



PUBLIC NOTICE
Notice of Preparation of an Environmental Impact Report and
Environmental Scoping Meeting
The “Clara Oaks” Project
June 30, 2021, 6:00 p.m. to 7:30 p.m., Teleconference – Zoom Platform

SUBJECT: Notice of Preparation of an Environmental Impact Report and
Notice of a Public Scoping Meeting

PROJECT TITLE: Clara Oaks Specific Plan Project

PROJECT APPLICANT: Clara Oaks Estates, LLC

NOP REVIEW PERIOD: Monday, June 21, 2021, through Thursday, July 22, 2021

SCOPING MEETING: Wednesday, June 30, 2021 at 6:00 p.m. to 7:30 p.m.

Pursuant to Section 21165 of the California Public Resources Code and Section 15050 of the California Environmental Quality Act (CEQA) Guidelines, the City of Claremont (City) is the Lead Agency for the preparation of an Environmental Impact Report (EIR) for the proposed Clara Oaks Specific Plan (Specific Plan or Project). In accordance with CEQA Guidelines Section 15082, the City has prepared this Notice of Preparation (NOP) with sufficient information describing the proposed Project and its potential environmental effects to enable individuals to make meaningful responses to this NOP.

The City is requesting specific and detailed input regarding the scope and content of the environmental information related to impacts studied in the Draft EIR. Pursuant to CEQA Guidelines Section 15083, this NOP also serves to facilitate consultation with any persons or organizations that may be concerned with the environmental effects of the Project. Additionally, this NOP also serves as a notice for the public Scoping Meeting, which is held to expedite and facilitate the consultation process.

PROJECT LOCATION: The approximately 102.75-acre Project site is in the northern hillside portion of the City of Claremont. The Project site is located north of State Route 210 and is accessible via Webb Canyon Road from Base Line Road. The Project site consists of undeveloped vacant land and encompasses Assessor Parcel Numbers 8869-012-004 and 8869-012-005.

PROJECT DESCRIPTION: In accordance with the provisions of Chapter 16.081 (Specific Plan District) of the City of Claremont’s Municipal Code, the Project applicant (Clara Oaks Estate, LLC) is seeking approval of the Specific Plan in order to allow for development of a residential neighborhood. The overall purpose of the Specific Plan is to provide comprehensive direction and the framework for enhancement and redevelopment of the Project site while implementing the vision, goals, and policies of the City’s General Plan. Under the Specific Plan, the Project applicant proposes to develop 40 individual lots for custom residential homes with lot sizes ranging from 0.22 acres to 2.41 acres. Other proposed Project components include a public trail, parking area/drainage lot and booster pump station, potable water tank site, dedicated open space areas, onsite access roads (and off-site roadway connection to Webb Canyon Road), and associated utility connections and infrastructure. The Specific Plan would allow for development of infrastructure and clustered residential properties within the lower southern portion of the property, while the upper northern portion of the property would include 78.09 acres of dedicated open space. The dedicated open space would contain a new public loop hiking trail system and vehicle parking spaces would be located near the entrance to the Project site.

INITIAL STUDY: An Initial Study has been prepared for the proposed Project pursuant to CEQA Guidelines Section 15063 and an electronic file is available for viewing online and downloading at <https://www.ci.claremont.ca.us/living/development-projects/clara-oaks> and hardcopies are available for viewing at the City's Public Counter located at 207 Harvard Avenue, Claremont, California 91711 during normal business hours.

PUBLIC SCOPING MEETING: A public scoping meeting will be held in an online format using Zoom Webinar to share information regarding the proposed Project and the CEQA environmental review process. The purpose of the meeting is to facilitate information sharing and to solicit comments about the scope and content of the environmental analysis to be addressed in the Draft EIR. Comments and questions regarding the scope and content of the EIR must be submitted in writing during the public review period, beginning June 21, 2021 to July 22, 2021. More detailed instructions and the link to join the City's Scoping Meeting are provided at the City's website at: <https://www.ci.claremont.ca.us/living/development-projects/clara-oaks>. A few days after the Public Scoping Meeting has ended, a copy of the recorded presentation will be posted on the City's website.

Please direct your written comments via mail, fax, or email to:

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Attn: Clara Oaks Specific Plan
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