

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 #

Project Title: Clara Oaks Specific PlanLead Agency: City of ClaremontContact Person: Brad JohnsonMailing Address: 207 Harvard AvenuePhone: (909) 399-5342City: ClaremontZip: CACounty: Los Angeles**Project Location:** County: Los Angeles City/Nearest Community: ClaremontCross Streets: Webb Canyon Road from Base Line Road Zip Code: 91711Longitude/Latitude (degrees, minutes and seconds): 34 ° 08 ' 00 " N / 117 ° 44 ' 20 " W Total Acres: 102.75Assessor's Parcel No.: 8869-012-004 and 8869-012-005Section: 19Twp.: 01NRange: 08WBase: San BernardinoWithin 2 Miles: State Hwy #: 210Waterways: Thompson CreekAirports: Cable AirportRailways: N/ASchools: The Webb Schools**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: Initial Study FONSI _____

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

Development Type:

Residential: Units 40 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: Public loop hiking trail system & parking area
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: Utility/road extensions to serve the Specific Plan area

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:Hillside Slope Density 1 (H/SD1) and Hillside**Project Description:** *(please use a separate page if necessary)*

The proposed Specific Plan would allow for 40 lots for custom residential homes. Other Project components include a public trail parking lot/drainage lot and booster pump station (Lot A- 0.88 acres), potable water tank site (Lot B- 0.21 acres), dedicated open space areas (Lot C- 73.43 acres and Lot D- 4.66 acres); onsite access roads (1.60 acres) and off-site roadway connection to Webb Canyon Road, and associated utility connections and infrastructure. The total Project site acreage is 102.75. The proposed Project would preserve 78.09 acres of open space (Lot C and Lot D), which would include a single-track loop public trail in the northern portion of the Project site.

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 # 7	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 4
<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 checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" 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"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>U.S. Army Corps; USFWS (Carlsbad)</u>
<input type="checkbox"/> Housing & Community Development	<input checked="" type="checkbox"/> Other: <u>SCAQMD; SCAG; MWD</u>
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date June 21, 2021 Ending Date July 22, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Clara Oaks Estate, LLC (attn. Randy Lim)</u>
Address: <u>38 North Marengo Avenue</u>	Address: <u>4806 Main Street</u>
City/State/Zip: <u>Pasadena, CA 91101</u>	City/State/Zip: <u>Vancouver, British Columbia, Canada V5V 3R8</u>
Contact: <u>Kristin Starbird</u>	Phone: <u>(626) 253-8197</u>
Phone: <u>(626) 204-9839</u>	

Signature of Lead Agency Representative:  Date: 6-14-21

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