

VILLAGE AT LEGACY GREEN

3960 FRUIT STREET, LA VERNE



Neighborhood Workshop Meeting
December 4, 2024

PROJECT DEVELOPERS



- **Lewis Group of Companies**
 - Glen Crosby, VP Regional Project Manager

- **Arroyo Seco Group**
 - John Graham, President, Project Manger
 - Dave Little, Partner, Project Manager

PROPOSAL – SITE PLAN



PROPOSED SINGLE-FAMILY HOMES



24'-0"
CURB TO CURB
28'-0"
BLDG TO BLDG

SFD Motorcourt facing Internal Neighborhood Street

PROPOSED TOWNHOMES



Note: Artist's conception; colors, materials and application may vary.

Townhomes facing Fruit Street

PROPOSED LANDSCAPE PLAN FOR GYM



A. PICKLE BALL COURTS



B. SHADE STRUCTURE



C. MEMORIAL MONUMENT



F. GYM



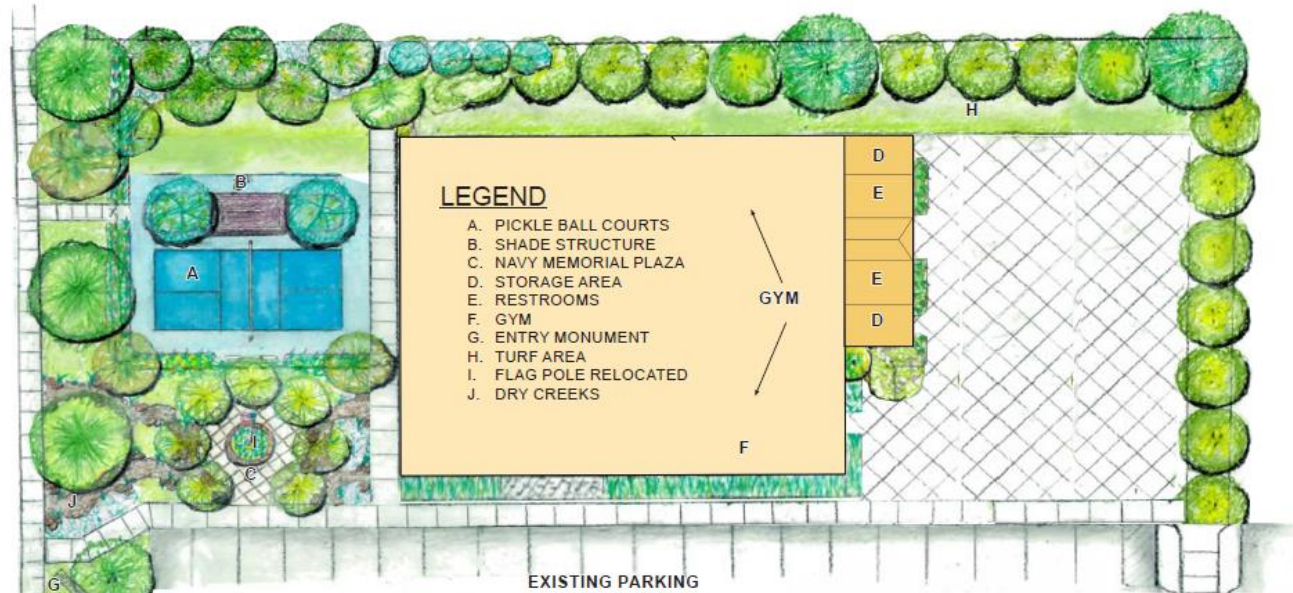
G. ENTRY MONUMENT



J. DRY CREEK



I. FLAG MEMORIAL



LEGACY GREEN MEMORIAL PARK CONCEPT

NOT TO SCALE

PROJECT PLANNER



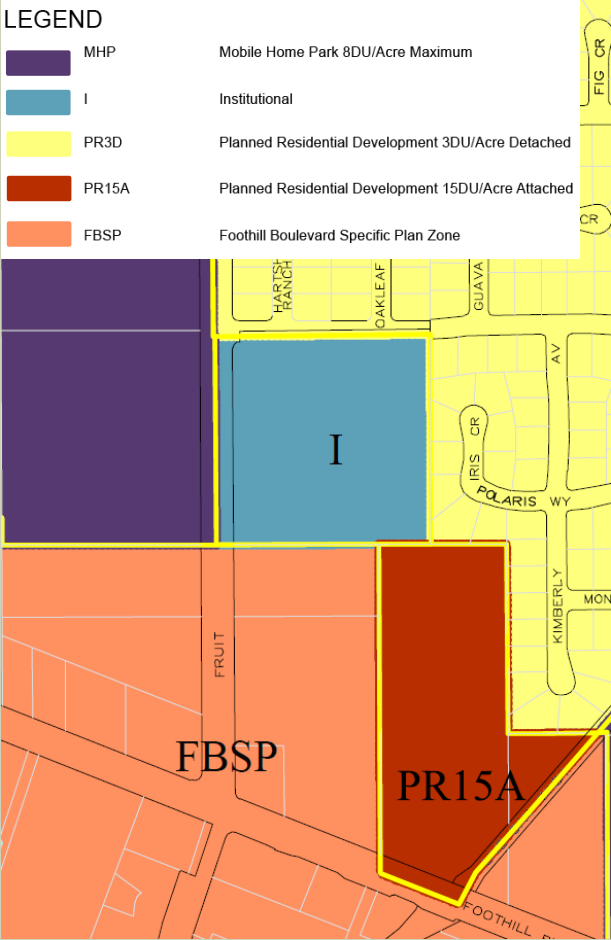
- City of La Verne
 - Gabriel Rivera, Associate Planner

PROJECT APPLICATIONS

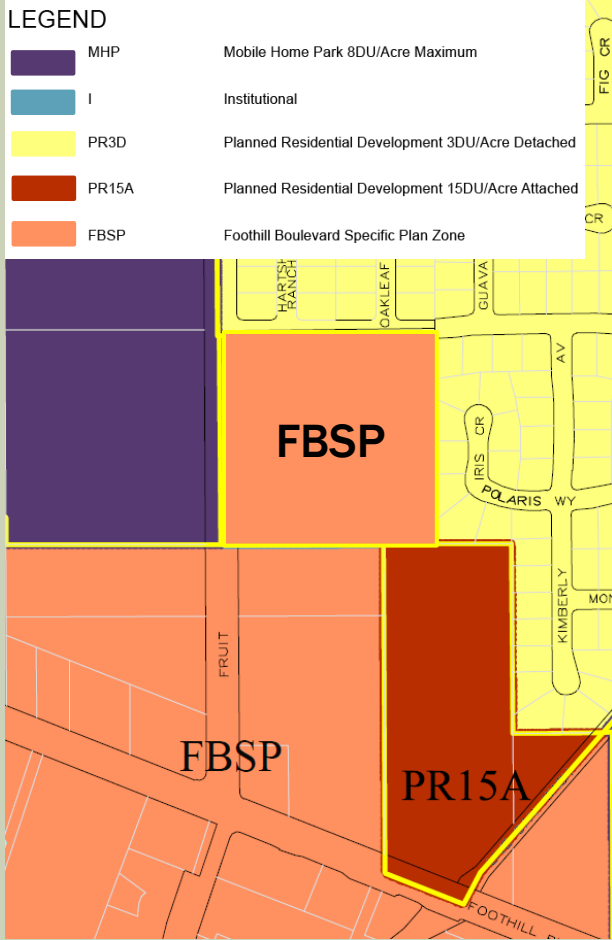
- **84-24 PPR:** Precise Plan Review (design of homes and site plan)
 - - Conditionally approved by the Development Review Committee
- **88-24 DA:** Disposition & Development Agreement
- **86-24 GPA:** General Plan Amendment (Community Facility to High Density Residential)
- **85-24 ZC:** Zone Change (Institutional to Foothill Blvd. Specific Plan Zone)
- **136-24 SPA:** Specific Plan Amendment (incorporating site into Foothill Boulevard Specific Plan Zone)
- **133-24 CUP:** Conditional Use Permit
- **87-24 TTM:** Tentative Tract Map (create individual lots)

ZONE CHANGE

Existing



Proposed



ENVIRONMENTAL CONSULTANT (CEQA PROCESS)



- **LSA Associates, Inc.**
 - Dionisios Glentis, Associate/Senior Environmental Planner

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- Villages at Legacy Green Project includes 121 residential dwelling units
 - 51 two-story single-family residences
 - 70 three-story attached townhomes)
- Amendment to the La Verne General Plan Land Use Designation
 - Community Facility to Specific Plan –Mixed Use
- Change of Zone
 - Institutional to Foothill Boulevard Specific Plan
- Amendment to the Foothill Boulevard Specific Plan

- Analyze Environmental Impacts via an Initial Study.
- Gather Public Input.
- Incorporate Design Features and/or Mitigation Measures to reduce environmental impacts in accordance with Appendix G of the CEQA Guidelines.

INITIAL STUDY

- **Supported by LSA Technical Studies to evaluate environmental impacts.**
 - Biological Resources & Arboriculture
 - Cultural Resources & Historic Architecture
 - Noise and Vibration Assessment
 - Transportation Study and Vehicle Miles Traveled Assessment
 - Air Quality/Greenhouse Gas/Energy Modeling

BIOLOGICAL RESOURCES & TREE EVALUATION

■ Habitat Assessment

- California Natural Diversity Database.
- U.S. Fish and Wildlife Service Information for Planning and Consultation System.

■ Arborist Evaluation

- Select on-site trees considered “Significant Trees” pursuant to Section 18.78.020(M) of the Municipal Code.
- Mitigation Measures to be incorporated per Section 18.78.140 of the Municipal Code.

CULTURAL RESOURCES & HISTORIC ARCHITECTURE

- ▶ **Archaeological records search, historic architecture survey, and report.**
 - ▶ Lutheran High School constructed in 1973 to be evaluated pursuant to CEQA.
 - ▶ Existing Gymnasium to be retained in place.

NOISE AND VIBRATION ASSESSMENT

- ❖ Evaluation of construction and operation of project on nearby Sensitive Receptors
 - Residents and Residential Structures adjacent to Project Site.
- Construction Noise and Vibration
- Operational Noise and Vibration

TRANSPORTATION STUDY AND VEHICLE MILES TRAVELED ASSESSMENT

- ▶ **Identify Existing Traffic Conditions.**
- ▶ **Forecast Future Traffic Conditions.**
 - ▶ Evaluate vehicle trips Without Project (vs) With Project.
- ▶ **Determine Project contribution to existing circulation network and identify improvements required to maintain adequate Level of Service per General Plan.**
- ▶ **Evaluate Project-generated Vehicle Miles Traveled pursuant to CEQA Guidelines Section 15064.3(b).**

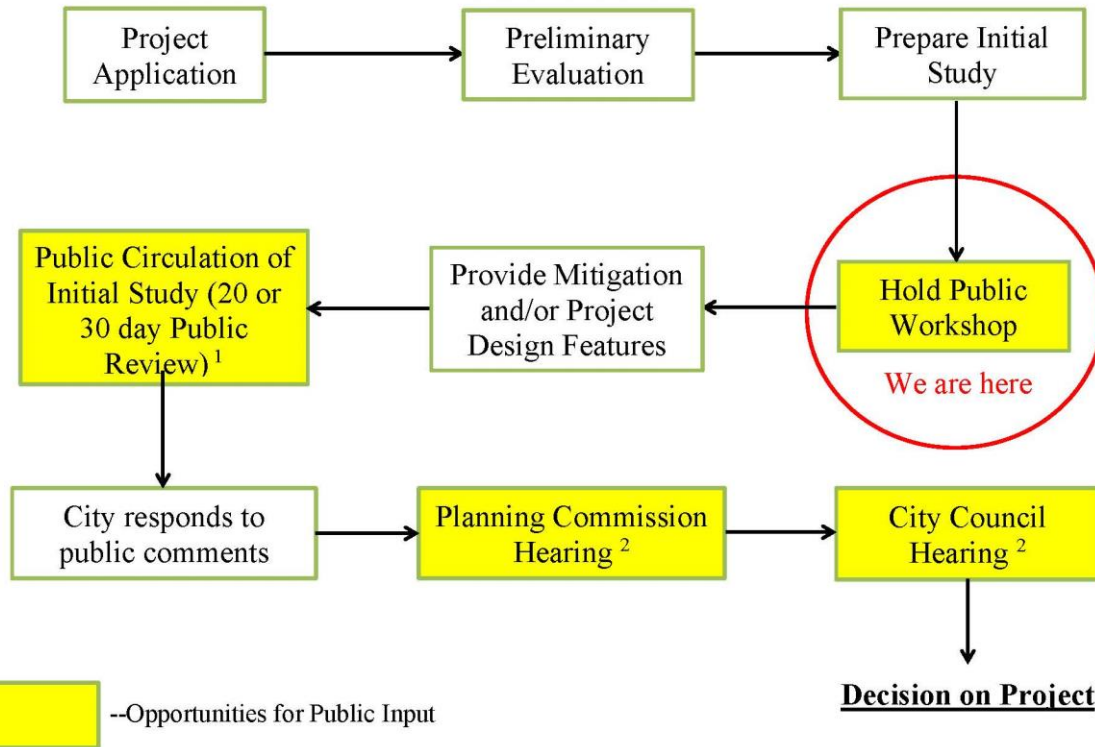
Air Quality/Greenhouse Gas/Energy Modeling

- ▶ Evaluate construction and operation of Project on nearby Sensitive Receptors.
 - Residents adjacent to Project Site.
- Construction Emissions
- Operational Emissions
- Evaluation of anticipated Energy demand for construction and operation of Project.

ADDITIONAL TECHNICAL STUDIES IN PREPARATION INCLUDE:

- Geotechnical Investigation.
- Phase I Environmental Site Assessment.
- Infiltration Testing.
- Low Impact Development (LID) Best Management Practices (BMP) Plans, also known as the Standard Urban Storm Water Mitigation Plan for Municipal Storm Water and Urban Runoff Management Programs in Los Angeles County (SUSMP).

CEQA PROCESS



¹ CEQA Statute §21091 and CEQA Guidelines Section 15073.

² La Verne Municipal Code Section 18.64.090 – Consideration Process.

PUBLIC COMMENT

- This is the first opportunity to receive public comment regarding the project.
- Property owners within 1000 feet of the subject property will be notified by mail of the Planning Commission and City Council hearings.
- A dedicated web page on the City of La Verne's website is provided and includes project documents, along with updates regarding the status of the project.
 - <https://cityoflaverne.org/623/Lutheran-High-School-Property>

QUESTIONS/COMMENTS



<https://cityoflaverne.org/623/Lutheran-High-School-Property>

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