



NOTICE OF CITY COUNCIL REVIEW PROPOSED 55-LOT SUBDIVISION AT THE LA PUERTA SCHOOL SITE, 2475 FORBES AVENUE

Project Description:

Proposed 55-lot Subdivision requiring approval of La Puerta School Site Specific Plan (#24-SP01), Tentative Tract Map No. 83121 (#20-TTM01), Certification of the Project EIR, and request to pay a discretionary fee in-lieu of reserving fifteen percent of the units for sale to income qualifying families. Applicant: Trumark Homes

Meeting Location:

This meeting will take place in City Council Chamber, 225 West Second Street at the date and time listed below. The Agenda will be posted on the City Website five days prior to the date of the meeting.

Date & Time:

Tuesday, November 12, 2024 – 6:30 PM

You are invited to attend the upcoming City Council Hearing to consider Trumark Home's proposed La Puerta School Site Specific Plan ("Specific Plan") (File #24-SP01). The proposed Specific Plan covers an approximately 9.58-acre site located at 2475 Forbes Avenue, Claremont, CA 91711 (APN: 8670-003-900). The site does not include any part of the La Puerta Sports Park.

The Specific Plan would allow a residential subdivision consisting of fifty-five single-family detached homes and associated access, circulation, infrastructure, and hardscape/landscape improvements. Each of the fifty-five homes would be two stories (maximum thirty-five feet in height) and include a two-car garage, driveway, and private yard, and would be built at a density of approximately six dwelling units per acre. Six homes would include integral attached accessory dwelling units (ADU). The fifty-five residential lots would range in size from 4,260 square feet to 8,457 square feet (5,445 square feet average) and the homes range in size from 2,500 square feet to 3,300 square feet (approximately 3,000 square feet average). The discretionary approvals to be considered by the City Council are: (a) La Puerta School Site Specific Plan (#SP-2401); (b) Tentative Tract Map No. 83121 (#20-TTM01); (c) Certification of an Environmental Impact Report (SCH #2022020137); and (d) granting of a request to pay a discretionary fee in-lieu of reserving fifteen percent of the homes for sale to income qualifying families.

The City Council will conduct this public hearing on **Tuesday, November 12, 2024, at 6:30 PM** in the City Council Chamber, located at 225 West Second Street. All interested persons are invited to attend and present their views at this hearing. It is requested that any written comments and supporting documents be submitted to the City Hall office or via email to natienza@claremontca.gov by 3:00 PM on November 12, 2024. Instructions on how to provide verbal public comment will be detailed on the agenda, which will be posted on the City Website five days prior to the meeting.

ENVIRONMENTAL DETERMINATION: The proposed Final Environmental Impact Report (EIR) finds that there is no substantial evidence in the administrative record supporting a fair argument that the project may result in any significant environmental impacts after implementation of the mitigation measures. The City Council is being asked to find that the Final EIR and associated responses to comments contain a complete, objective, and accurate reporting of the environmental impacts associated with the project and reflects the independent judgement and analysis by the City. Therefore, no further analysis is necessary. The site is not listed on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code. Therefore, approval of the required discretionary actions and certification of the EIR will not result in significant environmental impacts.

FOR MORE INFORMATION: Copies of the Specific Plan, Map, Draft EIR, Final EIR, and In-Lieu Fee Request are posted to the City website, on file with the Planning Division, and can be emailed to interested parties to review. For more information on the proposal, please contact **Principal Planner, Christopher Veirs, (909) 399-5486, cveirs@claremontca.gov**, or send written comments to P.O. Box 880, Claremont, CA 91711-0880.

Finally, 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.

Site Plan – La Puerta School Site Specific Plan – TTM 83121

