verne, CA 91750</u>
Contact: <u>Dionisios Glentis</u>	Phone: <u>(909) 392-4111</u>
Phone: <u>951-781-9310</u>	

Signature of Lead Agency Representative: Candice Moffitt

Digitally signed by Candice Moffitt
DN: cn=Candice Moffitt, c=US, email=csmoffitt@cityofla-verne.org
Reason: I attested to the accuracy and integrity of this document
Date: 2025.10.30 11:36:11 -0700

Date: 10/30/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.