



NOTICE OF PREPARATION (NOP) FOR AN ENVIRONMENTAL IMPACT REPORT

To: Responsible and Trustee Agencies, Interested Organizations, and Individuals
From: Brad Johnson, Community Development Director, City of Claremont
Subject: Notice of Preparation for La Puerta School Site Specific Plan Draft EIR

This transmittal constitutes the official Notice of Preparation (NOP) that the City of Claremont (City) will serve as the Lead Agency under the California Environmental Quality Act (CEQA) and will be responsible for the preparation of an Environmental Impact Report (EIR) for the La Puerta School Site Specific Plan Project (proposed project), described below.

Project Location

Figures 1, *Local Vicinity*, and 2, *Aerial Photograph*, show the location of the development area covered by the specific plan (Plan Area) within the local context of the City. The current address of the Plan Area is 2475 Forbes Avenue, which was associated with the previous public middle school that once operated onsite. The Plan Area encompasses approximately 10.8-acres and is comprised of one parcel (APN 8670-003-900). The Plan Area is situated along the west side of Forbes Avenue and is generally bounded by Thompson Creek Trail to the north, the rear property lines of homes on Coalinga Court and Dana Court to the south, Forbes Avenue to the east, and La Puerta Sport Park to the west (see Figure 2).

Project Description

The proposed project includes the adoption of a General Plan amendment and zone change and approval of a specific plan. Specifically, the Claremont General Plan land use map would be amended to change the land use designation from Public to Residential 6 (residential with a maximum density of 6 units per acre), and the City's zoning map would be amended to change the land use designation from Public to Specific Plan. The proposed specific plan would permit development of residential uses consistent with the proposed General Plan designation, and includes implementation procedures/mechanisms and development and design standards (e.g., building height and setback, density, lot size, design requirements) under which development of the Plan Area would be implemented.

Subsequent approvals required to implement the project applicant's intention to develop the site with residential homes include: a tentative subdivision map, design review of the proposed homes, and compliance with the City's Inclusionary Housing requirements.

For further information and details on the proposed project, please click on the following link:

<https://www.ci.claremont.ca.us/living/development-projects/la-puerta-development>

Purpose of this Notice of Preparation

As authorized by the State CEQA Guidelines (Section 15060(d) of the CEQA Guidelines), the City has determined that the proposed project will require preparation of an EIR and therefore the City will not prepare an Initial Study for this project.

The purpose of this NOP is to inform the public and responsible and trustee agencies that an EIR is being prepared for the proposed project. This NOP solicits agency and interested party concerns regarding the potential environmental effects of implementing the proposed project. Responses to this NOP that specifically focus on environmental issues are of particular interest to the City, as responses to this NOP will help define the scope of the EIR in accordance with State CEQA Guidelines. All written responses to this NOP will be included in the appendices to the EIR.

NOP Public Comment Period

This NOP is being circulated for a 30-day public review/comment period from **February 4 to March 7, 2022**. Comments on this NOP should be submitted to the City of Claremont, at the earliest possible date, but no later than the March 7, 2022, deadline. Comments must be submitted in writing or via email to:

Brad Johnson, Community Development Director
City of Claremont
207 Harvard Avenue, Claremont, CA 91711
(909) 399-5470
bjohnson@ci.claremont.ca.us

Public Scoping Meeting

A public scoping meeting will be conducted to provide the public with the opportunity to learn more about the proposed project and to provide an opportunity for a full discussion of the environmental issues that are important to the community. The scoping meeting will include a presentation of the proposed project and a summary of the environmental issues to be analyzed in the EIR. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to present views concerning the environmental issues that should be included in the EIR. Oral and written comments provided during the meeting will be recorded and will be included with all other comments. The scoping meeting will be held via teleconference on **February 16, 2022, at 6:00 PM**. The online meeting link is provided below:

<https://zoom.us/j/98854145478>

Or one tap mobile:

US: +12133388477, 98854145478# or +16699006833, 98854145478#

Or telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 213 338 8477 or +1 669 900 6833

Webinar ID: 988 5414 5478

International numbers available: <https://zoom.us/u/abZ7k9gdn6>

Environmental Impacts

The EIR will evaluate the potential environmental impacts that would result from implementation of the proposed project, including both construction and operation impacts. The EIR will also evaluate the potential for the proposed project to cause direct and indirect growth-inducing and cumulative impacts. Mitigation will be proposed for environmental impacts that are determined to be significant. A mitigation monitoring program will be developed as required by the CEQA Guidelines (Section 15150).

The EIR will include an analysis of each of the following topics:

- Aesthetics
- Air Quality & Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils/Paleontological Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

If you have any questions or require additional information regarding this NOP, please contact Brad Johnson, Community Development Director, at (909) 399-5470, or via email at bjohnson@ci.claremont.ca.us.

Sincerely,

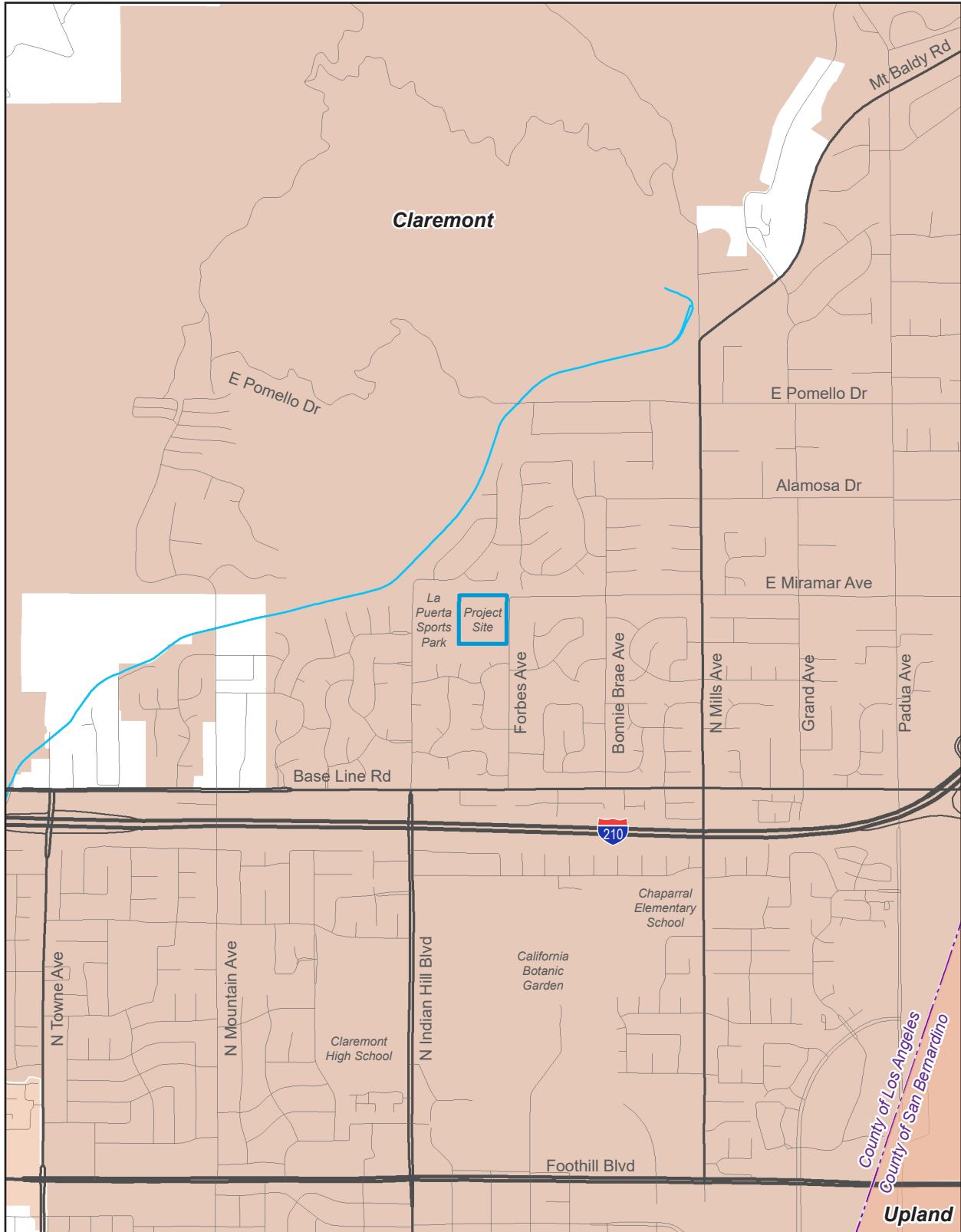


ATTACHMENTS:

Figure 1 – Local Vicinity

Figure 2 – Aerial Photograph

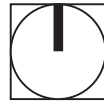
Figure 1 - Local Vicinity



Project Boundary

County Boundary

0 2,000
Scale (Feet)



Note: Unincorporated county areas are shown in white.

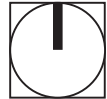
Source: ESRI, 2021

Figure 2 - Aerial Photograph



Project Boundary

0 250
Scale (Feet)



Source: Nearmap, 2021