



## CITY OF CLAREMONT

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### Notice of Preparation of an Environmental Impact Report

**DATE:** July 19, 2019

**TO:** All Interested Parties

**FROM:** City of Claremont

**SUBJECT:** Notice of Preparation of an Environmental Impact Report for the Claremont Village South Specific Plan

**NOP REVIEW PERIOD:** July 22, 2019, through August 20, 2019

The City of Claremont (City) will be the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and will prepare an Environmental Impact Report (EIR) for the proposed Claremont Village South Specific Plan. This Notice of Preparation (NOP) has been prepared and distributed by the City to solicit written comments from responsible and trustee agencies, from the State Office of Planning and Research, and interested organizations and individuals. The City is requesting input regarding the scope and content of the environmental information to be addressed in the Draft EIR.

**PROJECT LOCATION:** The Claremont Village South Specific Plan (VSSP) addresses approximately 24 gross acres in central Claremont (Plan Area). The Plan Area is located immediately south of Claremont Village, and includes the block bounded by Indian Hill Blvd, Arrow Highway, Bucknell Ave, and Santa Fe St, as well as the parcels immediately fronting the east side of Indian Hill Blvd between Arrow Highway and Santa Fe St, excluding the Claremont Villas Senior Apartments Parcel. Additionally, the Plan area includes the public rights of way of Indian Hill Blvd, Arrow Highway, Bucknell Ave, Santa Fe St, and Green Street adjacent to parcels included within the Plan Area, collectively accounting for approximately 6 of the 24 acres of Plan Area.

**PROJECT DESCRIPTION:** The proposed VSSP would provide a vision, policies, standards, guidelines, and an implementation plan for public and private improvements for transit-oriented, mixed-use development within the Plan Area. Future development within the VSSP is envisioned as an expansion of Claremont Village, based on the Plan Area's adjacency to the Claremont Village, the existing Claremont Metrolink Passenger Rail station, and the planned LA Metro Gold Line station.

Proposed land uses include ground floor retail and related commercial uses in key locations of the plan area, general office uses, a range of housing types, and a shared parking system that includes two or more new parking structures. The Specific Plan would enable replacement of the existing development within the plan area (with the exception of buildings deemed to be significant historic resources) with up to 60,000 square feet of ground-floor commercial/retail space, an additional 50,000 square feet of general office/flex space, a new hotel (up to 75 keys), up to 1,140 residential units, and 1-acre of public open space. A conceptual plan is shown below.

In addition to the adoption of the proposed specific plan, the City of Claremont will consider approval of a General Plan Amendment to change the land use designation to a new Village South Specific Plan (VSSP) Zone (including regulatory frontage and building height overlays).

### Probable Environmental Effects

The City has determined that the proposed Project may have a potentially significant impact on the environment and that preparation of a Program EIR is the appropriate level of environmental documentation pursuant to CEQA. The maximum development capacity allowed by the Specific Plan will be analyzed in the EIR to provide a conservative estimate of potential environmental impacts of the Project. The EIR shall evaluate the potential of the Project to impact the following environmental topics: Aesthetics, Air Quality, Cultural Resources, Geology & Soils, Greenhouse Gases, Hazards & Hazardous Materials, Land Use and Planning, Noise, Public Services, Transportation & Traffic, and Utilities & Services Systems.

### Public Meeting

A public meeting will be held to present the proposed VSSP and to receive public comment regarding the scope and content of the environmental analysis to be included in the EIR. City staff and consultants will be available.

**Day & Time:** Monday, July 29, 6:30 – 8:00 pm

**Location:** Claremont City Council Chambers, 225 Second Street, Claremont, CA, 91711

### NOP Review and Comment Period

The NOP review and comment period is from **Monday, July 22, 2019**, through **Tuesday, August 20, 2019**. Due to the time limits mandated by State law, please send your written response at the earliest possible date but not later than 30 days after receipt of this NOP. 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: Christopher Veirs, Principal Planner

**Email:** [cveirs@ci.claremont.ca.us](mailto:cveirs@ci.claremont.ca.us)

The City will consider all written comments regarding the scope of issues to be addressed in the EIR. **Written comments must be submitted by 4:00 PM, Tuesday, August 20, 2019.**

