



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

TO:
Responsible and Trustee Agencies,
Organizations, and Interested Parties

FROM:
City of Claremont
207 Harvard Avenue
Claremont, California 91711

SUBJECT: Notice of Preparation of an Environmental Impact Report and Notice of a Public Scoping Meeting

PROJECT TITLE: Clara Oaks Specific Plan Project

PROJECT APPLICANT: Clara Oaks Estates, LLC

NOP REVIEW PERIOD: Monday, June 21, 2021, through Thursday, July 22, 2021

SCOPING MEETING: Wednesday, June 30, 2021 at 6:00 P.M. to 7:30 P.M.

Pursuant to Section 21165 of the California Public Resources Code and Section 15050 of the California Environmental Quality Act (CEQA) Guidelines, the City of Claremont (City) is the Lead Agency for the preparation of an Environmental Impact Report (EIR) for the proposed Clara Oaks Specific Plan (Specific Plan or Project). In accordance with CEQA Guidelines Section 15082, the City has prepared this Notice of Preparation (NOP) with sufficient information describing the proposed Project and its potential environmental effects to enable responsible and trustee agencies, and interested organizations and individuals to make meaningful responses to this NOP.

The City is requesting specific and detailed input regarding the scope and content of the environmental information related to your agency's statutory responsibility that must be included in the Draft EIR. Pursuant to CEQA Guidelines Section 15083, this NOP also serves to facilitate consultation with any persons or organizations that may be concerned with the environmental effects of the Project. Additionally, this NOP also serves as a notice for the public Scoping Meeting, which is held to expedite and facilitate the consultation process.

PROJECT LOCATION: The approximately 102.75-acre Project site is in the northern hillside portion of the City of Claremont. The Project site is located north of State Route 210 and is accessible via Webb Canyon Road from Base Line Road. The Project site consists of undeveloped vacant land and encompasses Assessor Parcel Numbers 8869-012-004 and 8869-012-005. Figure 1, Regional Location and Local Vicinity, illustrates the location of the Project site within the regional and local contexts of Los Angeles County and the City.

PROJECT DESCRIPTION: In accordance with the provisions of Chapter 16.081 (Specific Plan District) of the City of Claremont's Municipal Code, the Project applicant (Clara Oaks Estate, LLC) is seeking approval of the Specific Plan in order to allow for development of a residential neighborhood. The overall purpose of the Specific Plan is to provide comprehensive direction and the framework for enhancement and redevelopment of the Project site while implementing the vision, goals and policies of the City's General

Plan. The underlying purpose of the Project is to provide new housing stock for the City and implement a Specific Plan that would ensure compliance with the City's Hillside District and Hillside Residential Overlay land use designation, which apply to the Project site.

Under the Specific Plan, the Project applicant proposes to develop 40 individual lots for custom residential homes with lot sizes ranging from 0.22 acres to 2.41 acres. Other proposed Project components include a public trail, parking area/drainage lot and booster pump station, potable water tank site, dedicated open space areas; onsite access roads (and off-site roadway connection to Webb Canyon Road), and associated utility connections and infrastructure. The Specific Plan would allow for development of infrastructure and clustered residential properties within the lower southern portion of the property, while the upper northern portion of the property would include 78.09 acres of dedicated open space. The dedicated open space would contain a new public loop hiking trail system and vehicle parking spaces would be located near the entrance to the Project site.

Access to the Specific Plan area would be provided from Webb Canyon Road via an existing access easement over the MWD-owned parcel located at the southwest corner of the Specific Plan area. Connection to the Project would require development of off-site access from Webb Canyon Road to the proposed on-site street system. New on-site and off-site utility infrastructure would be required to provide water, sewer, electric, natural gas, cable/phone service to the Specific Plan area.

INITIAL STUDY: An Initial Study has been prepared for the proposed Project pursuant to CEQA Guidelines Section 15063 and an electronic file is available for viewing online and downloading at <https://www.ci.claremont.ca.us/living/development-projects/clara-oaks> and hardcopies are available for viewing at the City's Public Counter located at 207 Harvard Avenue, Claremont, California 91711 during normal business hours.

PUBLIC SCOPING MEETING. A public scoping meeting will be held in an online format using Zoom Webinar to share information regarding the proposed Project and the CEQA environmental review process. The purpose of the meeting is to facilitate information sharing and to solicit written comments about the scope and content of the environmental analysis to be addressed in the Draft EIR. Questions and comments regarding the scope and content of the EIR must be submitted in writing during the public review period, beginning June 21, 2021 to July 22, 2021. More detailed instructions and the link to join the City's Scoping Meeting are provided at the City's website at: <https://www.ci.claremont.ca.us/living/development-projects/clara-oaks>. A few days after the Public Scoping Meeting has ended, a copy of the recorded presentation will be posted on the City's website.

The Scoping Meeting is an information-gathering meeting, not a public hearing, and no public testimony will be taken. In order to be considered for the EIR, all comments must be submitted to the City in writing via email, fax, or via postal service, and all written comments received will be reviewed and considered by the City as part of the administrative record of the proposed Project. No decisions about the Project will be made at the Scoping Meeting. A separate public hearing for consideration of the proposed Project's entitlement requests will be scheduled after the completion of the EIR.

The date, time, and location of the Public Scoping Meeting are as follows:

DATE: Wednesday, June 30, 2021
TIME: 6:00 p.m. – 7:30 p.m.
LOCATION: Please check the City’s website prior to the start of the Scoping Meeting and then **click on the “Scoping Meeting” weblink** to access the Scoping Meeting.
The “Scoping Meeting” weblink will be posted at:
<https://www.ci.claremont.ca.us/living/development-projects/clara-oaks>

PROBABLE ENVIRONMENTAL EFFECTS. Through the preparation of an Initial Study, the City has determined that the proposed Project may have a potentially significant impact on the environment and that preparation of an EIR is the appropriate level of environmental documentation pursuant to CEQA. The maximum development capacity allowed by the Specific Plan will be analyzed in the EIR to provide a conservative estimate of potential environmental impacts of the Project. As described in the Initial Study, the EIR will evaluate the potential of the Project to impact the following environmental topics: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation, Tribal Cultural Resources, Utilities and Services Systems, and Wildfire. Other topical areas have been assessed through the Initial Study and were determined to have no impact or less than significant impacts and will not be further evaluated in the EIR. The Project site is not included on a list of hazardous materials sites compiled pursuant to the Cortese List (i.e. Government Code Section 65962.5).

NOP REVIEW AND COMMENT PERIOD. The NOP review and comment period is from **Monday, June 21, 2021**, through **Thursday, July 22, 2021**. Due to the time limits mandated by State law, please send your written response at the earliest possible date but not later than 30 days after receipt of this NOP. Please direct your written comments via mail, fax, or email to:

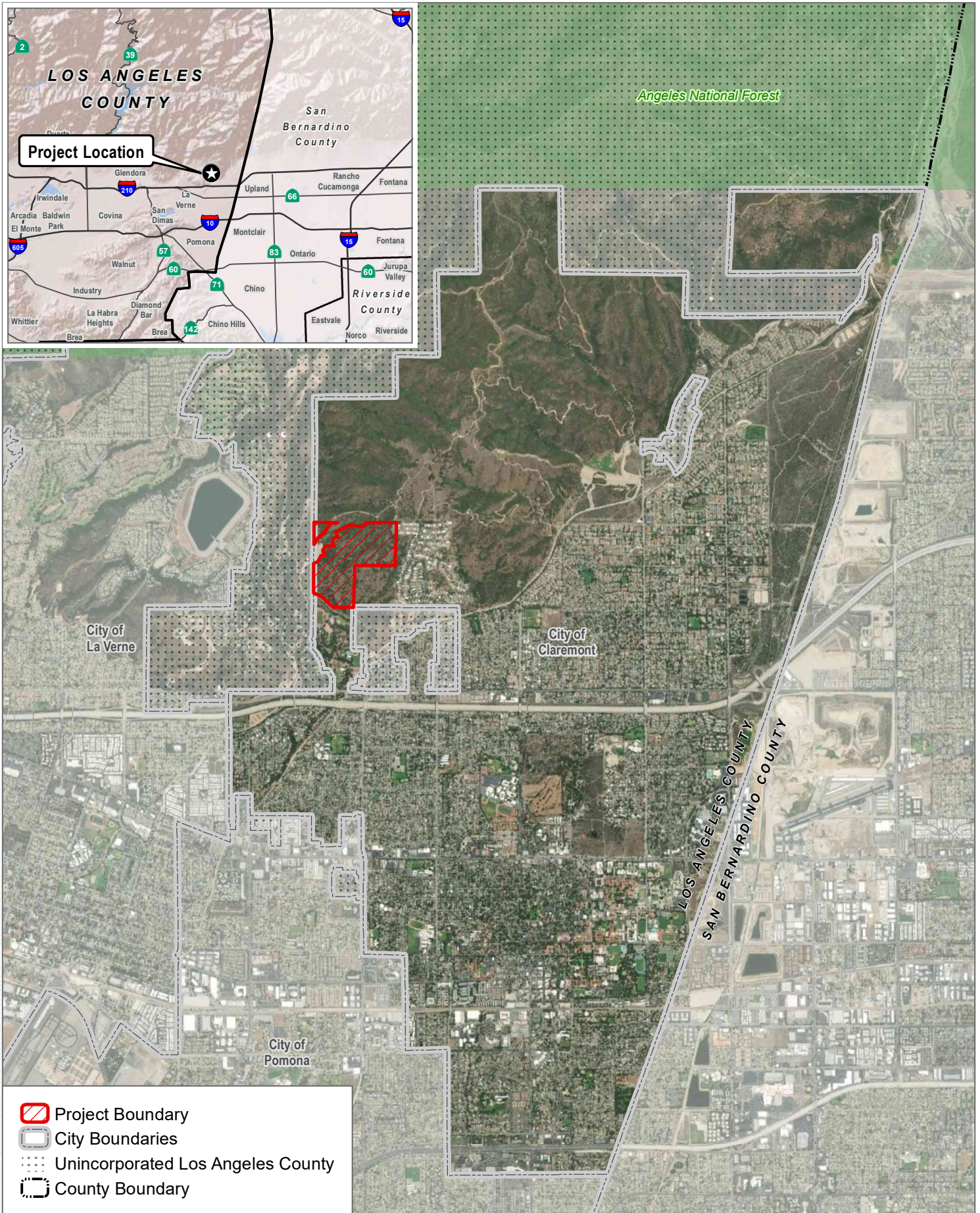
Mr. Brad Johnson
City of Claremont Community Development Department
207 Harvard Avenue
Claremont, California 91711
Attn: Clara Oaks Specific Plan

Fax: 909-399-5492

bjohnson@ci.claremont.ca.us

ATTACHMENTS:

Figure 1: Regional Location and Local Vicinity



SOURCE: Esri and Digital Globe 2019, Open Street Map 2019