

# 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

<b>SCH #</b>
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**Project Title:** Villages at Fruit Street Project

Lead Agency: City of La Verne Contact Person: Candice Bowcock  
 Mailing Address: 3660 D Street Phone: (909) 596-8706  
 City: La Verne Zip: 91750 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: La Verne  
 Cross Streets: Fruit Street and Foothill Boulevard / 1st Street and A Street Zip Code: 91750

Longitude/Latitude (degrees, minutes and seconds): 34 ° 06 ' 54.88 " N / -117 ° 45 ' 37.85 " W Total Acres: 9.7

Assessor's Parcel No.: 8666-018-009 8381-034-014, and 8381-034-017 Section: 6 Twp.: 1S Range: 8W Base: SBBM

Within 2 Miles: State Hwy #: SR 210 and SR 66 Waterways: Live Oak Wash, Thompson Wash, Marshall Creek, San Dimas Wash

Airports: Brackett Field Airport Railways: Southern Pacific, BNSF Schools: Grace Miller Elementary School, University of La Verne, C

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons           | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec              | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec          | Other: _____                                       | <input type="checkbox"/> FONSI     | _____  |

**Local Action Type:**

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> General Plan Update               | <input checked="" type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation                         |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                                      | <input type="checkbox"/> Redevelopment                      |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit                     |
| <input type="checkbox"/> Community Plan                    | <input checked="" type="checkbox"/> Site Plan     | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>TTM 84994</u> |

**Development Type:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Residential: Units <u>123</u> Acres <u>9.7</u> | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____          | <input type="checkbox"/> Mining: Mineral _____                 |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____      | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____      | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____  | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____                                       | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                    |  |

**Project Issues Discussed in Document:**

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation                 |
| <input checked="" type="checkbox"/> Agricultural Land        | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality              |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input checked="" type="checkbox"/> Septic Systems                  | <input checked="" type="checkbox"/> Water Supply/Groundwater   |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian           |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement          |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                   |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects         |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input checked="" type="checkbox"/> Other: <u>Alternatives</u> |

**Present Land Use/Zoning/General Plan Designation:**

Vacant High School/Institutional/Community Facility/Freeway and Vacant/Lordsburg Specific Plan/Specific Plan-Residential

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

The project consists of two separate components at two separate locations in the City of La Verne, in eastern Los Angeles County.

Fruit Street Site: The Fruit Street Site is located at 3960 Fruit Street, the site of the former Lutheran High School, and consists of 9.55 gross acres, Assessor's Identification Number (AIN) 8666-018-009. The Fruit Street Site has a land use designation of Community Facility/Freeway and is zoned Institutional.

1st Street Site: The 1st Street Site is located at 1816 1st Street and consists of two parcels totaling 0.15 acre (AINs 8381-034-014 and 8381-034-017). The 1st Street Site has a land use designation of Specific Plan-Residential and is zoned Lordsburg Specific Plan and lies within the residential area of the Lordsburg Specific Plan. Both parcels are legal non-conforming as to the development standards. (See attached continuation sheet).

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".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date May 28, 2026 Ending Date June 26, 2026

### Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>Lewis Homes</u>
Address: <u>1500 Iowa Avenue, Suite 200</u>	Address: <u>1156 N. Mountain Avenue</u>
City/State/Zip: <u>Riverside, CA 92507</u>	City/State/Zip: <u>Upland, CA 91786</u>
Contact: <u>Dionisios Glentis</u>	Phone: <u>(909) 579-5193</u>
Phone: <u>951-777-2338</u>	

Signature of Lead Agency Representative: Candice Moffitt Digitally signed by Candice Moffitt  
DN: cn=Candice Moffitt, c=US, email=cmmoffitt@cityofplacentia.org  
Reason: I attest to the accuracy and integrity of this document  
Date: 2026.05.07 16:10:41 -0700 Date: 05-07-26

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

## Villages at Fruit Street Project

### Notice of Completion & Environmental Document Transmittal

#### Project Description (continued):

Fruit Street Site: Development at this location consists of the proposed demolition of Lutheran High School, which closed in August 2023, and development of 121 residential units consisting of 51 two-story single-family homes and 70 three-story townhomes on 9.55 gross acres (8.82 net acres). The existing gymnasium on the Fruit Street Site would be retained and enhanced with a detached restroom facility and ultimately deeded to the City of La Verne to own and operate for the public. Access to the Fruit Street Site would be provided via a primary driveway along Fruit Street that would operate as a left-in, right-in, and right-out driveway that would serve both the residential development and gymnasium. The median on Fruit Street would be modified to prevent left-out egress movements onto Fruit Street, and a northbound deceleration lane would be constructed along the project frontage of Fruit Street to facilitate right-in ingress movements. One private driveway along Amherst Street on the northeastern portion of the site would provide full egress only maneuvers for the residents of the property but would not be available to the public using the gymnasium. Two additional driveways, respectively on the southwestern corner of the site along Fruit Street and northwestern corner of the site along Amherst Street would be designated for emergency-only access for first responders.

Project entitlements for the Fruit Street development include the following:

- General Plan Amendment (125-25GPA) to amend the land use designation from Community Facility/Freeway to Specific Plan Mixed Use;
- Zone Change (126-25ZC) to amend the zoning from Institutional to Foothill Boulevard Specific Plan Zone;
- Specific Plan Amendment (127-25SPA) to integrate the Fruit Street Site into the Foothill Boulevard Specific Plan Zone under the High Density Residential (R-H) category of the Commercial Office (C-O) District, which permits a density range from ten (10) to thirty (30) dwelling units per gross acre;
- Conditional Use Permit (128-25CUP) to develop the Fruit Street Site at 13.8 dwelling units per gross acre in accordance with the High Density Residential (R-H) category within the Foothill Boulevard Specific Plan Zone;
- Tentative Tract Map 84994 (129-25TTM) to divide the Fruit Street Site into multiple residential parcels;
- Precise Plan Review (124-25PPR) to facilitate the proposed development on the Fruit Street Site; and
- Development Agreement (51-26DA) to formalize the various fees and other contributions the project applicant would make to the City if the project were approved, as well as to identify off-site circulation and utility improvements to be constructed for the project.

1st Street Site: The 1<sup>st</sup> Street development proposes the construction of two affordable housing units.

Project entitlements for the 1<sup>st</sup> Street development are anticipated to include:

- A lot line adjustment (52-26LLA) to modify the parcel lines between the two lots.
- Precise Plan Review (53-26PPR) to facilitate the proposed development on the 1<sup>st</sup> Street Site.
- Relief from development standards (54-26VAR).