

BRETHREN HILLCREST GATEWAY PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
ERRATA CHANGES TO THE
PUBLIC REVIEW INITIAL STUDY/MITIGATED NEGATIVE
DECLARATION DATED NOVEMBER 2025

DECEMBER 5, 2025

The Brethren Hillcrest Gateway Project Initial Study/Mitigated Negative Declaration (IS/MND) was circulated to the public and public agencies for a 20-day public review from November 3 to November 24, 2025. The Final IS/MND incorporates minor changes/additions to the Title Page, Table of Contents, Introduction, and Project Description; addition of two appendices; and minor updates to the land use and planning and wastewater capacity analyses as a result of (1) inclusion of responses to public/agency comments by the County Sanitation Districts of Los Angeles, (2) the IS/MND states there would be a General Plan Amendment for the Zone Change Site from LDR - Low Density Residential to CF - Community Facility, but the City's online GeoViewer used to identify General Plan land uses is incorrect and the City's official land use map already designates the Zone Change Site as CF - Community Facility, and (3) inclusion of this errata in the IS/MND.

The following minor changes to the text of the IS/MND are shown below with added text in double underline and deleted text in ~~strikeout~~:

- Title Page.

~~Case Nos. 88-25GPA, 27-25ZC, 26-25MPA, 25-25PM, 103-25PM, and 24-25PPR~~

Case Nos. 113-25GPA, 114-25ZC, 115-25MPA, 116-25PM, 103-25PM, and 117-25PPR

~~November 2025~~

December 2025

Draft

- Table of Contents (Page iii).

Appendix J: Public Comment Letter and Responses to Public Comments

Appendix K: Errata Changes to the Draft Initial Study Dated November 2025

- Page 2, Item 6 (Existing General Plan Designation).
 - North and South Gateway Sites: LDR - Low Density Residential (0-5 du/ac)
Zone Change Site: ~~LDR – Low Density Residential (0-5 du/ac)~~ Community Facility (CF)
Master Plan Change Site: Community Facility (CF)
- Page 2, Item 7 (Proposed General Plan Designation).
 - North and South Gateway Sites: LDR - Low Density Residential (0-5 du/ac)
Zone Change Site: ~~Community Facility (CF)~~ No change
Master Plan Change Site: No change
- Page 3, Item 10 (Description of Project).
 - The required project approvals for the North Gateway and South Gateway Sites are:
 - 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 the North Gateway and South Gateway Sites into Neighborhood 5 of the Master Plan;
 - Parcel merger to merge ~~two~~ three parcels (AIN 8381-010-028 and AIN 8381-010-033) comprising the North Gateway Site, and AIN 8381-010-043 into one parcel; and
 - Precise Plan Review to facilitate the proposed development on the North Gateway and South Gateway Sites as shown in the conceptual site plan shown in Figures 4a and 4b.
- Page 4, Item 10 (Description of Project).
 - Zone Change Site

A 0.27-acre parcel, which includes three existing dwelling units (2715, 2717, and 2719 Park Avenue) would be added to Neighborhood 5 of the Hillcrest Master Plan (the “Zone Change Site”). This change does not involve any demolition or construction. The required project approvals for this change are:

- ~~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 this site into Neighborhood 5 of the Master Plan; and
 - Parcel Merger to merge the Zone Change Site (AIN 8381-012-013) with the property adjacent to the south (AIN 8381-012-029) into one parcel.
- Page 5, Item 12 (Public Agencies Whose Approval is Required).
 - The project requires approval by the City of La Verne. The entitlements required from the city include:
 - *General Plan Amendment (~~88-25GPA~~ 113-25GPA)*
 - *Zone Change (~~27-25ZC~~ 114-25ZC)*
 - *Conditional Use Permit/Master Plan Update (~~26-25MPA~~ 115-25MPA)*
 - *Parcel Mergers*
 - *~~25-25PM~~ 116-25PM for AIN 8381-010-028, ~~and~~ AIN 8381-010-033, and AIN 8381-010-043*
 - *103-25PM for AIN 8381-012-013 and AIN 8381-012-029*
 - *Precise Plan Review (~~24-25PPR~~ 117-25PPR)*
- Page 22, Section I(a), 2nd paragraph.
 - The North Gateway Site, South Gateway Site, and Zone Change Site are zoned Planned Residential 4.5 dwelling units per acre (PR4.5D) and will be subject to a zone change from PR4.5D to Institutional (I). The North Gateway Site and South Gateway Site ~~and~~ also would be subject to a General Plan Amendment from LDR - Low Density Residential (0-5 du/ac) to CF – Community Facility.
- Page 104, Section XI(b), 2nd paragraph.
 - **City of La Verne General Plan.** The Land Use Chapter of the General Plan establishes the type and general character of land uses permitted in the City. According to the City of La Verne’s General Plan, the North Gateway Site and, South Gateway Site, ~~and Zone Change Site~~ are designated as Low Density Residential. The Brethren Hillcrest continuing care retirement community abuts the project sites to the east and west. According to Policy LU-2.10 of the City’s General Plan Update Policy Document, the [Hillcrest] Master Plan must provide for the cohesive and integrated development of new areas, large projects, complex or multi-parcel sites, areas with multiple property owners, and/or areas of special importance to the community. Development of the North Gateway

Site and South Gateway Site ~~three project sites~~ requires an amendment to the General Plan land use designation from Low Density Residential to Community Facility (Figure 6) and, in conjunction with the Zone Change Site, would require a corresponding change in zoning from Low Density Residential to Institutional, which implements the Community Facility land use designation (Figure 5). Development within the Institutional zone requires a master plan, and the Hillcrest Master Plan would be amended to incorporate these three sites into the Master Plan area.

- Page 108, Section XI(b), 2nd paragraph.
 - **City of La Verne Municipal Code.** As stated above, the project amends the zoning of North and South Gateway Sites and the Zone Change Site from Planned Residential 4.5 dwelling units per acre to Institutional (I), and also amends the Hillcrest Master Plan to incorporate these sites into Neighborhood 5 of the Hillcrest Master Plan. The project also includes a parcel merger to merge ~~two~~ three parcels ~~comprising~~ (two of which compose the North Gateway Site) into one parcel. A parcel merger is also proposed for the Zone Change Site that would be merged with the property adjacent to the south into one parcel in accordance with Chapter 16.12 (Parcel Maps) of the La Verne Municipal Code.

- Page 160, Section XIX(c), 1st and 2nd paragraphs.
 - Wastewater generated by the proposed project would ~~be collected in City sewers and discharged to a regional trunk sewer pipeline owned by the LACSD where then it will~~ ultimately flow to the Pomona Water Reclamation Plant.

The LACSD Loadings for Each Class of Land Use indicate a single-family residence would generate approximately 260 gallons of wastewater per day per parcel;¹ therefore, the project is anticipated to generate approximately 2,600 total gallons of wastewater per day (gpd) or 0.0026 million gallons per day (mgd), which is an increase of 780 gpd or 0.00078 mgd in comparison to baseline conditions.² The wastewater flow originating from the project sites discharges to a local sewer line, which is not maintained by the LACSD, for conveyance to the County Sanitation Districts of Los Angeles (Districts) La Verne Trunk Sewer, Section 2, located in Wheeler Avenue at Arrow Highway. The District's 12-inch diameter trunk sewer has a capacity of 1.3 mgd and conveyed a peak flow of 0.3 mgd when last measured in ~~2014~~ 2024.

- Page 160, Section XIX(c), 2nd paragraph.

¹ Sanitation Districts of Los Angeles County. *NOI Response for Brandywine Residential Development Project*. Page 1. Public Comment Letter to the City of La Verne, dated August 11, 2021.

² 10 single family residences × 260 gallons per day = 2,600 gallons of wastewater per day. 7 single family residences (baseline conditions) × 260 gallons per day = 1,820 gallons of wastewater per day. 2,600 gpd (proposed conditions) minus 1,820 (baseline conditions) gpd = 780 gpd.

- Ultimately, the wastewater generated on the project site is treated at the Pomona Water Reclamation Plant, which has a capacity of 15 mgd and currently processes an average ~~8.6~~ 4.3 mgd.
- Page 161, Section XIX(c), 2nd paragraph, Footnote 192
 - Los Angeles County Sanitation Districts. *NOI Response to Brethren Hillcrest Homes. Pomona Water Reclamation Plant.* November 12, 2025. <https://www.lacsd.org/services/wastewater-sewage/facilities/pomona-water-reclamation-plant>. (Accessed March 31, 2025).
- Page 161, Section XIX(c), 3rd paragraph.
 - The Pomona Water Reclamation Plant maintains approximately ~~6.4~~ 10.7 mgd of surplus wastewater treatment capacity. The anticipated 2,600 gpd of wastewater generated from the project represents approximately ~~0.041~~ 0.024 percent of the current surplus capacity at this facility; therefore, sufficient surplus wastewater treatment capacity exists to accommodate the proposed project.
- Page 161, Section XIX(d), 1st paragraph.
 - The City's contractor for trash and recycling pickup is Waste Management, Inc., and there are a variety of landfills available, including Azusa Land Reclamation County Landfill, ~~Mesquite Landfill~~, Bakersfield Metropolitan, California Street Landfill, Chiquita Canyon Sanitary Landfill, Colton Sanitary Landfill, El Sobrante Landfill, Lancaster Landfill and Recycling Center, Mid-Valley Sanitary Landfill, Olinda Alpha Sanitary Landfill, ~~Puente Hills Landfill~~, San Timoteo Sanitary Landfill, and Victorville Sanitary Landfill, to service the City's solid waste generation.
- Page 171, REFERENCES
 - Los Angeles County Sanitation Districts. *NOI Response to Brethren Hillcrest Homes. Pomona Water Reclamation Plant.* November 12, 2025. <https://www.lacsd.org/services/wastewater-sewage/facilities/pomona-water-reclamation-plant>. (Accessed March 31, 2025).
- APPENDICES

Appendix J

Public Comment Letter and Responses to Public Comments

(Available at <https://www.cityoflaverne.org/DocumentCenter/Index/56>) Also available at La Verne City Hall at 3660 D Street, La Verne, CA 91750 and La Verne Public Library at 3640 D Street, La Verne, CA 91750)

Appendix K

Errata Changes to the Draft Initial Study Dated November 2025

(Available at <https://www.cityoflaverne.org/DocumentCenter/Index/56>) Also available at La Verne City Hall at 3660 D Street, La Verne, CA 91750 and La Verne Public Library at 3640 D Street, La Verne, CA 91750)

Conclusion. None of the changes to the Public Review Initial Study dated November 2025 constitute “significant new information” in accordance with *CEQA Guidelines* Section 15073.5 that would require recirculation of the IS/MND or the preparation of an Environmental Impact Report (EIR).