



## CITY OF CLAREMONT

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### Notice of Availability of a Draft Environmental Impact Report

**DATE:** April 27, 2020  
**TO:** All Interested Parties  
**FROM:** City of Claremont  
**SUBJECT:** Notice of Availability (NOA) of a Draft Environmental Impact Report for The Commons (State Clearinghouse No. 2019110341)

**DRAFT EIR REVIEW PERIOD:** April 29 – June 15, 2020

The City of Claremont (City) is the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and has prepared an Environmental Impact Report (EIR) addressing The Commons project which consists of a Specific Plan, development plans, a tentative tract map, and amendments to the City's General Plan and Zoning Maps. This Notice of Availability (NOA) has been prepared and distributed by the City to solicit written comments from responsible and trustee agencies, from the state agencies, and interested organizations and individuals on the content of the Draft EIR. The City is requesting input regarding the content of the environmental information to be addressed in the Draft EIR.

**PROJECT LOCATION:** The Commons is proposed on approximately 6.5 acres located near the northwest corner of Foothill Boulevard and Monte Vista Avenue in the City of Claremont in Los Angeles County

**PROJECT DESCRIPTION:** The Commons would establish land use regulations, development standards, and design guidelines for development within the Specific Plan planning area in the City of Claremont only. The intent is to provide specificity with regard to permitted uses and expectations for the design and construction of new buildings and parking facilities, development and use of open spaces, internal roadway and other circulation improvements, lighting, and landscaping. Future development within The Commons would provide a high quality planned development that provides a diverse mix of housing opportunities with a small area of retail.

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. The development will have a 150 foot wide avigation 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 site will be accessed by two driveways on Foothill Boulevard and one on Monte Vista Avenue.

**Environmental Effects Evaluated in the Draft EIR:** The City prepared an Initial Study for the proposed project and determined the project may have a potentially significant impact on the environment and that preparation of an EIR is the appropriate level of documentation pursuant to CEQA. The maximum development capacity allowed by the Specific Plan has been analyzed in the EIR to provide a conservative

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The Commons

estimate of potential environmental impacts of the project. The EIR evaluated the potential of the project to impact the following environmental topics: Air Quality, Biological Resources, Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards, Hydrology & Water Quality, Land Use & Planning, Noise, Transportation, Tribal Cultural Resources, and Wildfires.



**Conceptual Site Plan**

**Availability of the NOA and Draft EIR:** A copy of the Draft EIR and its Appendices are available on the City's website at <https://www.ci.claremont.ca.us/government/departments-divisions/planning-division/ceqa-documents>.

**Draft EIR Review and Comment Period:** The Draft EIR review and comment period is from **Wednesday, April 29, 2020** through **Monday, June 15, 2020**. Due to the time limits mandated by State law, please send your written response at the earliest possible date but not later than 45 days after receipt of this NOA. In your response, please include the name of a contact person in your agency. Please direct your written comments to:

**Mail:** City of Claremont  
207 Harvard Avenue  
Claremont, CA 91711  
Attn: Jennifer Davis, Contract Planner

**Email:** [jdavis@romoplanninggroup.com](mailto:jdavis@romoplanninggroup.com)

The City will consider all written comments regarding the contents of the Draft EIR. **Written comments must be submitted by 4:00 PM, Monday, June 15, 2020.**