

# SERRANO II RESIDENTIAL PROJECT

## NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A REVISED INITIAL STUDY AND DRAFT MITIGATED NEGATIVE DECLARATION

**NOTICE IS HEREBY GIVEN**, pursuant to the Municipal Code of the City of Claremont and the California Environmental Quality Act (“CEQA”) that the City Council will be rescheduled meeting on May 12, 2015, regarding a proposal for a new, residential development on a 3.59-acre site. The site is located at 700 W. Base Line Road, approximately 0.2 miles east of Mountain Avenue. The Claremont Unified School District currently owns the property, which housed their service yard until operations were relocated to a new facility on San Jose Avenue. The project will require demolition of existing onsite buildings and parking areas, and the removal of trees.

The new, residential project (Serrano II) is proposed by a private developer (*D.R. Horton – Los Angeles Holding Co., Inc.*), and consists of 40, individually detached, residential condominium homes. All of the proposed homes will be sold at market rate, with the exception of six units. These six units will be reserved as moderate-income housing pursuant to the City’s Inclusionary Housing Ordinance. Once completed, this project would be integrated with the Serrano I development, which is currently under construction and located west of and adjacent to the western boundary of the project site. The combined Serrano residential development will consist of a total of 93, single-family detached residential condominium units (53 under the approved Serrano I and 40 under the proposed Serrano II). Additionally, once completed, site amenities and infrastructure improvements would be available to and shared by residents of the overall Serrano residential development.

The City’s General Plan designates the project site as Office/Professional, and the zoning designation for the project is Commercial Professional. Residential development on the project site is permitted under the Commercial Professional zoning designation with the approval of a Conditional Use Permit. The proposed project also requires the approval of a tract map, which would subdivide the project site for condominium purposes.

This project was originally noticed for the City Council meeting on September 9, 2014; however, at the applicant’s request, the item was not heard and continued. As such, **the City Council will conduct a public hearing to consider the subject applications and environmental documentation on Tuesday, May 12, 2015, at 6:30 p.m., in the City Council Chamber, 225 W. Second Street. At this time, all interested persons are invited to appear and be heard.**

Following the City Council decision, the Architectural Commission will review the project’s proposed visual and design characteristics (i.e. architectural designs, exterior colors, materials, exterior lighting, and landscaping) on a separate date.

Notice is further given that with assistance from the City’s environmental consultant (*PlaceWorks*), City staff completed an Initial Study for the project in accordance with the City’s guidelines for implementing the California Environmental Quality Act. Staff concluded that the project (Files: Tentative Tract Map #72539, Conditional Use Permit #13-C09, and Architectural Review #13-A25) will not have a significant effect on the environment with inclusion of mitigation measures and prepared a Draft Mitigated Negative Declaration (“MND”). The original public review period for the Initial Study and Draft MND commenced on July 7, 2014, and concluded on August 5, 2014. Following the public review period, and in response to comments received on the Initial Study and Draft MND, City staff made revisions to the Initial Study to address a significant environmental effect (related to construction noise) not originally determined to be significant in the Initial Study. Therefore, it should be noted that the revisions/additions made in the revised Initial Study only focus on the project’s potential construction-related noise impacts. No revisions were made to any of the other environmental topics (e.g., aesthetics, air quality, traffic) discussed in the Initial

Study. The revisions/additions made to the Initial Study do not change the conclusion that the project will not have a significant effect on the environment. Specifically, Staff has determined that the revisions/additions made to the construction-related noise analysis and the addition of construction-related noise mitigation measures are adequate to reduce construction-related noise impacts to a level of less than significant, and that the added mitigation measures will not cause potentially significant environmental impacts themselves.

On the basis of the revised Initial Study, the City concluded that the project will not have a significant effect on the environment, and has therefore prepared a revised Initial Study/MND that reflects the independent judgment of the City. Additionally, the project site is not listed on any list of hazardous waste sites pursuant to Section 65962.5 of the Government Code (see Guidelines Section 15072(g)(5)). **The public review period for the revised Initial Study and Draft MND will commence on March 16, 2015, and conclude on April 14, 2015.** Failure to file objections to the environmental determination may constitute a waiver of rights to object to the environmental determination at a later date.

Copies of the revised Initial Study, Draft MND, and development applications are available during the public review period in the Planning Division, located at Claremont City Hall, 207 Harvard Avenue. City Hall is open Monday through Thursday, 7 a.m. to 6 p.m. A copy of the revised Initial Study and Draft MND are also available at the Claremont Public Library, located at 208 Harvard Avenue, and the City's website ([www.ci.claremont.ca.us](http://www.ci.claremont.ca.us)). For more information, please contact Senior Planner Mark Carnahan, at (909) 399-5322, or send written comments to P.O. Box 880, Claremont, CA 91711. Also, if you would like to be notified electronically about this specific project in the future, please provide your email address to me at [mcarnahan@ci.claremont.ca.us](mailto:mcarnahan@ci.claremont.ca.us) and you will be added to the project file.

In compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a City meeting should contact the City Clerk at 909/399-5461 "VOICE" or 1-800/735-2929 "TT/TTY" at least three working days prior to the meeting, if possible.

Shelley Desautels  
City Clerk  
City of Claremont