

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: 9.2

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

- | | | | | | | |
|--|---|---|-------------------------------|------------------------------------|--------------------------------|---|
| <input checked="" type="checkbox"/> CEQA | <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | <input type="checkbox"/> NEPA | <input type="checkbox"/> NOI | <input type="checkbox"/> Other | <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> | <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement /Subsequent EIR | <input type="checkbox"/> | <input type="checkbox"/> EA | <input type="checkbox"/> | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> | <input type="checkbox"/> Neg Dec | (Prior SCH No.): | <input type="checkbox"/> | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> | <input type="checkbox"/> Other: |
| <input type="checkbox"/> | <input type="checkbox"/> Mit Neg Dec | Other: | <input type="checkbox"/> | <input type="checkbox"/> FONSI | | |

Local Action Type

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update | <input checked="" type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexion |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Development Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: |

Governor's Office of Planning & Research

NOV 18 2019

STATE CLEARINGHOUSE

Development Type

- | | |
|---|---|
| <input type="checkbox"/> Residential: Units: <u>110</u> Acres: _____ | <input type="checkbox"/> Water Facilities: Type: _____ MGD: _____ |
| <input type="checkbox"/> Office: Sq. ft. _____ Acres: _____ Employees: _____ | <input type="checkbox"/> Transportation: Type: _____ |
| <input type="checkbox"/> Commercial: Sq. ft. <u>5,000</u> Acres: _____ Employees: _____ | <input type="checkbox"/> Mining: Mineral: _____ |
| <input type="checkbox"/> Industrial: Sq. ft. _____ Acres: _____ Employees: _____ | <input type="checkbox"/> Power: Type: _____ MW: _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Waste Treatment: Type: _____ MGD _____ |
| <input checked="" type="checkbox"/> Recreational: <u>Passive and Active Park Space</u> | <input type="checkbox"/> Hazardous Waste: Type: _____ |
| | <input type="checkbox"/> Other: _____ |

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation: Armstrong Nursery and Vacant land/ Highway Commercial (Claremont) and Business/Residential (B/R-MU) (Upland) / Commercial (Claremont) and Business/Residential (B/R-MU) (Upland)

Project Description: *(please use a separate page if necessary)* 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 in Claremont and 48 townhomes in the Upland portion of the project. The development will have a wide 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 household expected size is between 2 and 5 occupants.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> S Air Resources Board | <input checked="" type="checkbox"/> S 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"/> S Caltrans District # 7 | <input checked="" type="checkbox"/> S Public Utilities Commission |
| <input checked="" type="checkbox"/> S 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"/> S 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"/> S Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> S Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> S Other: <u>Mining & Geology Board</u> |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> S Other: <u>SCAQMD</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> S Native American Heritage Commission | |

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

Starting Date November 19, 2019 Ending Date December 19, 2019

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: 11-18-19

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