

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 #2019110341

Project Title: The Commons

Lead Agency: City of Claremont Contact Person: Jennifer Davis
Mailing Address: 207 Harvard Avenue Claremont, CA 91711 Phone: 909-399-5485
City: Claremont Zip: 91711 County: Los Angeles

Project Location: County: Los Angeles/San Bernardino City/Nearest Community: Claremont / Upland

Cross Streets: Foothill Blvd. and Monte Vista Ave. Zip Code: 91711

Longitude/Latitude (degrees, minutes and seconds): 34 ° 6 ' 27.483 " N / 117 ° 42 ' 0.357 " W Total Acres: 6.2

Assessor's Parcel No.: 8307-003-066 (Los Angeles County), 1006-312-02, 03, and 04 (San Bernardino County)

Section: 03 Range: 08.0 W Base: Ontario 1981

Within 2 Miles: State Hwy #: I-10 and I-210 Waterways: none Airports: Cable Airport

Railways: none Schools: Claremont Colleges, Cabrillo Elementary, Chaparral Elementary, Sycamore Elementary

Document Type

CEQA NOP Draft EIR NEPA NOI Other Joint Document
 Early Cons Supplement /Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.): Draft EIS Other
 Mit Neg Dec Other:

Governor's Office of Planning & Research

APR 28 2020

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 Development Plan Land Division (Subdivision, etc.) Other:

STATE CLEARINGHOUSE

Development Type

Residential: Units: 62 Acres: _____ Water Facilities: Type: _____ MGD: _____
 Office: Sq. ft. _____ Acres: _____ Employees: _____ Transportation: Type: _____
 Commercial: Sq. ft. 5,000 Acres: _____ Employees: _____ Mining: Mineral: _____
 Industrial: Sq. ft. _____ Acres: _____ Employees: _____ Power: Type: _____ MW: _____
 Educational: _____ Waste Treatment: Type: _____ MGD _____
 Recreational: Passive and Active Park Space (acre) Hazardous Waste: Type: _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Floodplain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archaeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducement
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other: Energy, Airport Hazards

Present Land Use/Zoning/General Plan Designation: Armstrong Nursery and Vacant land/ Highway Commercial / Commercial

Project Description: The Commons would include a total of 62 dwelling units (27 single-family detached homes, 20 townhomes with 15 flats above the retail spaces) and 5,000 square feet of retail and associated parking. The development will have a 150 foot wide aviation easement, which will be used as active and passive open space for the project. There are three types of plans that will be built on site: single-family detached units, 2, 3, and 4 bedroom townhomes, and single-story flats. The site will be accessed by two driveways on Foothill Boulevard and one on Monte Vista Avenue.

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".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" 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 checked="" type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # |
| <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>San Diego</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>Mining & Geology Board</u> |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>SCAQMD</u> |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date April 28, 2020 Ending Date June 15, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA</u>	Applicant: <u>Clare Properties, LLC</u>
Address: <u>1500 Iowa Avenue, Suite 500</u>	Address: <u>9595 Wilshire Blvd. Suite 600</u>
City/State/Zip: <u>Riverside, CA 92507</u>	City/State/Zip: <u>Beverly Hills, CA. 90212</u>
Contact: <u>Carl Winter</u>	Phone: <u>310-860-5409</u>
Phone: <u>951-781-9310</u>	

Signature of Lead Agency Representative:  Date: 4-24-2020

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