



## NOTICE OF AVAILABILITY OF AN ENVIRONMENTAL IMPACT REPORT

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

Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act (CEQA) Guidelines Section 15050, the City of Claremont (City) is the lead agency responsible for preparation of an Environmental Impact Report (EIR) addressing potential impacts associated with the project described below. Pursuant to Public Resources Code Sections 21091 and 21092, and CEQA State Guidelines Sections 15105 and 15087, notice is hereby given that a Draft EIR (DEIR) for the project described below is available for public review during the public comment period outlined below. The City has prepared the DEIR to analyze environmental impacts associated with implementation of the proposed project; discuss alternatives to the project; and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

**Purpose of the Notice of Availability:** The purpose of this notice is to: (1) serve as a Notice of Availability (NOA) of a DEIR pursuant to the CEQA Guidelines Section 15087 and (2) advise and solicit comments regarding the content of the DEIR.

**Project Location:** Figures 1, *Local Vicinity*, and 2, *Aerial Photograph*, show the location of the development area covered by the specific plan (Project Area) within the local context of the City. The Project Area is in the northern region of the city and consists of an approximately 9.58 acre roughly square-shaped vacant parcel (APN8670-003-900). The Project Area is bounded by Thompson Creek Trail to the north, Navarro and Lamar Drives to the south, Forbes Avenue to the east, and La Puerta Sports Park to the west. The current address of the Project Area is 2475 Forbes Avenue, which is associated with the now closed public middle school that operated onsite until closing as a middle school in the late 1970s. In 2018, all buildings, structures and improvements onsite were demolished with the exception of the asphalt paving.

**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. At the same time, a Specific Plan would be adopted. The La Puerta School Site 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 Project Area would be implemented.

Subsequent approvals required to implement the project applicant's intention to develop the Project Area 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>

**Environmental Determination:** The City has completed a DEIR for the Specific Plan. The DEIR analyzed impacts to 20 environmental topical areas: Aesthetics, Agriculture and Forestry Resources, 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, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

The environmental impact areas of Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire were determined to be less than significant. The DEIR determined that, without implementation of mitigation measures, implementation of the Specific Plan would result in significant environmental impacts in the areas of Biological Resources, Cultural Resources, and Noise. With implementation of mitigation measures, all of the environmental impacts identified would be reduced to a level of less than significant. The DEIR substantiates that implementation of the Specific Plan would not result in a significant and unavoidable environmental impact.

Refer to Section 5.8, *Hazards and Hazardous Materials*, of the DEIR for information on hazardous materials sites pursuant to Government Code Section 65962.5.

**Public Review/Comment Period and Document Availability:** This NOA is being circulated for a 45-day public review/comment period from **July 26 to September 8, 2023**. Comments on this NOA and the DEIR should be submitted to the City of Claremont, at the earliest possible date, but no later than the September 8, 2023, 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](mailto:bjohnson@ci.claremont.ca.us)

The NOA and DEIR are available for public review on the Office of Planning and Research's CEQAnet web portal at <https://ceqanet.opr.ca.gov/>. To search for the NOA and DEIR, in the search box simply type in La Puerta School Site Specific Plan or State Clearinghouse No. 2022020137.

Pursuant to Public Resources Code Section 21092, the NOA and DEIR are available for public review on the following website: <https://www.ci.claremont.ca.us/living/development-projects/la-puerta-development>.

A copy of the NOA was also published in the Claremont Courier.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Brad Johnson', with a large, stylized flourish at the end.

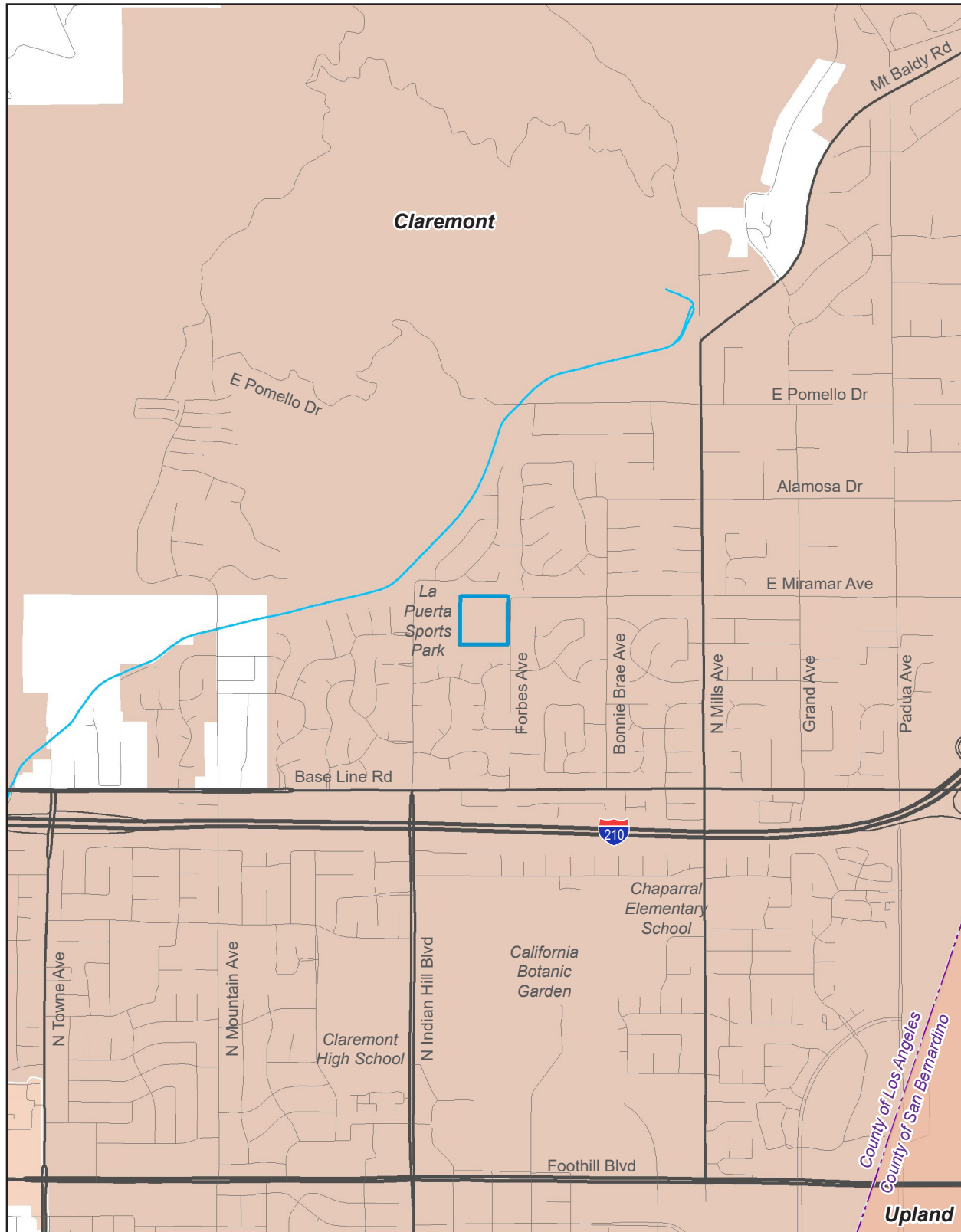
Brad Johnson, Community Development Director

ATTACHMENTS:

Figure 1 – Local Vicinity

Figure 2 – Aerial Photograph of Project Area

Figure 1 - Local Vicinity



Project Area Boundary

County Boundary

0 2,000  
Scale (Feet)



Note: Unincorporated county areas are shown in white.

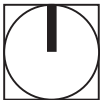
Source: Generated using ArcMap, 2021.

Figure 2 - Aerial Photograph of Project Area



Project Area Boundary

0 250  
Scale (Feet)



Source: Nearmap, Inc., 2021.