

**Appendix A: Notice of Preparation (NOP) and NOP
Comment Letters**

Appendices

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NOTICE OF PREPARATION (NOP) FOR AN ENVIRONMENTAL IMPACT REPORT

To: Responsible and Trustee Agencies, Interested Organizations, and Individuals
From: Brad Johnson, Community Development Director, City of Claremont
Subject: Notice of Preparation for La Puerta School Site Specific Plan Draft EIR

This transmittal constitutes the official Notice of Preparation (NOP) that the City of Claremont (City) will serve as the Lead Agency under the California Environmental Quality Act (CEQA) and will be responsible for the preparation of an Environmental Impact Report (EIR) for the La Puerta School Site Specific Plan Project (proposed project), described below.

Project Location

Figures 1, *Local Vicinity*, and 2, *Aerial Photograph*, show the location of the development area covered by the specific plan (Plan Area) within the local context of the City. The current address of the Plan Area is 2475 Forbes Avenue, which was associated with the previous public middle school that once operated onsite. The Plan Area encompasses approximately 10.8-acres and is comprised of one parcel (APN 8670-003-900). The Plan Area is situated along the west side of Forbes Avenue and is generally bounded by Thompson Creek Trail to the north, the rear property lines of homes on Coalinga Court and Dana Court to the south, Forbes Avenue to the east, and La Puerta Sport Park to the west (see Figure 2).

Project Description

The proposed project includes the adoption of a General Plan amendment and zone change and approval of a specific plan. Specifically, the Claremont General Plan land use map would be amended to change the land use designation from Public to Residential 6 (residential with a maximum density of 6 units per acre), and the City's zoning map would be amended to change the land use designation from Public to Specific Plan. The proposed specific plan would permit development of residential uses consistent with the proposed General Plan designation, and includes implementation procedures/mechanisms and development and design standards (e.g., building height and setback, density, lot size, design requirements) under which development of the Plan Area would be implemented.

Subsequent approvals required to implement the project applicant's intention to develop the site with residential homes include: a tentative subdivision map, design review of the proposed homes, and compliance with the City's Inclusionary Housing requirements.

For further information and details on the proposed project, please click on the following link:

<https://www.ci.claremont.ca.us/living/development-projects/la-puerta-development>

Purpose of this Notice of Preparation

As authorized by the State CEQA Guidelines (Section 15060(d) of the CEQA Guidelines), the City has determined that the proposed project will require preparation of an EIR and therefore the City will not prepare an Initial Study for this project.

The purpose of this NOP is to inform the public and responsible and trustee agencies that an EIR is being prepared for the proposed project. This NOP solicits agency and interested party concerns regarding the potential environmental effects of implementing the proposed project. Responses to this NOP that specifically focus on environmental issues are of particular interest to the City, as responses to this NOP will help define the scope of the EIR in accordance with State CEQA Guidelines. All written responses to this NOP will be included in the appendices to the EIR.

NOP Public Comment Period

This NOP is being circulated for a 30-day public review/comment period from **February 4 to March 7, 2022**. Comments on this NOP should be submitted to the City of Claremont, at the earliest possible date, but no later than the March 7, 2022, deadline. Comments must be submitted in writing or via email to:

Brad Johnson, Community Development Director
City of Claremont
207 Harvard Avenue, Claremont, CA 91711
(909) 399-5470
bjohnson@ci.claremont.ca.us

Public Scoping Meeting

A public scoping meeting will be conducted to provide the public with the opportunity to learn more about the proposed project and to provide an opportunity for a full discussion of the environmental issues that are important to the community. The scoping meeting will include a presentation of the proposed project and a summary of the environmental issues to be analyzed in the EIR. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to present views concerning the environmental issues that should be included in the EIR. Oral and written comments provided during the meeting will be recorded and will be included with all other comments. The scoping meeting will be held via teleconference on **February 16, 2022, at 6:00 PM**. The online meeting link is provided below:

<https://zoom.us/j/98854145478>

Or one tap mobile:

US: +12133388477, 98854145478# or +16699006833, 98854145478#

Or telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 213 338 8477 or +1 669 900 6833

Webinar ID: 988 5414 5478

International numbers available: <https://zoom.us/u/abZ7k9gdn6>

Environmental Impacts

The EIR will evaluate the potential environmental impacts that would result from implementation of the proposed project, including both construction and operation impacts. The EIR will also evaluate the potential for the proposed project to cause direct and indirect growth-inducing and cumulative impacts. Mitigation will be proposed for environmental impacts that are determined to be significant. A mitigation monitoring program will be developed as required by the CEQA Guidelines (Section 15150).

The EIR will include an analysis of each of the following topics:

- Aesthetics
- Air Quality & Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils/Paleontological Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

If you have any questions or require additional information regarding this NOP, please contact Brad Johnson, Community Development Director, at (909) 399-5470, or via email at bjohnson@ci.claremont.ca.us.

Sincerely,



ATTACHMENTS:

Figure 1 – Local Vicinity

Figure 2 – Aerial Photograph

Figure 1 - Local Vicinity

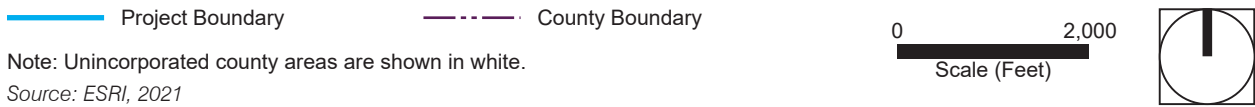
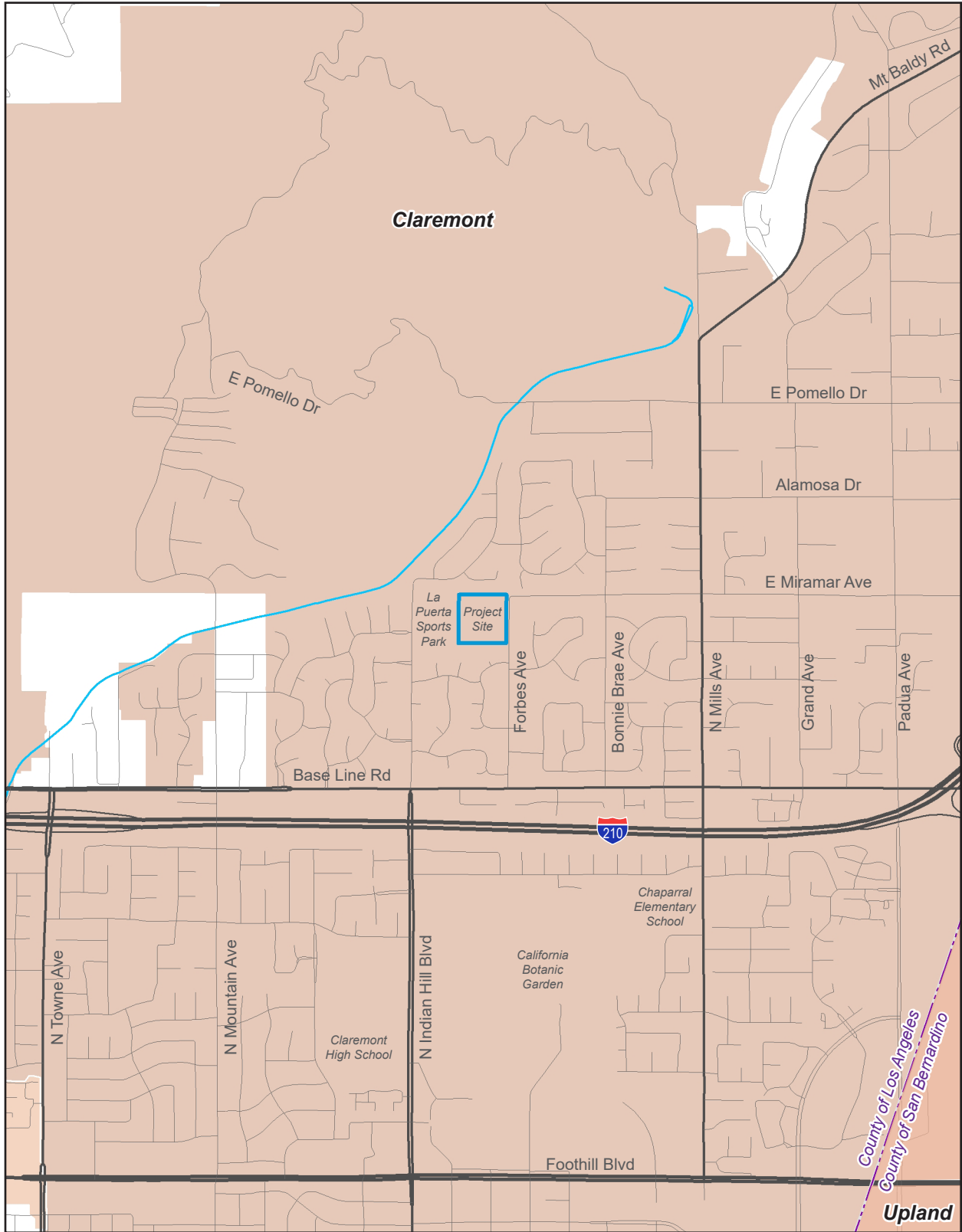


Figure 2 - Aerial Photograph



Project Boundary

0 250
Scale (Feet)



Source: Nearmap, 2021

March 7, 2022

To: City of Claremont Planning Commission

Re: La Puerta Property Environmental Impact Report

I support the efforts of *Preserve Claremont* and many Claremont residents to halt the building of housing, and to preserve this land as open space for the city. Presently, this Claremont Unified School District land is slated for construction of a high-density luxury housing development, inconsistent with the surrounding neighborhood and adjacent open space of the La Puerta Sports Park and Thompson Creek Trail. In the following paragraphs, I present several issues that I believe should be addressed in the La Puerta Property Environmental Impact Report.

Issues to be Addressed in the La Puerta Property EIR

1. Viewshed

La Puerta is an "open door" to the western sky in Claremont and should be preserved as such. It is a popular location for watching sunsets and for star gazing. During summer 2020, many Claremont residents came to the east edge of the La Puerta property (along Forbes Avenue), seeking an unobstructed night time view of the newsworthy Neowise comet. Again, in summer 2021, many locals, gathered along Forbes Avenue to watch a beautiful, unobstructed view of a SpaceX rocket arcing across the western sky from Vandenberg Air Force Base. This is a memory my son and I will treasure forever.

The EIR should address the potential loss of high-value viewshed, using readily available modern viewshed metrics. Viewshed protection should be a high priority for the City of Claremont.

2. Recreational Open Space

The La Puerta property is not a piecemeal privately-owned empty lot within a built-up area, but is instead a priceless piece of publicly-owned open space that lies along Claremont's suburban-wildland fringe. It is located east of the La Puerta sports park, and just south of the popular Thompson Creek Trail Extension, a path that extends from the intersection of Forbes and Miramar avenues to the Indian Hill trailhead parking lot. This is a major recreational corridor for Claremont residents and visitors. Each day, hundreds of people use the Thompson Creek Trail Extension as a pathway between the La Puerta neighborhood and the main Thompson Creek Trail. These include walkers, joggers, bike riders, skaters, scooter riders, dog walkers, babies in carriages, people riding in wheel chairs, etc. Neighborhood kids use the route to commute to and from school. Most importantly, Claremonters depend on this path to recreate and relax.

The EIR should address the potential impact of a solid row of two story houses walling in the southern edge of this pathway, completely obliterating the presently existing open space to the south. The frequency of trail use should be measured quantitatively using standard metrics. Trail users should be surveyed/interviewed, and data gathered on stakeholder opinions on the potential impacts of the proposed project on the value of community open space and recreation.

3. Wildlife Corridor & Habitat

La Puerta is a high value natural resource and a link to our endangered hillside wildlands. On several occasions, I have observed coyotes and bobcats hunting on the La Puerta property. Other neighbors have seen black bears using the Thompson Creek Trail Extension. A recent doorbell camera captured a mountain lion passing along a nearby street. The La Puerta Sports Park and former La Puerta school site function as an active corridor for the passage of "charismatic megafauna" from the Claremont Wilderness Park, along Miramar Avenue, to the San Antonio Creek floodway and channel to the east (and vice versa). Both the Claremont Wilderness Park and San Antonio Canyon link directly to the Angeles National Forest. This important wildlife corridor should be studied in greater detail, with proper data collected on animal use.

In addition to serving as an important wildlife corridor, the La Puerta property itself represents a high-potential wildlife habitat. With proper restoration and reintroduction of native plant species, the habitat value could be greatly enhanced (similar to the California Botanic Garden and Bernard Field Station). I live about 300 feet southeast of the La Puerta property. Over the past two years, I have documented over 40 different wild bird species in my backyard. These birds also presumably pass through the La Puerta land. Considering the proximity of the La Puerta property to the riparian zone of Thompson Creek, there is also the potential that the federally endangered Least Bell's Vireo is present on or near this site.

The EIR should systematically study and address the potential impacts of the proposed project on the wildlife corridor and habitat value of the La Puerta property.

4. Storm Water Drainage

The proposed La Puerta housing project will create nearly 100% impermeable ground cover on this site (rooftops, streets, parking areas, and minimal low-permeability landscaping). This represents a significant increase to local storm water runoff that will be directed offsite into local storm drains. The neighborhood storm drain system is already stressed, and at, or above capacity, due to substantial sprawl and loss of natural ground cover in recent years. It is critical that the city study the potential impacts of this enhanced runoff on surrounding properties and on the capacity of the storm drain system. Does this project require a federally mandated storm water retention basin/system?

The EIR should address in substantial detail to potential impact of the proposed project on storm water runoff (and loss of groundwater percolation) using mandated metrics.

5. Cultural Resources

It is critical that the City of Claremont recognize and address the potential impact of this, and all projects, on cultural resources and heritage. Foremost in this consideration, is the recognition that this land is part of the traditional territory of the Tongva Nation, and the Tongva village of Torojoatnga. It would be honorable for the city to seek input on this project from representatives of the Gabrieleño-Tongva tribal council. A multitude of ideas have been proposed for repurposing the public land at La Puerta. One such vision is a community environmental education facility and Tongva cultural center, comparable to *San Diego's Mission Trails Regional Park Visitor Center*. Along with indoor interpretive exhibits and teaching spaces, an outdoor native plant garden could be constructed incorporating Tongva botanical knowledge, similar to *Cal Poly Pomona's Ethnobotany Learning Center*. This outdoor space could include a water feature, interpretive signage, and a path that links the Thompson Creek Trail Extension (already on site) with the Claremont Wilderness Park, La Casita Girl Scout facility, and Angeles National Forest. Ideas have been proposed for the future restoration of the concrete Thompson Creek channel to a naturalized riparian floodway, and the *La Puerta Environmental Education Center* could provide an experimental test site and native plant nursery for these efforts.

In addition, I believe that the city should also honor the intentions of the Wheeler family who made this land available to the city for public educational use. At least one living member of this family (who is a resident of the La Puerta neighborhood) has gone on public record in support of keeping the property in public ownership.

The EIR should thoroughly evaluate the impact of this project on cultural heritage and resources, and the potential alternative use of this property in support of those resources.

Thank you for hearing my concerns,



Dr. Jeffrey S. Marshall
Professor of Geological Sciences & Regenerative Studies
Cal Poly Pomona University



State of California – Natural Resources Agency

DEPARTMENT OF FISH AND WILDLIFE

South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



March 2, 2022

Brad Johnson
City of Claremont
207 Harvard Avenue
Claremont, CA 91711
BJohnson@ci.claremont.ca.us

Subject: Comments on the Notice of Preparation of a Draft Environmental Impact Report for the La Puerta School Site Specific Plan Project, Los Angeles County, SCH #2022020137

Dear Mr. Johnson:

The California Department of Fish and Wildlife (CDFW) has reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) and associated documentation, La Puerta School Site Specific Plan September 2021 (Plan), from the City of Claremont (City) for the La Puerta School Site Specific Plan Project (Project). Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW's Role

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State [Fish & Game Code, §§ 711.7, subdivision (a) & 1802; Public Resources Code, § 21070; California Environmental Quality Act (CEQA) Guidelines, § 15386, subdivision (a)]. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Id., § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect State fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA (Public Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code, including lake and streambed alteration regulatory authority (Fish & Game Code, § 1600 et seq.). Likewise, to the extent implementation of the Project as proposed may result in "take" (see Fish & Game Code, § 2050) of any species protected under the California Endangered Species Act (CESA; Fish & Game Code, § 2050 et seq.) or the Native Plant Protection Act (NPPA; Fish & Game Code, §1900 et seq.), CDFW recommends the Project proponent obtain appropriate authorization under the Fish and Game Code.

Objective: The Project includes the adoption of a General Plan amendment and zone change and approval of a specific plan. Specifically, the Claremont General Plan land use map would

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be amended to change the land use designation of the approximately 9.7-acre Project site from Public to Residential 6 (residential with a maximum density of 6 units per acre). The City's zoning map would be amended to change the land use designation from Public to Specific Plan. The proposed specific plan would permit development of residential uses consistent with the proposed General Plan designation. According to the Plan, the rezoned Specific Plan would designate permits up to 6 dwelling units per acre. The community will be accessed from Forbes Avenue. There is one point of entry at the southern boundary of the Project. All utilities within the Project site will be underground. Connectivity from Forbes Avenue to the adjacent La Puerta Sports Park will continue by way of Thompson Creek Trail, and additional access is proposed within the neighborhood.

Location: The Project site is located at 2475 Forbes Avenue along the west side of Forbes Avenue. The Project site is generally bounded by Thompson Creek Trail to the north, the rear property lines of homes on Coalinga Court and Dana Court to the south, Forbes Avenue to the east, and La Puerta Sport Park to the west.

COMMENTS AND RECOMMENDATIONS

CDFW offers the following comments and recommendations to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

Specific Comments

- 1) Peregrine Falcon - Fully Protected Species. According to [eBird](#) (2021), there is a record of a peregrine falcon (*Falco peregrinus anatum*) sighted directly northwest of the Project site, along Thompson Creek Trail. Peregrine falcon is a species classified as fully protected under CDFW. Direct impacts in the form of habitat loss and indirect impacts in the form of construction noise and ground vibrations may occur and remove potential foraging habitat for this fully protected species. In addition, construction during the breeding season of nesting birds could result in the incidental loss of breeding success or otherwise lead to nest abandonment on site and around the Project vicinity, which may be considered take of a fully protected species. Species designated under Fish and Game code as Fully Protected may not be taken or possessed at any time and no licenses or permits may be issued for their take (Fish & G. Code §§ 3511, 4700, 5050, and 5515). Fully protected status precludes CDFW from authorizing any amount of incidental take or intentional take to meet any project mitigation requirement. Given the legal status of fully protected animals, take avoidance measures should meet very high standards of effectiveness, substantially greater than the measures to minimize take required under Incidental Take Permits.
 - a) CDFW recommends surveying the entire Project site and at least a half mile surrounding the Project vicinity, if feasible. This survey should determine the potential distribution of peregrine falcon and assure that take will be avoided during Project construction activities.
 - b) CDFW recommends the environmental document include measures to preclude take on the Project site during operations and from the increase in temporary traffic and human presence in relation to construction. The environmental document should view the potential take as a result of habitat modification. If a residential development project's modification of occupied habitat causes mortality of individuals, then the

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development project will be considered the cause of the take. Therefore, to avoid take, construction and operation activities should avoid all raptors by a distance of no less than the distance that the specific species are known or expected to travel within their home range, based on telemetry, mark-recapture, or other data.

- 2) SSC - Reptiles. A review of California Natural Diversity Database (CNDDDB) indicates an occurrence of southern California legless lizards (*Anniella stebbinsi*), a designated Species of Special Concern (SSC), within two miles of the Project vicinity. Project activities related to residential construction will require ground disturbing activities such as grading and grubbing, which may result in reptile habitat destruction, causing the death or injury of adults, juveniles, eggs, or hatchlings. Moreover, the Project may remove essential foraging and breeding habitat for the species.

CDFW recommends qualified biologists familiar with the reptile species behavior and life history conduct focused surveys to determine the presence/absence of SSC prior to vegetation removal and/or grading. Surveys should be conducted during active season when the reptile species is most likely to be detected.

To further avoid direct mortality, CDFW recommends that a qualified biological monitor be on site during ground and habitat disturbing activities to move out of harm's way special status species (see General Comment #9) that would be injured or killed by grubbing or Project-related grading activities. It should be noted that the temporary relocation of on-site wildlife does not constitute effective mitigation for the purposes of offsetting Project impacts associated with habitat loss.

CDFW has the authority to issue permits for the take or possession of wildlife, including mammals; birds, nests, and eggs; reptiles, amphibians, fish, plants; and invertebrates (Fish & G. Code, §§ 1002, 1002.5, 1003). Effective October 1, 2018, a Scientific Collecting Permit is required to monitor project impacts on wildlife resources, as required by environmental documents, permits, or other legal authorizations; and, to capture, temporarily possess, and relocate wildlife to avoid harm or mortality in connection with otherwise lawful activities (Cal. Code Regs., tit. 14, § 650). Please visit CDFW's [Scientific Collection Permits](#) webpage for information (CDFWa 2022). Pursuant to the California Code of Regulations, title 14, section 650, the qualified biologist must obtain appropriate handling permits to capture, temporarily possess, and relocate wildlife to avoid harm or mortality in connection with Project construction and activities.

- 3) Nesting Birds. Development of residential homes on the Project site will require removal of trees and vegetation on site and adjacent to Thompson Creek Trail, which could support nesting birds. Project activities occurring during the bird breeding and nesting season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment.

Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal Migratory Bird Treaty Act). It is unlawful to take, possess, or needlessly destroy the nest or eggs of any nesting bird. CDFW recommends that measures be taken to fully avoid Project impacts to nesting birds. Proposed Project-related ground-disturbing activities (e.g., mobilizing, staging, drilling, and excavating) and vegetation removal should occur outside of the avian breeding season, which generally runs from February 15 through

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September 15 (as early as January 1 for some raptors) to avoid take of birds, raptors, or their eggs.

- 4) Tree Disease Management Plan. Project activities may include tree removal and new trees as a part of landscaping activities. This may have the potential to spread tree pests and diseases throughout the Project site and into adjacent habitat not currently exposed to these stressors. Pests and diseases include (but not limited to): sudden oak death (*Phytophthora ramorum*), thousand canker fungus (*Geosmithia morbida*), Polyphagous shot hole borer (*Euwallacea* spp.), and goldspotted oak borer (*Agrilus auroguttatus*) (Phytosphere Research 2012; TCD 2020; UCANR 2020; UCIPM 2013). This could result in expediting the loss of native trees and woodlands. CDFW recommends the DEIR include an infectious tree disease management plan or a list of preventative measures, developed in consultation with an arborist, to describe how it will be implemented to avoid or reduce the spread of tree insect pests and diseases.

General Comments

- 1) Disclosure. A DEIR should provide an adequate, complete, and detailed disclosure about the effect which a proposed project is likely to have on the environment (Pub. Resources Code, § 20161; CEQA Guidelines, §15151). Adequate disclosure is necessary so CDFW may provide comments on the appropriateness of proposed avoidance, minimization, or mitigation measures, as well as to assess the significance of the specific impact relative to the species (e.g., current range, distribution, population trends, and connectivity).
- 2) Mitigation Measures. Public agencies have a duty under CEQA to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures [CEQA Guidelines, §§ 15002(a)(3), 15021]. Pursuant to CEQA Guidelines section 15126.4, an environmental impact report shall describe feasible measures which could mitigate for impacts below a significant level under CEQA.
 - a) Level of Detail. Mitigation measures must be feasible, effective, implemented, and fully enforceable/imposed by the lead agency through permit conditions, agreements, or other legally binding instruments (Pub. Resources Code, § 21081.6(b); CEQA Guidelines, §§ 15126.4, 15041). A public agency shall provide the measures that are fully enforceable through permit conditions, agreements, or other measures (Pub. Resources Code, § 21081.6). CDFW recommends that the CITY prepare mitigation measures that are specific, detailed (i.e., responsible party, timing, specific actions, location), and clear in order for a measure to be fully enforceable and implemented successfully via a mitigation monitoring and/or reporting program (CEQA Guidelines, § 15097; Pub. Resources Code, § 21081.6). Adequate disclosure is necessary so CDFW may provide comments on the adequacy and feasibility of proposed mitigation measures.
 - b) Disclosure of Impacts. If a proposed mitigation measure would cause one or more significant effects, in addition to impacts caused by the Project as proposed, the environmental document should include a discussion of the effects of proposed mitigation measures [CEQA Guidelines, § 15126.4(a)(1)]. In that regard, the environmental document should provide an adequate, complete, and detailed disclosure about a project's proposed mitigation measure(s). Adequate disclosure is

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necessary so CDFW may assess the potential impacts of proposed mitigation measures.

3) Biological Baseline Assessment and Impact Analysis. CDFW recommends providing a complete assessment and impact analysis of the flora and fauna within and adjacent to the Project area, with emphasis upon identifying endangered, threatened, sensitive, regionally, and locally unique species, and sensitive habitats. Impact analysis will aid in determining any direct, indirect, and cumulative biological impacts, as well as specific mitigation or avoidance measures necessary to offset those impacts, as referred in General Comment #8. CDFW recommends avoiding any sensitive natural communities found on or adjacent to the Project. CDFW also considers impacts to SSC a significant direct and cumulative adverse effect without implementing appropriate avoid and/or mitigation measures. The DEIR should include the following information:

- a) Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region [CEQA Guidelines, § 15125(c)]. The DEIR should include measures to fully avoid and otherwise protect Sensitive Natural Communities from Project-related impacts. Project implementation may result in impacts to rare or endangered plants or plant communities that have been recorded adjacent to the Project vicinity. CDFW considers these communities as threatened habitats having both regional and local significance. Plant communities, alliances, and associations with a [state-wide ranking](#) of S1, S2, S3 and S4 should be considered sensitive and declining at the local and regional level (CDFWb 2022);
- b) A thorough, recent, floristic-based assessment of special status plants and natural communities, following CDFW's [Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities](#) (CDFW 2018);
- c) Floristic, alliance- and/or association-based mapping and vegetation impact assessments conducted at the Project site and within the neighboring vicinity. *The Manual of California Vegetation*, second edition, should also be used to inform this mapping and assessment (Sawyer, 2008). Adjoining habitat areas should be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions;
- d) A complete, recent, assessment of the biological resources associated with each habitat type on site and within adjacent areas that could also be affected by the Project. CDFW's California Natural Diversity Data Base (CNDDDB) in Sacramento should be contacted to obtain current information on any previously reported sensitive species and habitat. CDFW recommends that [CNDDDB Field Survey Forms](#) be completed and submitted to CNDDDB to document survey results (CDFWc 2022);
- e) A complete, recent, assessment of rare, threatened, and endangered, and other sensitive species on site and within the area of potential effect, including California Species of Special Concern and California Fully Protected Species (Fish & Game Code, §§ 3511, 4700, 5050 and 5515). Species to be addressed should include all those which meet the CEQA definition of endangered, rare, or threatened species (CEQA Guidelines, § 15380). Seasonal variations in use of the Project area should

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also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the USFWS; and,

- f) A recent, wildlife and rare plant survey. CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed Project may warrant periodic updated surveys for certain sensitive taxa, particularly if build out could occur over a protracted time frame, or in phases.
- 4) Jurisdictional Waters. As a Responsible Agency under CEQA, CDFW has authority over activities in streams and/or lakes that will divert or obstruct the natural flow, or change the bed, channel, or bank (including vegetation associated with the stream or lake) of a river or stream or use material from a streambed. For any such activities, the project applicant (or "entity") must provide written notification to CDFW pursuant to Fish and Game Code Section 1600 *et seq.*
- i) CDFW's issuance of a Lake and Streambed Alteration (LSA) Agreement for a project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. As a Responsible Agency, CDFW may consider the environmental document of the local jurisdiction (Lead Agency) for the Project. To minimize additional requirements by CDFW pursuant to section 1600 *et seq.* and/or under CEQA, the environmental document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring, and reporting commitments for issuance of the LSA Agreement. Please visit CDFW's [Lake and Streambed Alteration Program](#) webpage for information about LSA Notification (CDFWd 2022).
 - ii) In the event the Project area may support aquatic, riparian, and wetland habitats; a preliminary delineation of the streams and their associated riparian habitats should be included in the environmental document. The delineation should be conducted pursuant to the U.S. Fish and Wildlife Service (USFWS) wetland definition adopted by CDFW (Cowardin et al. 1970). Be advised that some wetland and riparian habitats subject to CDFW's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers' Section 404 permit and Regional Water Quality Control Board Section 401 Certification.
 - iii) In Project areas which may support ephemeral or episodic streams, herbaceous vegetation, woody vegetation, and woodlands also serve to protect the integrity of these resources and help maintain natural sedimentation processes. Therefore, CDFW recommends effective setbacks be established to maintain appropriately sized vegetated buffer areas adjoining ephemeral drainages. The environmental document should provide a justification for the effectiveness of the chosen distance for the setback.
 - iv) Project-related changes in upstream and downstream drainage patterns, runoff, and sedimentation should be included and evaluated in the environmental document.

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- v) As part of the LSA Notification process, CDFW requests a hydrological evaluation of the 100, 50, 25, 10, 5, and 2-year frequency storm event for existing and proposed conditions. CDFW recommends the environmental document evaluate the results and address avoidance, minimization, and/or mitigation measures that may be necessary to reduce potential significant impacts.
- 5) Project Description and Alternatives. To enable CDFW to adequately review and comment on the proposed Project from the standpoint of the protection of plants, fish, and wildlife, we recommend the following information be included in the DEIR:
- a) A complete discussion of the purpose and need for, and description of, the proposed Project, including all staging areas and access routes to the construction and staging areas; and,
 - b) A range of feasible alternatives to Project component location and design features to ensure that alternatives to the proposed Project are fully considered and evaluated. The alternatives should avoid or otherwise minimize direct and indirect impacts to sensitive biological resources and wildlife movement areas.
- 6) Biological Direct, Indirect, and Cumulative Impacts. To provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts, the following should be addressed in the DEIR:
- a) A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, and drainage. The latter subject should address Project-related changes on drainage patterns and downstream of the Project site; the volume, velocity, and frequency of existing and post-Project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and, post-Project fate of runoff from the Project site. The discussion should also address the proximity of the extraction activities to the water table, whether dewatering would be necessary and the potential resulting impacts on the habitat (if any) supported by the groundwater. Mitigation measures proposed to alleviate such Project impacts should be included;
 - b) A discussion regarding indirect Project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., preserve lands associated with a Natural Community Conservation Plan (NCCP, Fish & Game Code, § 2800 et. seq.). Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated in the DEIR;
 - c) An analysis of impacts from land use designations and zoning located nearby or adjacent to natural areas that may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the DEIR; and,
 - d) A cumulative effects analysis, as described under CEQA Guidelines section 15130. General and specific plans, as well as past, present, and anticipated future projects,

Brad Johnson
City of Claremont
March 2, 2022
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should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

- 7) CESA. CDFW considers adverse impacts to a species protected by CESA to be significant without mitigation under CEQA. As to CESA, take of any endangered, threatened, candidate species, or CESA-listed plant species that results from the Project is prohibited, except as authorized by state law (Fish & G. Code §§ 2080, 2085; Cal. Code Regs., tit. 14, §786.9). Consequently, if the Project or any Project-related activity during the life of the Project will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, CDFW recommends that the Project proponent seek appropriate take authorization under CESA prior to implementing the Project. Appropriate authorization from CDFW may include an Incidental Take Permit (ITP) or a consistency determination in certain circumstances, among other options [Fish & Game Code, §§ 2080.1, 2081, subds. (b) and (c)]. Early consultation is encouraged, as significant modification to a Project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, may require that CDFW issue a separate CEQA document for the issuance of an ITP unless the Project CEQA document addresses all Project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA ITP.
- 8) Compensatory Mitigation. The DEIR should include mitigation measures for adverse Project-related impacts to sensitive plants, animals, and habitats. Mitigation measures should emphasize avoidance and reduction of Project impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed. Areas proposed as mitigation lands should be protected in perpetuity with a conservation easement, financial assurance and dedicated to a qualified entity for long-term management and monitoring. Under Government Code section 65967, the lead agency must exercise due diligence in reviewing the qualifications of a governmental entity, special district, or nonprofit organization to effectively manage and steward land, water, or natural resources on mitigation lands it approves.
- 9) Moving out of Harm's Way. The proposed Project may result in impacting habitats on and/or adjacent to the Project site that may support wildlife. To avoid direct mortality, CDFW recommends that a qualified biological monitor approved by CDFW be on-site prior to and during ground and habitat disturbing activities to move out of harm's way special status species or other wildlife of low mobility that would be injured or killed by grubbing or Project-related construction activities. It should be noted that the temporary relocation of on-site wildlife does not constitute effective mitigation for the purposes of offsetting Project impacts associated with habitat loss. If the Project requires species to be removed, disturbed, or otherwise handled, we recommend that the DEIR clearly identify that the designated entity shall obtain all appropriate state and federal permits.

Brad Johnson
City of Claremont
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CONCLUSION

CDFW appreciates the opportunity to comment on the NOP to assist the City in identifying and mitigating Project impacts on biological resources. If you have any questions or comments regarding this letter, please contact Felicia Silva, Environmental Scientist, by email at Felicia.Silva@wildlife.ca.gov or (562) 292-8105.

Sincerely,

DocuSigned by:



5991E19EF8094C3...

Victoria Tang signing for

Erinn Wilson-Olgin
Environmental Program Manager I
South Coast Region

ec: CDFW

Erinn Wilson-Olgin, Los Alamitos – Erinn.Wilson-Olgin@wildlife.ca.gov

Victoria Tang, Los Alamitos – Victoria.Tang@wildlife.ca.gov

Felicia Silva, Los Alamitos – Felicia.Silva@wildlife.ca.gov

Julisa Portugal, Los Alamitos – Julisa.Portugal@wildlife.ca.gov

Ruby Kwan-Davis, Los Alamitos – Ruby.Kwan-Davis@wildlife.ca.gov

Cindy Hailey, San Diego – Cindy.Hailey@wildlife.ca.gov

CEQA Program Coordinator, Sacramento – CEQAcommentletters@wildlife.ca.gov

State Clearinghouse, Office of Planning and Research – State.Clearinghouse@opr.ca.gov

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City of Claremont
March 2, 2022
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**COUNTY OF LOS ANGELES
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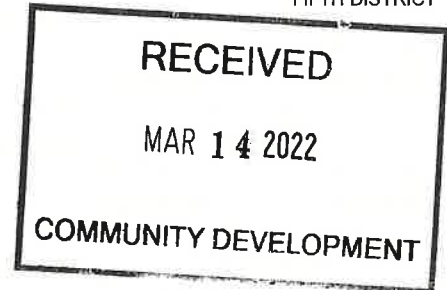
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FIRE CHIEF
FORESTER & FIRE WARDEN



March 2, 2022

Brad Johnson, Community Development Director
City of Claremont
Community Development Division
207 Harvard Ave.
Claremont, CA 91711

Dear Mr. Johnson:

NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT, "LA PUERTA SCHOOL SITE SPECIFIC PLAN" INCLUDES THE ADOPTION OF A GENERAL PLAN AMENDMENT AND ZONE CHANGE AND APPROVAL OF A SPECIFIC PLAN, CITY OF CLAREMONT, FFER 2022001834

The Notice of Preparation for an Environmental Impact Report has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

We have no comments.

For any questions regarding this response, please contact Kien Chin, Planning Analyst, at (323) 881-2404 or Kien.Chin@fire.lacounty.gov.

LAND DEVELOPMENT UNIT:

The Land Development Unit is reviewing the proposed "LA PUERTA SCHOOL SPECIFIC PLAN" Project for access and water system requirements. The Land Development Unit comments are only preliminary requirements. Specific fire and life safety requirements will be

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LAWNDALE
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WESTLAKE VILLAGE
WHITTIER

addressed during the review for building and fire plan check phases. There may be additional requirements during this time.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.

ACCESS REQUIREMENTS

The proposed development will require multiple ingress/egress access for the circulation of traffic, and emergency response issues.

1. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
 - a. The Fire Apparatus Access Road shall be cross-hatch on the site plan, with the width clearly noted on the plan.
2. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
3. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
4. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official.
5. Single- Family Detached Homes shall provide a minimum unobstructed width of 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building.
6. Attached Multi-Family Units: Where the highest roof surface exceeds 30 feet. For buildings where the vertical distance between the access roadway and the highest roof surface exceeds 30 feet, an approved fire apparatus access roadway with a minimum width of 28 feet, exclusive of shoulders, shall be provided in the immediate vicinity of the building or portion thereof. This roadway shall have an unobstructed clearance of clear to the sky. 503.2.1.2.2
7. Proximity to Building. At least one required access route meeting this condition shall be located such that the edge of the fire apparatus access roadway, not including shoulder, that is closest to the building being served, is between 10 feet and 30 feet, from the building, as determined by the fire code official, and shall be positioned parallel to one entire side of the building. The side of the building on which the fire

apparatus access road is positioned shall be approved by the fire code official.
503.2.1.2.2.1

8. If the Fire Apparatus Access Road is separated by island, provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building.
9. Dead-end Fire Apparatus Access Roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Include the dimensions of the turnaround, with the orientation of the turnaround shall be properly placed in the direction of travel of the access roadway.
10. Fire Department Access Roads shall be provided with a 32-foot centerline turning radius.
11. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000lbs., and shall be surfaced with all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface.
12. A minimum 5-foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes.
13. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Fire Code Section 503.2.1 shall be maintained at all times.

WATER SYSTEM REQUIREMENTS

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
2. The development may require fire flows up to 4,000 gallons per minute at 20 per square inch residual pressure for up to a four-hour duration. Final fire flows will be based on the size of buildings, the installation of an automatic fire sprinkler system, and type(s) of construction used.
3. All required public fire hydrants shall be installed and tested prior to beginning of construction.
4. The fire hydrant spacing shall be every 300 feet for both the public and the on-site hydrants. The fire hydrants shall meet the following requirements:

Brad Johnson, Community Development Director

March 2, 2022

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- a. No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
- b. No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.

For any questions regarding the report, please contact FPEA Claudia Soiza at (323) 890-4243, or at Claudia.soiza@fire.lacounty.gov

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

Under the Los Angeles County Oak Tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage, or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

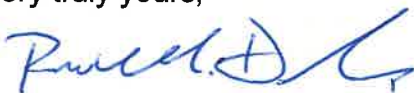
For any questions regarding this response, please contact Forestry Assistant, Nicholas Alegria at (818) 890-5719.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department has no comments or requirements for the project at this time. HHMD will provide comments and attempt to clear the project after the review of the pending EIR.

Please contact HHMD senior typist-clerk, Perla Garcia at (323) 890-4035 or Perla.garcia@fire.lacounty.gov if you have any questions.

Very truly yours,



RONALD M. DURBIN, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

RMD:jl



February 22, 2022

Ref. DOC 6458034

Brad Johnson, Community Development Director
City of Claremont
207 Harvard Avenue
Claremont, CA 91711

Dear Mr. Johnson:

NOP Response to La Puerta School Site Specific Plan

The Los Angeles County Sanitation Districts (Districts) received a Notice of Preparation (NOP) of an Environmental Impact Report for the subject project on February 9, 2022. The proposed project is located within the jurisdictional boundaries of District No. 21. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' San Antonio Trunk Sewer, located in Whittier Avenue, north of Kent Drive. The Districts' 15-inch diameter trunk sewer has a capacity of 2.5 million gallons per day (mgd) and conveyed a peak flow of 1.4 mgd when last measured in 2014.
2. The expected average wastewater flow from the project site, described in the NOP as up to 6 residential units per acre on a 10.8-acre parcel, is 16,640 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the [Table 1, Loadings for Each Class of Land Use](#) link.
3. The wastewater generated by the proposed project will be treated at the Pomona Water Reclamation Plant, which has a capacity of 15.0 mgd and currently processes an average flow of 8.1 mgd.
4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.
5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South

Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2743, or mandyhuffman@lacs.org.

Very truly yours,

Mandy Huffman

Mandy Huffman
Environmental Planner
Facilities Planning Department

MNH:mnh

cc: A. Schmidt
A. Howard



NATIVE AMERICAN HERITAGE COMMISSION

February 8, 2022

Brad Johnson
City of Claremont
207 Harvard Avenue
Claremont, CA 91711

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NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: 2022020137, La Puerta School Site Specific Plan Project, Los Angeles County

Dear Mr. Johnson:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal: **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse

From: [Ryan Nordness](#)
To: [Brad Johnson](#)
Subject: Notice of preparation for La Puerta School Site Specific Plan DEIR
Date: Tuesday, February 15, 2022 4:39:03 PM

Hello Brad,

Thank you for sending over the notice for the upcoming DEIR, do you have an expected date of completion for the cultural report?

Ryan Nordness

Cultural Resource Analyst

Ryan.Nordness@sanmanuel-nsn.gov

O:(909) 864-8933 Ext 50-2022

M:(909) 838-4053

26569 Community Center Dr Highland, California 92346





March 6, 2022

To: Brad Johnson, Community Development Director, bjohnson@ci.claremont.ca.us

La Puerta Housing Development

We are writing to implore you to not go forward with the La Puerta proposal as it currently stands. Since its inception, Claremont Change has been focused on amplifying the voice of underrepresented residents in this community.

Recently, the City Council added anti-racism and anti-discrimination to its list of priorities. As such, it is and always has been critical that we make decisions through a lens of anti-racism and equity. One way to achieve this outcome is by explicitly building inclusive developments that give members of our community and others who contribute to our city a chance to have a home here. Affordable housing is not only a legal imperative, it is a moral one.

The current development proposal at La Puerta falls disturbingly short of inclusivity and would represent a missed opportunity to be an equitable community. The La Puerta property has the potential for 290 units - yet the proposal puts forth only 56 units, none of which will be affordable to people of *lower* income.

The proposal as it stands confirms two things (1) we are ignoring our recently adopted Inclusive Housing Ordinance, and (2) we will only look to build affordable housing in less affluent areas of Claremont. North of Foothill, more specifically Baseline, is a part of this city. It must be tasked with contributing to our housing demand, not by building 56 million-dollar single-family units, but by making use of the land in a more environmentally sustainable and equitable manner.

If you want to show the community that affordable housing is a citywide initiative and priority, then develop a proposal that supports that. This proposal will only continue to perpetuate the trend that has historically existed here in Claremont – North of Baseline is only meant for the wealthy. That is unacceptable. If we want to welcome young families, recent graduates, senior citizens, and those employed in our city to stay in Claremont, then we must provide a place for them to live.

We ask that you change the current proposal to include at least 100 units of affordable housing (Low and Very Low) and prioritize better use of La Puerta land.

We also strongly support the statements submitted by Inclusive Claremont, Sustainable Claremont, and the hundreds of community members represented by our organizations.

Signed,

Claremont Change Executive Committee

DEMOCRATIC CLUB OF CLAREMONT
The JERRY VOORHIS CLUB

P.O. BOX 1201, CLAREMONT, CA 91711

(909) 632-1516

www.claremontdems.org

March 4, 2022

Brad Johnson, Redevelopment Director
City of Claremont
207 Harvard Ave.
Claremont, CA 91711

Dear Mr. Johnson:

We are writing to you as the Executive Board of the Democratic Club of Claremont concerning the proposed La Puerta development.

First, we want to commend you for working to increase the housing stock for middle income and lower income residents. We would like to express several reservations we have, however, as this project moves forward.

1. There is a great need for current residents who are older and wish to down-size. We would like to see in the mix a number of moderately priced, smaller units which would be suitable for an older person or couple, allowing them to remain in Claremont.
2. We definitely support setting as many units as possible for low-income people.
3. Given the increasing pressure on water resources, we must have closed-loop systems to recirculate and reuse grey water. These are now on the market and are mandated with many new developments.
4. We want to see as much use as possible of solar panels to cut fossil fuel use.
5. We would like you to consider a special assessment taxation district to provide funds for shared community facilities, like conference hall, dining facilities and meeting rooms where social services could be provided.
6. Three-and-four-bedroom units, moderately priced, would enable young families to live here so we don't continue to lose more students.

7. There must be generous use of common walkways, sitting areas and open space for recreation.

We want to see an inclusive Claremont. Since the current plan does not mention these aspects of what we consider to be a sustainable development, and since it does not adequately address the social, economic and environmental goals of our present city plan, we most strongly encourage you to take this back to the drawing board.

Yours, for a sustainable community,

The Executive Board

Chris Naticchia, President

Mike Boos

Debi Evans

John Forney

Juan Carlos Garcia

Carolee Monroe

Merrill Ring

Carol Whitson



March 6, 2022

Brad Johnson
Community Development Director
bjohnson@ci.claremont.ca.us
City of Claremont
207 Harvard Avenue
Claremont, CA 91711

Dear Mr. Johnson,

On behalf of the Housing and Homelessness Collaborative of Claremont (Housing Claremont), please accept this letter in response to the Environmental Impact Report presented by Trumark on the La Puerta development.

Our position on La Puerta, based on our dynamic scoring of the impact of housing projects on the affordability crisis, [is that we have a low level of support of the project](#). In practice this means we support housing projects across the city, but La Puerta is unlikely to offer housing that is affordable, sustainable, or offer a diversity of housing options. However, La Puerta does include the use of ADUs to increase density, and its location and target population will draw new families to Claremont.

All increases to Claremont's housing stock are positive steps toward improving affordability of the housing market. M. Nolan Gray, a professional city planner and a housing researcher at UCLA and the author of *Arbitrary Lines: How Zoning Broke the American City and How to Fix It*, [wrote in The Atlantic last year that](#):

A flurry of [studies over the past few years](#) have consistently found that new market-rate development, even of the luxury variety, helps relieve pressure on local housing price.

He cites [a UC Berkeley study](#) of San Francisco housing that showed market-rate construction led to a drop in home prices of 2 percent. So, while we might hope for more density, given the constraints of the proposed project, we feel it will still likely have an overall positive impact on housing prices in Claremont.

Our board met with Trumark last year and encouraged them to integrate more Accessory Dwelling Units (ADU) into their proposed plan. We felt this was a reasonable means of increasing density in a neighborhood that was unlikely to accommodate density. This was an idea they were receptive to, but unfortunately neighborhood opposition to their plan has required a modification that no longer accommodates as many ADUs. The plan now under

Housing and Homelessness Collaborative of Claremont
830 West Bonita Avenue
Claremont, CA 91711
www.housingclaremont.org

consideration is not ideal, but nor is the sustained and often misleading campaign against building housing in our city, of which the battle over La Puerta is no exception.

While Housing Claremont's general position is that the current housing crisis requires that we consider denser housing located throughout the city, the circumstances at this particular site bear careful consideration. In short, the current proposal for La Puerta is likely the best the city can do given the longstanding opposition to all development on the site among its neighbors, the many years this process has taken, and the concessions already made by the developers. Some housing is better than none at all, and this plan will increase the city's housing stock, even if it falls short of the density and affordability thresholds that we would hope for.

Moving forward with the current plan will signal to the city's loudest anti-housing voices that we can get housing built despite community-wide mis-information campaigns, and Housing Claremont supports the plan as presented.

Sincerely,

A handwritten signature in black ink, appearing to read "Ilsa Lund". The signature is fluid and cursive, with a large initial "I" and a long, sweeping underline.

Ilsa Lund
Board President

Brad Johnson
Community Development Director
bjohnson@ci.claremont.ca.us
City of Claremont
207 Harvard Avenue
Claremont, CA 91711

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Moving forward with the current plan will signal to the city's loudest anti-housing voices that we can get housing built despite community-wide mis-information campaigns, and Housing Claremont supports the plan as presented.

Sincerely,

Ilsa Lund
President, Housing Claremont



INCLUSIVE CLAREMONT

CLAREMONT'S PRO-HOUSING COALITION



To: Brad Johnson
Community Development Director
City of Claremont, CA

March 4, 2022

Cc: To CUSD Superintendent and Board Members

We are writing to you with regard to the pending EIR concerning the development currently being proposed for the property at **La Puerta**. We offer these comments on behalf of the community organization **Inclusive Claremont**.

We are writing with regard to the following areas which are mandated to be examined as part of the EIR:

- Land Use and Planning
- Population and Housing

In particular, we ask that the EIR, in focusing on these issues, take into account the following concerns:

1. Our community includes a significant number of senior citizens, many of whom currently occupy large homes, often on two floors, but who would like to down-size to smaller, easier to maintain, single floor homes, or homes with elevators in multi-story buildings. However, they cannot find any suitable homes in Claremont that they can afford to buy or rent. Ideally, they would like to sell their existing homes, buy something smaller, more accessible, and inexpensive enough to allow them to retain some of the equity in their larger homes if they were to sell them. The homes they leave could be quickly occupied by younger families, often with children who would attend CUSD schools, providing needed enrollments.
2. Our community generates a significant number of recent high school and college graduates who would like to continue living in Claremont, but cannot find any affordable accommodations. We need to build apartments and condos as well as smaller houses, all at moderate or low prices, to enable these young people to live in Claremont.
3. There are many persons working in Claremont, for example as clerical, janitorial or grounds workers at the Colleges or at other facilities in town, as well as retail sales and office employees who would like to live in Claremont as well as work here, but who cannot find any housing which is affordable in Claremont. Many of these are part of families with children whom they would like to enroll in the CUSD schools, but cannot do so since they cannot find a way to live in the district.

4. In addition, we note that Policy 8-3.12 of the Housing Element states that we accept an obligation to: **“Encourage affordable housing to be distributed throughout the City to create economically diverse neighborhoods and to minimize concentrated impacts on the schools in the areas of the City with existing affordable housing.”** We also note that there is currently virtually no affordable housing north of Baseline Road. The La Puerta parcel represents the largest and perhaps only substantial plot that would finally allow the City to diversify affordable housing in this area.
5. We also note that the La Puerta property is listed as a housing site on the Housing Element with overlay zoning of MFR **30/acre**. This means there is the potential for **290 units** of lower income housing on this site. Nevertheless, the pending development that will be studied in the EIR is proposed to yield only 56 units. Surely, we can find a way to build smaller, multi-story units that would yield at least **100-150** affordable units.

For all of these reasons, we urge that the currently proposed project be declared **unacceptable** and that instead the City and the School District seek to find a developer who will commit to building at the La Puerta site at least some multi-story buildings with condos and/or rental units in both the moderate and low income price range, in accord with our recently adopted **Inclusive Housing Ordinance**. We also urge that attention be given to doing so in a **sustainable manner** regarding insulation, solar energy, appliances, etc.

Respectfully,

The Executive Board

Andy Winnick

Mike Boos

DD Wills

Chris Naticchia

Gwen Tucker

Community Members

Claremont Change Executive Committee

Pamela Nagler

Mita Banerjee

March 7, 2022

Brad Johnson, Community Development Director (bjohnson@ci.claremont.ca.us)
City of Claremont
207 Harvard Avenue, Claremont, CA 91711

Dear Mr. Johnson,

Thank you for the opportunity to contribute some thoughts regarding the potential environmental impacts of implementing the proposed La Puerta development project. As you know, Sustainable Claremont's mission is to foster a more sustainable community—environmentally, socially, and economically – and it is with this in mind that we offer the following perspectives for you to consider in your environmental impact review (EIR).

We have been heartened to hear so much concern among our fellow community members around issues of environmental sustainability and feel it's critical to ensure that issues of sustainability aren't used as a strategy to block needed (and required – by the Regional Housing Needs Allocation, "RHNA") housing development. There is much to be done to address sustainability issues in our city and we look forward to working collectively on issues such as energy efficiency, water conservation, and open space preservation, while simultaneously addressing important issues of social and economic sustainability.

As you evaluate the EIR of the proposed current La Puerta designs and consider making possible alternate recommendations, we want to draw your attention to the City of Claremont's own Sustainability Plan and the guidance around best practices offered under section 4.5 for Sustainable Land Use and Smart Growth. Recommendations in the plan include incorporating LEED neighborhood design principles (such as smart growth, urbanism, and green building), Sustainable Sites Initiative criteria (around improving air quality, water use, and energy efficiency), and promoting mixed use and transit-oriented designs where possible.

Following these guidelines, we urge you to explore a denser and more diverse mix of housing styles than the current La Puerta plan proposes. What would most benefit our community right now is not 56 million-dollar homes but instead a greater number and variety of housing sizes and styles, both single-family and multi-family designs, including smaller and more affordable units (perhaps garden style apartments, such as those found throughout the Village nestled among many single-family

homes). A denser and more varied building pattern could accommodate more housing units than is proposed, while simultaneously reducing water use (since most residential water use is consumed by single-family landscaping/turf), retaining considerable open space, and thus arguably decreasing sprawl and its associated gasoline use by not pushing housing even further from core services and destinations. In addition, the population of District 3 (where the La Puerta site is situated) is disproportionately small relative to the other districts and in fact has not grown at all since the last Census. When evaluating impact and making planning decisions we must bear in mind the impacts on and priorities of our entire city, not solely a small group of vocal residents.

As an organization, we wholeheartedly support and share with other community members a commitment to the preservation of open space, especially in the hillsides above the city. However, given that Claremont is fortunate to have dozens of beautiful public parks, green belts, walking paths, and sports fields—in fact, according to the Trust for Public Land, nearly 30% of city land use is for parks (twice the national average) and more than three quarters of residents live within a 10 minute walk of a park, compared to the national average of 55%—we do not agree with those who assert that the best and highest use of the La Puerta site would be as a park. (The site, of course, has been derelict for many years and is not in fact currently a park, nor to our knowledge are there any plans to further develop it as such.) This is particularly true given the moral--and legal--obligation to address Claremont's alarming housing deficit. Moreover, we believe that the most sustainable approach to addressing housing demands within an urban environment is through infill development where housing is built on underutilized sites within existing neighborhoods throughout the city.

It should be noted that Policy 8-3.12 of the Housing Element in the City of Claremont's General Plan says we will *"Encourage affordable housing to be distributed throughout the City to create economically diverse neighborhoods and to minimize concentrated impacts on the schools in areas of the City with existing affordable housing."* Whereas in the past there have been few penalties for noncompliance with the RHNA process, as the housing crisis worsens there are increasing consequences to communities not meeting these obligations, including missing out on funding opportunities, financial penalties, the risk of legal challenges, limitation of local government's land use authority (and where growth should go), and even the use of a ministerial process for project approval by which developers are in essence able to bypass local agency approval and build the project "by right".

The current proposed development clearly reflects efforts by the developers and the city to modify previous designs in order to create a project that will be acceptable to the neighbors in closest

proximity to the site. However, we strongly believe that it behooves Claremont to also carefully consider the priorities of the larger community by addressing our pressing housing needs sustainably and equitably. If we were to revise the current plan to better emphasize density, affordability, and smart land use, La Puerta could become environmentally, economically, and socially sustainable. With attention to architectural and landscape design, this development could be an asset to both the neighborhood and the entire City.

Sincerely,

The Board of Directors and Executive Director, Sustainable Claremont



From: [Alicia Arch](#)
To: [Brad Johnson](#)
Subject: EIR-open Comments-La Puerta
Date: Thursday, February 24, 2022 1:51:58 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

The EIR for La Puerta needs to show that denser, affordable housing is environmentally feasible and for it to be included as a viable alternative to the proposed project.

I am writing today asking that greater density in order to accommodate affordable housing be studied. Changing to denser/affordable housing vs. the current project would work towards meeting the goals laid out in Claremont's sustainability plan and the housing element portion of Claremont's general plan. We need housing equity, and affordable housing needs to be throughout all of Claremont. La Puerta must be prioritized as a space for dense affordable housing.

Thank you for your time,
Alicia Brady

From: [Armando Macias](#)
To: [Armando Macias](#); KeepLaPuertaPublic@gmail.com; [Brad Johnson](#); jewilson@cusd.claremont.edu; [Ed Reece](#)
Subject: La Puerta issue
Date: Tuesday, February 22, 2022 8:25:27 PM

Sir:

I have been a resident of the beautiful city of Claremont for 5years since retiring from employment. I selected Claremont for its' natural beauty, it's rich history, the city premier location, less traffic and crime comparable of many other cities within Los Angeles County.

I understand that the city is in the process of having residential units built on the property described as La Puerta. As a resident and neighbor of the La Puerta space I would have to kindly vote a no to this project for a variety of common sense reasons.

First, I have noticed an increase in traffic, noise of the traffic, and it has been more hazardous to make a left turn onto Baseline Rd. from Forbes Ave. I have personally seen near misses of speeding cars nearly causing a major traffic accident at this location. The last thing we need in this city is more traffic, pollution, with people becoming more impatient with driving their vehicles in our beautiful city.

Second, with the continuous water shortages and drought issues in our area, I don't quite understand why we would build any type of building that would require additional piping, maintenance and delivery of water especially with the current expense of water usage in this area.

Third, I feel maybe perhaps someone can develop a more creative idea and use this land in a more productive educational purpose that is more in line with the historic Serrano Indians, agriculture and wildlife education, or even plant natural plant life as our city founders saw them back in 1880's.

Fourth, I also understand that there appears to be a lack of information, truths, good faith, and transparency in regards to this project. We live in a time where this behavior is normal and acceptable for the powers to be. If this is factual, then this process is tainted and not worthy of any deal.

In conclusion, city and local governments have a responsibility to their citizens and residents. Responsive leadership is vital to the public good and should be a priority over money, power, or personal agendas.

Thank You,

Armando Macias
2214 Brescia Ave
323/271-5577

Nhi Atienza

From: Brad Johnson
Sent: Tuesday, March 8, 2022 4:14 PM
To: Nhi Atienza
Subject: FW: questions for the La Puerta/Trumark EIR

From: Becky Margiotta <becky@billionsinstitute.com>
Sent: Wednesday, February 16, 2022 6:48 PM
To: Brad Johnson <bjohnson@ci.claremont.ca.us>
Subject: questions for the La Puerta/Trumark EIR

Brad,

Thank you again for hosting the public meeting tonight. I have the following questions to submit for the EIR to include in their answers:

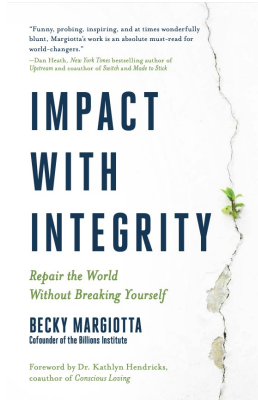
1. One of the arguments against the proposed project is increased traffic on Forbes and Indian Hill. Are these streets engineered to adequately support the increased traffic that 200 more units would create?
2. We have heard opposition state that the best and highest use of this project would be as a park. In the current housing crisis and considering Claremont's dozens of parks, is this a factual claim? Wouldn't the best and highest use of infill be to create housing that will fill gaps in Claremont's housing deficit?
3. What percentage of Claremont's largest employers workforce could afford the proposed single family homes?
4. Shouldn't Claremont be focused on building housing that is affordable to people who work in our largest industries?
5. Isn't there an imperative to think of our carbon output?
6. How far do most of the faculty and staff of the Claremont Colleges and CUSD drive back and forth to and from work?
7. What is the estimated annual carbon output of so many commuters?
8. In terms of sustainability isn't it a better use of limited resources to share them by living closer together in a well planned 100% green multi family housing development than building 56 single family housing units with maximum land use intensity. In other words in this case, isn't density more sustainable than intensity?
9. The current iteration of the development by Trumark has taken a great deal of time and effort to create a project that will be acceptable to the neighbors - who will only be satisfied by no project. Shouldn't Trumark try to address the larger needs of our community by addressing our pressing housing needs?
10. It is essential that the density is analyzed by the CEQA section of the EIR and I look forward to reading the report.

Thank you so much,

Becky Margiotta

--
Becky Margiotta
Pronouns: she & they
Principal/Owner
The Billions Institute, LLC
www.billionsinstitute.com
(213) 219-9806

p.s. I wrote a book! Click on the link to download the first chapter of [Impact with Integrity: Repair the World Without Breaking Yourself](#) or pre-order for delivery in April 2022. Whoot!



Nhi Atienza

From: Brad Johnson
Sent: Tuesday, March 8, 2022 4:06 PM
To: Nhi Atienza
Subject: FW: La Puerta

From: Brad Johnson
Sent: Thursday, February 3, 2022 7:32 PM
To: Bevin Handel <bhandel@ci.claremont.ca.us>
Subject: Fwd: La Puerta

FYI

Sent from my iPhone

Begin forwarded message:

From: Brad Johnson <bjohnson@ci.claremont.ca.us>
Date: February 3, 2022 at 4:38:00 PM PST
To: Bill Buehler <bill@mttorch.com>
Subject: RE: La Puerta

No, only the eastern portion that includes no portion of the existing sports fields. The sports fields will remain. They will have to process a subdivision map if the zone change and general plan amendment are approved next year.

From: Bill Buehler <bill@mttorch.com>
Sent: Thursday, February 3, 2022 4:30 PM
To: Brad Johnson <bjohnson@ci.claremont.ca.us>
Subject: Re: La Puerta

Hi Brad,

But are they purchasing the 18+ acres?

Bill

On Thu, Feb 3, 2022, 4:28 PM Brad Johnson <bjohnson@ci.claremont.ca.us> wrote:

Bill,

The notice distinguishes the project site as the "plan area" acreage. Although it is true that today it is a single parcel, the notice was meant to be very clear with the graphics and the language that it is only the eastern half of the parcel.. Trumark Homes has never told the City their plan is to purchase the western half of the City. The City has been very clear not to develop on the sports fields side of the parcel. Hopefully that clarifies the issue for you.

Brad

From: Bill Buehler <bill@mttorch.com>
Sent: Thursday, February 3, 2022 4:20 PM
To: Brad Johnson <bjohnson@ci.claremont.ca.us>
Subject: La Puerta

Hello Brd,

The letter sent out by the city shows APN 8670-003-900 as a property of 10.8 acres. When I pulled up APN 867-003-900 it shows a lot size of 18.7227 acres.

So I guess my question is, Who is trying to pull the Wool over our Eyes. With only one lot, how much is being sold and when was the property divided?

A little Clarity is Greatly Appreciated.

Sincerely,

Bill Buehler

Nhi Atienza

From: Brad Johnson
Sent: Tuesday, March 8, 2022 4:08 PM
To: Nhi Atienza
Subject: FW: LA PUERTA ENVIRONMENTAL IMPACT

From: Bob Gerecke <gerecke@surfside.net>
Sent: Monday, February 14, 2022 10:11 AM
To: Brad Johnson <bjohnson@ci.claremont.ca.us>
Subject: LA PUERTA ENVIRONMENTAL IMPACT

Hi, Brad,

I'm sure that residents who live nearby will have many comments, so I'll limit myself to one that a building contractor friend suggested and that others may not make.

It's unsafe to have only one entry and exit street for a significant number of residences. During an emergency, it will be a choke point. If it becomes blocked for any reason, residents will be unable to drive out, and emergency vehicles will be unable to drive in.

There should be two streets accessing Forbes, and it would be wise to have an emergency-only driveway to the park as well, in case a fire across the homes facing Forbes impedes use of both accesses there.

Thanks for the opportunity to comment. Public outreach has thankfully improved.

Be well.

Bob

February 15, 2022

La Puerta Park and Trumark Development Plans

Dear Members of Claremont City Council and School Board Members of the Claremont Unified School District:

I have lived in Claremont for 38 years. I am a homeowner, former teacher at Claremont High and current businessman located in Claremont. In that time I have consistently been an advocate for our youth and youth sports organizations.

The facts are fairly simple. In the '70's when the new high school was built, the District sold off land between the Old School House and the present site. That land is gone forever, and because of that sale, purely to accumulate money for the District, the athletic facilities at Claremont High School are amongst the worst in all of the San Gabriel Valley. It was a shortsighted move with forever negative repercussions on our youth. They will NEVER again be able to comfortably lead active lives on their own campus because the land is GONE. It is an historical embarrassment that many people are unaware of. For years when kids have asked me, "why did they do that?" I say, "I don't know, money I guess." You tell me.

The Wheeler family was involved in deeding the La Puerta property to the City for use as a school and park space for our kids, for 99 years. Parcel sizes were zoned at 10,000 sq. feet as well. This project rezones the area.

Here are my main concerns:

- Why is the City and District eliminating needed park space FOREVER!?
- Has the City and the School District learned nothing from the mistakes of the past?
- Is the District in possession of completely adequate facilities? There exists no classroom or athletic facility overcrowding so they could afford to demolish a school?
- Is that why a new building had to occupy former open-air space in the middle of the high school?
- Is the District in violation of Title IX by disposing of property when there is a shortage of space for the women's athletic teams at the high school?
- With the number of houses proposed, will there need to be stoplights installed at Forbes/Bonnie Brae and Baseline for the traffic? What is the impact of that?
- Are speed bumps on Forbes and Bonnie Brae being proposed due to 120 more cars? How many times a day will those cars go up and down those streets?
- Are all these new families presumed to be childless?
- Where will the crossing guards need to be stationed for the kids on their way to and from school, and how many will be needed?
- Is a dedicated bicycle lane proposed on Forbes to match Mills, Baseline, Foothill and Mountain?
- Are the schools of sufficient low enrollment that more students will have no impact on the class sizes and supportive resources at the schools?
- What are the park choices for kids go to play organized sports at and how will they get there and where is the parking once they get there?

- What will be the impact on the already overcrowded Wilderness Park?
- What is the greenhouse impact of added concrete, asphalt and roofing for 60 homes?
- What is the water usage impact of 60 new homes and lawns?
- What is the petroleum related runoff impact of 120 cars? What house has only one car?
- How are the new residents going to park if they use the train station?
- What is the expected accident and injury rate science of 120 more cars trying to cross a street with cars traveling 45-60 miles per hour?
- Will there be more police patrol needed to protect 180 more citizens and their new homes from crime?
- What will be the impact on displaced wildlife during and after construction? How many species of birds, lizards, mammals, live at La Puerta and what is their status?
- How many new trees will be planted and what types?
- Every youth sports facility in Claremont is severely overcrowded! The situation currently requires a City sanctioned committee; the Youth Sports Committee, to schedule, coordinate, advise on maintenance due to overuse and stress, and through the Park Rangers, police and remove anyone without permits. It would be nice to have enough park space in Claremont that when a family wants to go throw a frisbee they could do it without being impacted by groups already vying for practice space for their youth teams. What is the mental health stress on the public by adding a significant number of new families to spaces that people already push and shove over?

Please do not approve this development and instead preserve the previous school property for future generations, as it was intended for. In the short term for drastically needed park and recreation space, and in the long term, should the District find itself in further deficit of adequate space and facilities as currently exists at the high school.

Proud of Claremont, yet embarrassed at how we treat our kids!

Brian D. Wiesner

From: [Nhi Atienza](#)
To: [Brad Johnson](#); [Mark Teague](#); [Jorge Estrada](#); enorris@interwestgrp.com
Subject: FW: La Puerta EIR - The Burton Family
Date: Thursday, February 17, 2022 10:09:26 AM

FYI

Nhi Atienza

Senior Administrative Assistant
City of Claremont – Community Development Department
207 Harvard Avenue
Claremont, CA 91711
(909) 399-5484
Email: natienza@ci.claremont.ca.us

From: "P. B." <pb.wvjd@yahoo.com>
Date: February 16, 2022 at 7:57:01 PM PST
To: Jennifer Stark <jstark@ci.claremont.ca.us>
Subject: La Puerta

To the Claremont City Council:

Claremont: Our love of this city is something we share. The city leadership demonstrated this during the initial phase of cleanup after our recent windstorm. Thank you! Yes, we do truly love Claremont! It is the heart of something that is a central part of our lives, our livelihoods and homes!

We are pleading with you whom we have chosen trusting you were genuine when you took the oath to preserve the best interests of Claremont and to assess any repercussions that may derive from changes you are now considering regarding La Puerta.

Claremont needs the open space you are contemplating giving away. Once given away it cannot be retrieved. We cannot return this land to children of the future when they cry out for it.

Presently we are aware of benefits we now enjoy, benefits we wish we had preserved more of when we had the opportunity.

Consider the following:

1. Air quality which can be improved by limiting traffic and carbon output.
2. Climate change: We recently experienced that unprecedented windstorm & fluctuating winter temperatures of 85°F for a few days then 20+° lower.
3. Both physical and mental health require the need for exercise and breathing cleaner air. Mental health yearns quiet peace from crowds.
4. Enjoyment of nature from a variety of animal species, wildflowers, trees, and shade; noise and crowd reduction improve the quality of life.

All of these benefits contribute to education whether formal or ordinary observation. This helps to develop appreciation of our environment and culture.

Claremont is renowned for his attempt to share these benefits. Please don't take them away by permitting the encroachment of more development. We trust you have the genuine best interests of the citizens of our beloved Claremont! Keep La Puerta public!

Thank you,
The Burton family

Tanya M. Moreno, Executive Assistant
City Manager/City Council Office
City of Claremont – City Hall
207 Harvard Avenue, Claremont, CA 91711
Phone: 909-399-5446; Email: tmoreno@ci.claremont.ca.us
Website: www.ci.claremont.ca.us
Office Hours: Monday-Thursday, 7 AM to 6 PM (CLOSED EVERY FRIDAY)

From: [CZ](#)
To: [Brad Johnson](#)
Subject: La Puerta EIR
Date: Monday, March 7, 2022 2:01:19 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Johnson

Thank you for taking the time to read my email. I am a new resident of Claremont and to California. We purchased our home which is 1/8 of a mile from La Puerta Sports Park, and it is on the corner of Indian Hill Road. I am dismayed that there is high-density housing built so close to our home, which we were told was the "quiet" area of Claremont. Of course, it goes without saying, that I have a huge concern for the future value of our home but more importantly for the MANY issues that will come with high-density homes: traffic, light noise, pollution, aesthetics, potential electrical brownouts, sewage issues, rain fall concerns, wildlife, parking, to name a few.

I am shocked that the School District is choosing to sell off land. I moved from Evanston Illinois where universities and School districts BUY land, not sell. It seems short-sited that the USCD continues to SELL land, and that the solution of potentially overcrowded schools is to have students attend nearby school districts. We chose Claremont because of the school district. What is the incentive for young families to buy in Claremont if it means to have their kids bused to a school outside of Claremont, or to learn in temporary classrooms?

It seems short-sited that Claremont is so willing to give up green, open space. It goes without saying that we can not turn back the clock and create open spaces! We can not grow old trees, preserve land for wildlife, and a place for adults and children to play and relax. Being in nature and exercising is beneficial for humans' mental and physical health.

I would appreciate it if you can please provide an answer as to why the City is not amending the 99-year lease to keep LPSP public. Permits submitted by Trumark are for ALL of the land, not just the current proposal area on Forbes. What guarantee is the City providing us, the residents, to secure that LaPuerta Sports Park remains a park? Is it true that Trumark is owned by a Chinese company?

It is awful to purchase a home and be excited about all that Claremont offers to have our neighborhood change dramatically.

Due to these factors, **I request that the City include the ENTIRE parcel of land (Forbes - Indian Hill) as part of the EIR.**

Please:

- **Keep LaPuerta Public to save green spaces for adults and children.**
- **Use keep this precious green space as public-zones land for educational and public purposes.**

It is vital to use resources such as Water, Energy, Air Quality, Wildlife Habitats, Biological, Geological, and Utilities, for a Sustainable Future and for Generations to come.

Please, confirm receipt of this email. Thank you.

Cara Butler

From: [Claudia Strauss](#)
To: [Brad Johnson](#)
Subject: Comments about La Puerta EIR
Date: Monday, March 7, 2022 12:11:18 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Johnson,

I write as a 21-year Claremont resident who lives in the Village area of town. As you prepare the EIR for the La Puerta Development, please keep in mind that denser housing, such as garden apartments, would be more environmentally sustainable than single-family housing and more affordable, at a time when Claremont is far short of our RHNA needs.

I know the fraught history of the La Puerta site; there is no chance that it will be fully developed with affordable housing. However, a mix of housing options would be more sustainable than the current plan. I'm tired of a few noisy neighbors being allowed to determine policy for the city when their concerns are baseless. There is an apartment building on my street, and I favor the supportive housing being proposed for Harrison Avenue, not far from my home. I would like to see our city leaders develop the backbone to put the needs of all ahead of the groundless concerns of a few.

Sincerely,

Claudia Strauss

458 Stanford Dr.

Claremont, CA 91711

Dear Mr. Johnson and esteemed members of the CUSD School Board and Claremont City Council:

It is with great respect that I ask you to please preserve the La Puerta land grant for public use, specifically to support the educational needs and overall well-being of Claremont's children. As a parent, former K-12 teacher, and current higher education administrator, I believe the responsible use of public land for education and recreation is of critical importance to ensuring the long-term physical and mental health of our community. It is disappointing that this parcel of land, which has contributed to a thriving community for nearly 100 years, may be reallocated to residential properties. While I recognize the need for affordable homes, and it seems great care has gone into the design of such a neighborhood, I also recognize the greater need for safe, well-kept physical spaces for families to gather, teams to practice, children to play, etc. If La Puerta is lost for these purposes, the city and the school district's limited facilities will become further pressed. Already, the quality of recreational, outdoor facilities in Claremont has deteriorated. When I read the names of the Council and the School Board, I am struck by the number of you who share concern about the mental well-being of our children. Countless studies show the positive correlation between outdoor activity—formal and informal—in supporting children's development of play, positive emotions, interpersonal leadership, and lifelong habits of health. Stripping our community of La Puerta works against these goals. I urge you to halt the development plans for this land, and let us shift the conversation to strategies to amplify the activity at La Puerta for as many families as possible.

Please find another way to support housing needs, and preserve this precious parcel of public zoned land.

Thank you,

Dianna Graves, Ph.D.
Claremont Resident

From: [Donald L. Edberg](#)
To: [Brad Johnson](#)
Cc: [Cathy Edberg](#)
Subject: re: LA PUERTA DEVELOPMENT
Date: Friday, February 18, 2022 11:36:38 AM

Hello,

We are concerned about the increase of traffic that will be experienced on Forbes Ave. due to this potential housing development. It's my understanding that the EIR does not examine effect of developments on local traffic patterns. The increase of traffic due to adding 65 homes with all the development's traffic exiting onto a single outlet on Forbes and nowhere else will likely be significant. Our home is on Forbes and already experiences significant traffic noise and speeding automobiles on Forbes, and this will get worse with the vehicles from 65 additional homes added.

In addition, I am concerned that by selling the La Puerta property, it will not be available for the school district to add new school facilities should they be needed for the very influx of school-age children to be generated as a result of this and nearby housing developments.

Thanks,
Don & Cathy Edberg

--

Don Edberg, Ph.D.

Professor: Launch Vehicle, Aircraft, & Spacecraft Design

Aerospace Engineering Dept.

Zoom URL: <https://cpp.zoom.us/j/3975104925>

Author, **Design of Rockets and Space Launch Vehicles**, with Willie Costa, AIAA, 2020, ISBN **9781624105937**

Advisor, NASA Student Launch Team

Advisor, UMBRA Rocket Club

Founder, Astronautics Laboratory & UAV Lab

California State Polytechnic University

3801 W. Temple Ave., Pomona, CA 91768

dedberg@cpp.edu • Phone: 909-869-2618 • Fax: 909-869-6920

To: Community Development Director, et. al.

Feb. 13, 2022

From: Donald and Judith Moyer, residents 2324 Dana Court, Claremont CA

Please review the following categorized environmental impact statement regarding the proposed La Puerta School Site project.

Ambiance

The Trumark plan is inconsistent with the one-story homes, lot sizes, and density of the neighborhood. It is also inconsistent with the architectural styles of the homes and the six versus four units per lot. The project spokesman from Trumark, Steve Greyshock, says that they will try to match and reflect the character of the surrounding homes. With 85% of the surrounding homes being one-story, and the size of the lots being 13,000 or more, compared to proposed lots of 7,500 along with the density of six versus four homes per lot, the promise does not match the reality.

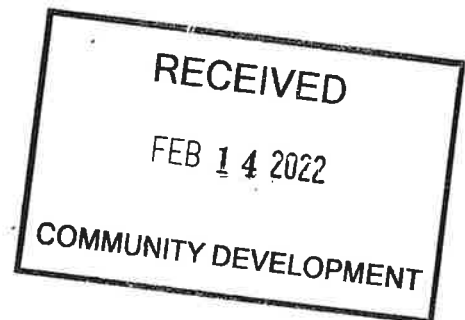
Land Use and Planning

Overall, the plan lacks traffic pattern planning. It would increase the number (200) of cars per day on Forbes Ave. The Forbes to Baseline entrance is already impacted, therefore cars will naturally take short cuts through the neighbors and endanger the local neighborhood children. The shrinking of the La Puerta Park by 16% was not part of the original plan and will not benefit the children and families who utilize the park. Instead it will just bring in more houses and profit for Trumark. If a 99-year lease can change from public to residential for profit, the future of open spaces and parks in Claremont will forever be compromised.

Utilities, Safety, and Service Systems

The plan only allows access to the development from a single street from Forbes. This will cause safety problems and congestion. This one street entrance could be an impediment for the fire department, first responders, and emergency vehicles especially if there are cars parked in front of the houses or on trash days. Can 50-year-old sewer pipes handle 65 close housing? Since the houses are modular, how will the large trucks make the deliveries of materials with this road plan? This begs the question, what is more important, CUSD being allowed to sell the property and collecting 65 housing fees, or the safety of the neighbors residing in North Claremont who pay plenty of property taxes?

*Judy + Don Moyer
2324 Dana Ct.
Claremont.*



To: Brad Johnson, Community Development Director

March 6, 2022

From: Donald and Judith Moyer, residents 2324 Dana Court, Claremont, CA

Please confirm receipt of our response below to the Feb. 16, 2022, virtual meeting.

After the Zoom meeting on Feb. 16, 2022 for the La Puente project, we feel compelled to respond to the comments of several of the speakers. The speaker representing the change for Claremont characterized our neighborhood as opposing everything that will change La Puente. However, there are specific things that we question and hope to keep for Claremont. For example, do we really want to change the ambiance of Claremont? Do we want to change, with disregard, the things that make Claremont special?

Claremont is known as the community with trees and PhDs. This should not be dismissed as a bad thing. Do we really want to start cutting down our trees for high density housing? Do we want to eliminate wildlife and open spaces? It is a college town known for excellent education. To attract top-notch professors who would come to live in Claremont, we would want to maintain the core values and land use of Claremont.

The speakers at the virtual meeting expressed that the neighbors are being “insensitive” to the homeless and senior citizens. This is a false categorization put forth for shock value. North Claremont was not envisioned and designed to accommodate those who are not equipped to live far from public transportation and the necessity of convenience stores. Mr. Wheeler said that selling this property is near sighted and not in line with the plans or best interest of North Claremont.

The proposed housing does not match the surrounding homes. The proposed two-story homes, small lot size,s and density of homes does not make sense to the surrounding neighbors for reasons that we outlined in our previous correspondence. We attest that the space should continue to be zoned public so that it can be enjoyed by everyone. Therefore, we oppose the plans of Trumark Homes.

> -----Original Message-----


> From: Gordon Hunter <gohunts1@icloud.com>

> Sent: Thursday, February 3, 2022 4:40 PM

> To: Nhi Atienza <natienza@ci.claremont.ca.us>

> Subject: Water

>

> We are in a drought and you want to use more water  that the state does not have. Until we don't have to worry about using too much water for the people that are already here I don't think we should be wanting more to move in

>

> Gordon

From: [Brad Johnson](#)
To: [Eric Norris](#); [Jorge Estrada](#); [Mark Teague](#)
Cc: [Nhi Atienza](#)
Subject: FW: La Puerta NOP
Date: Wednesday, February 16, 2022 11:17:48 AM

From: Jade Star Lackey <JadeStar.Lackey@pomona.edu>
Sent: Tuesday, February 15, 2022 11:50 PM
To: Brad Johnson <bjohnson@ci.claremont.ca.us>
Cc: Jade Star Lackey <JadeStar.Lackey@pomona.edu>
Subject: La Puerta NOP

Dear Mr. Johnson,

Sending along a few comments to the City regarding the La Puerta Notice of Preparation public comment period.

First, public lands in the city, excepting wilderness tracts, are rarely more than a few acres and this development cedes another potential park or open space to development. Its sale will be irreversible loss of land and a decrease of the City's people per park acre level. I'm not sure if that has been properly addressed for a city wide impact in the context of the increased numbers of people in the housing slated for the tract, and the lost of 9.7 acres. The city population will grow, but decreasing potential greenspace acreage further will irreversibly magnify the people/park acre. There are few possible park acreages left, so taking away from what already is a small acreage is pushing up what is number that Claremont strive to keep in check. That metric should be considered against what is the value is for the City's parks and urban forest for city revenue from visitors, and for general benefit. The appeal of development in Claremont is high value sales of property because of those other qualities of the city, but the property value and a thriving city is a delicate balance of green space and restrained and creative development.

Along the lines of forward looking planning, I would like to see a detailed plan for how the proposed development would take into account decreasing availability of water due to climate change. Many of our recharge basins in the City are ca. 10 acres. What is the lost recharge (either passive or active) if the area is covered by housing and pavement? Is there a plan for complete use of pervious concrete and other paving materials. Will housing include recharge that does not go into storm drainage, but into local recharge? Again, precious acreage lost is what this is about, but new water drawn to the housing also presumes continuous water availability which is a big gamble on timescales of decades or less. Scientific studies published just this week show compounding effects of anthropogenic climate change and increasingly severe drought conditions in Western North America. Water cannot just be imported from greater distances when it is not being delivered to the traditional stream basins in which it is accumulated in reservoirs. Sure, there is a housing crisis in California, but it is nothing compared to the crisis of having more housing and less water, even with increased efficiency. Build less, and people will move one. Build more, and deplete water faster and problems are doubly compounded.

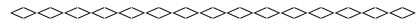
Modern hydrologic awareness includes active replenishment of aquifers and CA laws were

enacted to protect groundwater in the last several years, and yet I don't see groundwater recharge potential weighed against housing. For example, what is the flux of groundwater recharge through the undeveloped property, given the porosity and permeability characteristics of the alluvium in that area below the disturbed surface? What would be the potential value of turning the property into a dedicated basin for percolation of wet season discharge that is normally lost to storm drains (e.g., Thompson Creek). Would such "banking" of water through the property be more valuable to protect the urban forest in terms of possible groundwater reserves? Compared to development, what is the calculated value of perpetual active percolation into another 10 acre property that also could serve as a green space? That is the kind of broader environmental impact that seems in need of evaluation here. Iterating my point, the acreage is more precious than the housing.

Thank you,

Mr. Jade Star Lackey

I'm not sure if these comments are provided in aggregate, but I'm happy to remain anonymous if that is an option.



Jade Star Lackey, PhD
Associate Professor of Geology
Pomona College
185 East 6th Street
CLAREMONT, CA 91711

Web: <https://research.pomona.edu/jade-star-lackey/>

Nhi Atienza

From: Brad Johnson
Sent: Tuesday, March 8, 2022 4:06 PM
To: Nhi Atienza
Subject: FW: Notice of Preparation for La Puerta School Site Specific Plan Draft EIR

From: Joel Carnes <joelcarnes@gmail.com>
Sent: Friday, February 4, 2022 4:10 PM
To: Brad Johnson <bjohnson@ci.claremont.ca.us>
Subject: Re: Notice of Preparation for La Puerta School Site Specific Plan Draft EIR

Hi Brad,

I appreciate the invite, but I don't honestly believe that those public statements make any difference to anyone. I want to be part of a collaborative community working group where we sit down and actually discuss the issues, collecting multiple points of view, weighing options, etc. I would have loved the opportunity to participate in a workshop, but IMHO monologuing into a mic for 120 seconds is performative, not impactful.

Thanks for the offer though...

~Joel

On Fri, Feb 4, 2022 at 4:08 PM Brad Johnson <bjohnson@ci.claremont.ca.us> wrote:

I think we had 800 persons provide comments and a much smaller number participate in 3 workshops. I would still recommend taking your two minutes tomorrow and if you want to submit written comment for the record I'm sure we can still add it to the long list of comments received.

Sent from my iPad

On Feb 4, 2022, at 3:03 PM, Joel Carnes <joelcarnes@gmail.com> wrote:

Shoot. Looking at the agenda, it appears that the information has already been gathered and this is just a meeting to review the report. I sure wish I was aware of this work when it was happening. I would have *loved* to have participated in a focus group. It seems very sad that if you miss one little window of engagement, there is no other meaningful opportunity to participate for years to come. (Giving my 2 mins at the mic during a meeting is not meaningful discussion).

Thanks for at least letting me know that a few other people were engaged. Perhaps we can review outreach methods and see if there are opportunities to actually reach everyone who wants to participate in future versions of this work in the years to come.

~Joel

On Fri, Feb 4, 2022 at 2:50 PM Joel Carnes <joelcarnes@gmail.com> wrote:

I'll be there - thanks, Brad!

~Joel

On Fri, Feb 4, 2022 at 1:55 PM Brad Johnson <bjohnson@ci.claremont.ca.us> wrote:

I will keep your idea in mind. If you want to present that idea to the entire city council tomorrow we are holding a priority setting session from 9am to 3pm virtually. It would not be a bad idea to express your opinion on this. Information is on our city website.

Sent from my iPad

On Feb 4, 2022, at 1:36 PM, Joel Carnes <joelcarnes@gmail.com> wrote:

LOL. I think every public meeting in 2020 was a, er, challenge :)

Next time around I hope we can just get together as reasonable people with shared goals and discuss what we aspire to build in our beautiful city. The folks I talk to aren't opposed to all development - we just want to be part of a process to envision and build an *amazing* Claremont for ourselves and our children and generations to come.

I hope this discussion doesn't take another year to take place, as I fear that there will be nothing anyone can do about the project in question at that point.

Thanks for all you do!

~Joel

On Fri, Feb 4, 2022 at 1:29 PM Brad Johnson <bjohnson@ci.claremont.ca.us> wrote:

Tentatively Jan/Feb 2023. We tried a study session last year or 2020 with Planning Commission. That did not go so well, depending on your perspective.

Sent from my iPhone

On Feb 4, 2022, at 1:13 PM, Joel Carnes <joelcarnes@gmail.com> wrote:

Thanks, Brad.

Are there specific Planning Commission public hearings and/or City Council public hearings where there will be a public discussion about the best use of this resource? I would like to get that on my calendar.

~Joel

On Fri, Feb 4, 2022 at 12:24 PM Brad Johnson
<bjohnson@ci.claremont.ca.us> wrote:

Joel,

In my opinion the best time which would have been each and every time CUSD placed the item on their agenda for action to enter escrow with a private party. This has been done several times over the years. The next best point in the process would be before the Planning Commission and City Council public hearings. The meeting on Feb 16 is to focus on environmental impacts of the proposed project and ask the public and responsible agencies which areas are important for the City to focus on. We may think we know all of those areas but perhaps there is something about the site or the project impact to the surrounding neighborhoods that we do not know. Thank you for staying engaged in this important land use decision making process. Have a great weekend.

Brad

Sent from my iPad

On Feb 4, 2022, at 10:36 AM, Joel Carnes
<joelcarnes@gmail.com> wrote:

Dear Mr. Johnson,

I would like to know where in this process is the point where we discuss whether selling finite public land to an international private developer is in the best interests of Claremont.

I will come to the meeting and express my concerns about this particular project (which are many), but I'm not clear what is the appropriate channel/venue to discuss why we are doing this at all (regardless of the specifics of the proposal at hand). What are the alternatives available to us as citizens of Claremont for determining the highest and best

use of La Puerta? Where is this decision made
and how can I provide input?

Thank you,
~Joel

Joel Carnes
168 E Miramar Ave, Claremont, CA 91711

----- Forwarded message -----

From: **Nhi Atienza**

<natienza@ci.claremont.ca.us>

Date: Thu, Feb 3, 2022 at 3:51 PM

Subject: Notice of Preparation for La Puerta
School Site Specific Plan Draft EIR

To:

Good afternoon,

The attached notice is for your review and
file.

If you should have any questions, please
contact Community Development Director,
Brad Johnson at (909) 399-5470 or via
email at bjohnson@ci.claremont.ca.us.

Nhi Atienza

Senior Administrative Assistant

City of Claremont – Community
Development Department

207 Harvard Avenue

Claremont, CA 91711

(909) 399-5484

Vertical lines on the left side of the page.

Email: natienza@ci.claremont.ca.us

<La Puerta School Site SP_NOP.pdf>

From: [Brad Johnson](#)
To: [Jorge Estrada](#); [Mark Teague](#); [Eric Norris](#)
Subject: FW: NOP for EIR at La Puerta
Date: Monday, February 14, 2022 10:27:21 AM

[Comment on scoping the EIR](#)

From: John Moylan <jjmoylan@aol.com>
Sent: Monday, February 14, 2022 9:01 AM
To: Brad Johnson <bjohnson@ci.claremont.ca.us>; jewilson@cusd.claremont.edu; sllanusa@cusd.claremont.edu; karcher@cusd.claremont.edu; bfass@cusd.claremont.edu; Jennifer Stark <jstark@ci.claremont.ca.us> <Jennifer Stark <jstark@ci.claremont.ca.us>; Corey Calaycay <ccalaycay@ci.claremont.ca.us> <Corey Calaycay <ccalaycay@ci.claremont.ca.us>; Ed Reece <ereece@ci.claremont.ca.us> <Ed Reece <ereece@ci.claremont.ca.us>; Jed Leano <jleano@ci.claremont.ca.us> <Jed Leano <jleano@ci.claremont.ca.us>; Sal Medina <smedina@ci.claremont.ca.us>
Subject: NOP for EIR at La Puerta

Mr. Johnson and city leaders: This is a public comment for the La Puerta scoping meeting. As a Claremont resident of over twenty years and as a voter, I find this project deeply flawed. The number of open spaces in the city is rapidly diminishing. As more and more higher density, in fill housing projects get approved there will be a future need for schools and parks for public use. This land was originally set aside for such public use. To sell and develop it now is short sighted. We need to keep this land public for the long term. We can't be sure of future needs, but once developed, we will never have this land again.

Beyond that this project is out of character with the existing neighborhood. No public spaces or amenities are included. Parking is inadequate, so there will be spillover parking onto Forbes and Miramar. Homes in the neighborhood are at a density of about 24 for this size site. The proposal is for 56. That's just not appropriate.

John Moylan
124 Miramar Ave

EIR

TO: CLAREMONT COMMUNITY DEVELOPMENT DEPARTMENT
RE: PUBLIC SCOPE MEETING LA PUERTA PROPERTY/TRUMARK DEVELOPMENT
FROM: JOYCE SAUTER

CITY COUNCIL INCLUDES CLAREMONT CITY AS AN ADVOCATE ADDRESSING NEEDS FOR CLIMATE CHANGE. ANY EIR IS CLOSELY RELATED TO CLIMATE CHANGE FACTORS.

UTILITIES, ESPECIALLY WATER IS ONE PRIMARY CONCERN SINCE OUR CURRENT DROUGHT COMPARES TO ONE 1200 YEARS AGO AND RECOVERY FROM THIS DROUGHT IS ESTIMATED TO TAKE A CENTURY OR MORE TO RECOUP. ANY FUTURE DEVELOPMENT OF HOUSING SHOULD CAREFULLY CONSIDER THE AMOUNT OF WATER TO BE USED BY NEW RESIDENTS, POSSIBLE SEVERE RATIONING FOR ALL RESIDENTS, COST INCREASES FOR ALL. COLBY CIRCLE & VILLAGE SOUTH ALREADY APPROVED WILL ADD 2-4 THOUSAND MORE RESIDENTS USING WATER.

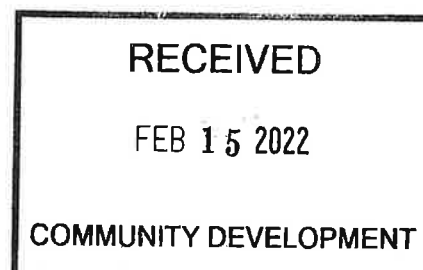
ELECTRIC POWER IS ALREADY IN A STATE OF FLUX WITH ROLLING BLACKOUTS, OLD EQUIPMENT, RISING TEMPERATURES, ETC. DO WE NEED MORE, DENSE HOUSING FOR HUNDREDS MORE RESIDENTS USING WHAT IS AVAILABLE. WHAT DOES THE POWER COMPANY REPORT ABOUT ADDED USEAGE, COSTS ETC. FOR CURRENT RESIDENTS. SOUTH VILLAGE AND COLBY CIRCLE SHOULD BE COUNTED AS UP-COMING USERS TO BE ADDED TO DIMINISHING SUPPLIES AVAILABLE IE WATER AND ELECTRIC POWER.

ADDING 100-200 MORE CARS DRIVING IN LA PUERTA NEIGHBORHOOD ON 2 LANE STREETS OR USING SHORTCUT STREETS TO INDIAN HILL WILL BE A SAFETY PROBLEM, AIR QUALITY PROBLEM & EXIT PROBLEMS FOR CURRENT RESIDENTS. THERE IS NO NEAR PUBLIC TRANSPORTATION AVAILABLE. THE MANY ADDITIONAL CARS FROM TRUMARKS PROJECT IS A DETRIMENT IN MANY WAYS TO THIS NEIGHBORHOOD.

THE CURRENT TRUMARK PLAN IS A FIRE HAZARD. ALTHOUGH THE FIRE DEPARTMENT AGREED THAT FIRE TRUCKS COULD DRIVE ON THE PLANNED STREETS WHAT HAPPENS TO RESIDENTS DURING A CATASTROPHE WITH ONE ENTRANCE/EXIT FOR RESIDENTS TRYING TO GET/DRIVE OUT AND TRUCKS COMING IN. WHEN WILDFIRES SWEEP THRU, (WHEN NOT IF) WHAT IS THE EXCAPE PLAN? REMEMBER, BLAISDELL, CLARABOYA, MT BALDY, KING WAY, ARMSTRONG AND OUR FOOTHILLS DURING A WILDFIRE A FEW YRS AGO.

AESTHETICS OF A NEIGHBORHOOD IS ALWAYS A CONSIDERTION FOR ANY CITY'S DECISIONS RELATED TO DEVELOPMENT. WE CHOSE TO BUY AND LIVE IN THIS NEIGHBORHOOD BECAUSE OF THE SPACIOUS LOTS, SINGLE STORY & A FEW 2 STORY HOUSES, ALL VIEWS OF THE MOUNTAINS, THE MANY PARKS/PLAYGROUNDS NEARBY. THE CURRENT REAL ESTATE INDEX INDICATES OUR HOMES ARE SELLING FOR 1-2 MILLION DOLLARS, AND CURRENT BUYERS ARE LOOKING FOR ONE STORY HOUSES. THE SUBURBAN SPRAWL OF OUR NEIGHBORHOOD IS NOT A MATCH FOR THE TRUMARK PLAN OF DENSITY AND 2 STORY HOUSES.

WITH CONSIDERATION OF THE ABOVE EIR RELATED CONCERNS THE LA PUERTA PROPERTY DEVELOPMENT PLAN SHOULD BE DENIED. CLIMATE CHANGE FACTORS MUST BE CONSIDERED CRUCIAL AT THIS TIME. REMEMBER, THERE IS NO PLANET B.



EIR Scoping Meeting Public Comment

Maura Carter
mauracarter@gmail.com
March 1, 2022

1. **Land Use and Planning:** Land Use & Planning should involve preserving public land for inclusive, assessable *public purposes*. Keep La Puerta Public for Future Generations of Children to Come. Where will future children play, access open space, or go to school and/or have educational opportunities when there is no more land in the future?
2. **Cultural Resources:** We wish to preserve Culture through Educational use of the Land. Please use this scarce, precious piece of public-zoned Land for Educational and Public purposes. Until *all* students are getting 100% on the SAT and college matriculation, and there is no more room for educational growth, the School District should be using all of its land and assets to provide educational benefit to help students grow to their fullest potential, and close the achievement gaps. Use this piece of land for educational purposes, as it is intended. Students have a right to educational support for their needs.
3. **Sustainability:** It is vital to use resources such as Water, Energy, Air Quality, Wildlife Habitats, Biological, Geological, and Utilities, for a Sustainable Future and for Future Generations to Come. We are in a Super-drought, which is the driest 22-year period in California since 800 A.D. We need to consider water, water rationing, water usage, and where needed water will come from, and a future of water reclamation plants and rationing to accommodate growing needs and quickly dwindling water supplies.
4. **La Puerta is NOT the “only piece of available land in Northern Claremont”.** First, it is not available nor appropriate for private development, as it is public land owned by the public, and the School District’s last piece of land. There are many pieces of residential-zoned land listed for sale in Claremont, in all parts of Claremont including Northern Claremont, many of them on Zillow. Build any needed housing on residential land, on appropriate land (public land is NOT an appropriate place). There is no legal mandate to build housing on public land. Stop spreading misinformation about this.
5. **Please conduct the EIR on ALL land that is proposed for rezoning. All 20 acres** were applied for rezoning by Trumark in an application to the City. Please conduct the EIR to include any and all land that is under escrow AND/OR being proposed for rezoning, not just what is shown on the map attached to the email about the EIR. The entire La Puerta land is a single lot, and the entire lot needs to be included in the EIR. No legal definition/description of land amount was given in the purchase agreement, and maps provided by Brad Johnson or word-of-mouth from Brad Johnson are not legally binding documents to attest to how much land the developer is actually purchasing. Due to lack of legal description of the land for purchase, in addition to the latest and only application on file being the one the developer filed with the city to rezone the entire 20 acres and include “Sports Park/Old School Site”, the entire lot needs to be included in EIR process and scope.

6. There is no “moral imperative” to build housing on public-zoned land. Morals and ethics are very different. Ethics are a universal standard code of conduct for a society, whereas morals are subjective and specific to the individual. Housing groups are trying to take away our freedom by imposing their religious and subjective viewpoints/morals onto the community and bypassing any ethical standards for the community. We do not live in a Communist country and therefore do not have to subscribe to subjective views of groups who try to impose them on the community at large. Please abide by community and societal ethics and code of conduct. We have an ethical imperative as a community to promote sustainability, and to preserve open space and public land for future generations to come, and to provide for mental and physical health rights of all individuals.
7. We believe that remaining public land in Claremont should be preserved for public use. Open green spaces and parks must exist for adults and children today and 100 years from now. Selling the last piece of land and also putting housing on public open space is short-sited and is NOT a solution. It will create more injustices than it will solve. **This land currently belongs to the public, and CUSD administrators are STEWARDS only.** Building on public open green space disrupts our environmental human rights to breathe fresh air, to engage in recreation, and to ensure environmental sustainability.
8. Hands-off our public space! Mental and physical health matter! People, and animals, and wildlife have rights, too. Protect and defend and sustain our environment and our public rights to accessible public resources.
9. Keeping Public land Public in no way negates the building of needed housing in Claremont, and calling those who advocate for open space and keeping public land accessible to the public derogatory names such as “NIMBY” and other names, is unacceptable and abusive. Homelessness and housing issues are very important, and building needed housing is in no way in opposition to keeping La Puerta Public for the public good and access. Needed housing should be build in appropriate places, which is residentially zoned land (not stealing public land from the public for private profit and development). Trying to cure one injustice (not having enough housing) by creating another injustice (removing public land from the public, disenfranchising future generations of students and children from access to open space and/or a future school or educational facility, disregarding residents’ mental and physical health, disregarding issues of sustainability) does not work.
10. There is no “Compromise Solution,” as CUSD and Trumark allege on their websites. No one from either CUSD or Trumark discussed any information with people from ‘Keep La Puerta Public.’ In fact, CUSD refused to meet with us, and Trumark has never contacted us. We denounce and condemn their false and misleading information concocted to mislead the public and surreptitiously gain acquiescence of people who support our efforts at Keep La Puerta Public.
11. CUSD egregiously continues to spread disinformation to get public support: La Puerta has not sat “idle” for 40 years. This is a false and misleading statement. There has been no public “local input” for two years. CUSD and the CITY have ignored and disrespected the input provided by proactive, concerned citizens, who took the time and initiative to write or call.

12. CUSD's process for declaring the land as surplus was faulty and is subject to legal review.
13. CUSD plans to use the approximate total of \$12m sales money, (absurdly priced below current market values), in the general fund to support administrators' retirements and make up for poor decisions and inefficient management. Do not steal children's educational futures because of school district financial mismanagement!
14. The City of Claremont officials, many of whom don't even live in Claremont, have pushed this unsustainable development for years, as our elected city leaders look the other way, even while they mouth the words that they support open public space and sustainability. These people are leaving behind a legacy of lack of truth, lack of transparency, environmental and educational disregard, and the unforgivable certainty of voter disenfranchisement.
15. **The most environmentally friendly development for public land is no development at all.** We must support sustainability efforts to preserve our earth and local environmental resources. There will be no more open space. This is the last and final piece of school district land. All the rest has been sold off to buy metaphorical "lockers." There will always be \$1million dollar homes in Claremont. CUSD will always be an unending hungry, voracious, bottomless pit because CUSD continues to make unsound fiscal decisions with our hard earned, generous dollars.

There will be no more open public green space in Claremont.

16. **Any deviation from the General Plan which creates a Specific Plan for this development sets up the parameters for an environmental disaster outside of the city's purview or control and is detrimental to the health and welfare of Claremont residents.**

“The most environmentally friendly development for
public land is no development at all.”

Nhi Atienza

From: Brad Johnson
Sent: Tuesday, March 8, 2022 4:11 PM
To: Nhi Atienza
Subject: FW: La Puerta EIR

From: Katie Sandridge <ktsandridge@gmail.com>
Sent: Thursday, February 17, 2022 9:55 AM
To: Brad Johnson <bjohnson@ci.claremont.ca.us>
Subject: La Puerta EIR

Mr. Johnson,

Thank you for your time devoted to meeting with the public regarding the scope of the EIR of the La Puerta development project. As a nearby neighbor, I have a few comments and suggestions for what should be examined as part of the proposed project's impact review.

1. **SCOPE:** Since multiple versions of Trumark's plans have included portions of the La Puerta park, and their current plan is only in draft form and may change in scope again, it is important to include the entire park as part of the impact review. For example, a previous plan included an access point onto Indian Hill Blvd. This has multiple impacts including but not limited to drainage, traffic, parking at the park, etc. Please consider any possible changes to the park in your impact review.
2. **CHILD TRAFFIC:** Specifically, pedestrian and bike traffic from children commuting to and from school. As you know, there are no schools north of Baseline so twice a day there is a rush of children walking, skateboarding and biking to and from schools several blocks away. I would like the study to discuss the safety of routes children would take from the proposed neighborhood down Forbes and across Baseline to El Roble, CHS and other school campuses. How much will crosswalks at already busy intersections like Baseline and Indian Hill be impacted? If kids choose to dart across Baseline as there is no light at Forbes, how can that be mitigated?
3. **TRAIL TRAFFIC:** How will the additional population contribute to the already overpopulated trail system nearby? How much additional trail and access-point maintenance will need to be budgeted? With no community services as part of the Trumark plan (ie playgrounds, park space), how heavily will nearby parks such as Higginbotham be impacted?
4. **WILDLIFE:** As my neighbor commented on zoom, we have a variety of "charismatic mega-fauna" as neighbors in our area. We have had bears, coyotes, rabbits, possum and lynx on our property and that was just what we were aware of. Please examine the impact on wildlife behavior patterns as well as potentially unsafe interactions between newly displaced animals and the proposed new residents.
5. **TRIBAL IMPACT:** As another neighbor stated, local tribes should be contacted and should participate in the impact review of this area. Every opportunity to include their legacy and rightful claim to the history of this land should be considered. I welcome their recommendations on other possible, more appropriate uses for this public land.

6. FUTURE WINDSTORMS: This property was right in the path of the most destructive winds in the recent windstorm, as evident by downed trees following a line from the mountains down to College Ave. Please examine how similar future storms would impact any development of this specific area.

Overall, it is my opinion as a neighbor of La Puerta park and citizen of Claremont that public land should never be sold, especially to a non-local developer of inefficient housing. This land should remain public for the use of generations to come. Higher density housing should be located closer to services, not above Baseline where there are no schools.

Thank you for your attention to my concerns,

K Sandridge
La Puerta neighbor

To: Claremont Planning Commission, Claremont City Council, and Environmental Impact Report Commission

Re: Trumark Proposal for the La Puerta Site

Date: March 1st, 2022

Greetings,

As citizens of Claremont and owners of a house in the vicinity of the La Puerta site, we have great concern over the proposed plan by Trumark Homes--though we do think that *every* citizen of Claremont should be concerned about aspects of both the initial and the so-called "revised" plan by Trumark.

Ideally, La Puerta should be kept public. That was the intent of those who donated the site to the school district and that is a use that can serve the majority of Claremont citizens, especially if the site is put in good use (expand the sports park, honor the Native Land by creating a Native American garden, etc.) As responsible citizens, who have attended the presentation by the City of Claremont regarding new guidelines for housing that have been recently mandated by the State of California, we understand the requirements for additional housing units; however, La Puerta is not a site of interest and should remain that way as it is designated public and therefore not be considered in these deliberations.

If the land's designation were to ever change from public to residential, there are still several fundamental issues in the Trumark proposal that should be cause for revision and further reconfiguration by Trumark:

- 1) **Incongruence with existing RS-13000 lot sizes.** The Trumark plan includes lot sizes starting at 4,000sq. feet, which are less than 1/3 of the lot sizes of the surrounding area and are also nowhere to be found in Claremont. They want to put 56 houses plus ADUs in the La Puerta lot. These are all very large houses on very small plots, entirely incompatible with what is already on Forbes and surrounding streets. The city previously asked Trumark to consider changing the houses on Forbes to match existing homes, but the request was ignored. Concerned citizens have asked that Trumark create a variety of single and two-story homes, which was also rejected by Trumark in favor of only two-story homes and no real ADUs. In addition, homeowners will be burdened with HSO fees for no HSO amenities.

Given that the previous proposal for development attempted 40 houses and was still considered too high density for the area, how is it that we are worse than square one? Trumark's response to the city's objections to their initial plan (i.e. the response that will be adjudicated at this meeting) basically says, "California wants more housing; if you don't take what we offer now, then what comes later may be much worse!" This constitutes pretty hardline intimidation to citizens and the city; if their proposal is to be reviewed further, Trumark must reduce the number of housing units for the La Puerta property to something more in line with the neighborhoods surrounding it.

2) Environmental Impact and Sustainability:

- a) **Single access road.** The Trumark plan calls for only one entrance/exit. This will put a terrible burden on Forbes, which only has two lanes, and it is unsafe for the amount of traffic it will cause during rush hour, weekends, or certainly during an emergency evacuation. There is not even a cul-de-sac (which by definition has two points of entry/exit) that accommodates that many houses in Claremont, so this design is dangerous and preposterous. **There should be an entrance/exit onto Miramar as well as on Forbes as well as a reduction in units.**
- b) **Impact on existing infrastructure and environment.**
- Trumark must mitigate storm water runoff off from site and reuse runoff water from site. Vernal pools, water retention, etc. (The new site will change the amount of water into the aquifer and increase surface runoff, congesting our existing storm water infrastructure.)
 - A sustainable development must consider existing and surrounding buildings and utility infrastructure. It must respect the existing streets and access from the streets into development. (You don't want 90 homes all coming out into one street, creating congestion.)
 - To be sustainable, the developer must encompass ecofriendly procedures from the beginning and throughout construction. Pesticides and other unnatural substances should be avoided.
 - The site should have a wildfire buffer zone to preserve sustainability. (Trumark shouldn't use LP Park as the buffer from a potential fire.)
 - Reduce paving and save natural plants wherever possible.
 - The development needs to be aware of existing utility infrastructure and the capacity it can sustain without significant upgrades. (Trumark isn't doing any infrastructure improvements beyond their property line.)
 - A sustainable project meets the needs of the present without compromising the needs of future generations. This impacts the potential of future school growth. It also impacts the small lots and subsequent parking for future needs; RV space and multigenerational occupants with cars, and ADU parking.
 - Our Native American population must be consulted throughout the construction process. A written consultation with the local tribe must be secured within 30 days of EIR so that they can be involved in the development. Consult AB 52.
 - Being a Specific Plan, the developer doesn't have to adhere to city's general plan sustainability codes. This creates numerous problems.
- c) **Sale of last public space in Claremont:** The sale of La Puerta and the rezoning to residential deprives future generations of a public space that could be used by all (the public) as it was intended by the Wheeler family who donated the parcel to the school district. It is shortsighted, and it sets a terrible precedent for other public-use areas. What's next on the chopping block? The parks? Last but definitely not least, this rezoning and sale directly violates the trust of the public that their elected representatives

and city officials actually respect the General Plan as the overall contract it has with the citizens in terms of the development of the city.

Thank you in advance for your time and consideration,

Lash Keith Vance

Ph.D., M.Ed, M.A., MSIDT

Ninetta Papadomichelaki,

J.D., M.Ed., M.A.

Nhi Atienza

From: Brad Johnson
Sent: Tuesday, March 8, 2022 4:12 PM
To: Nhi Atienza
Subject: FW: Please add my remarks to scoping meeting for EIR La Puerta site

From: Lynne Westfahl <tunester99@yahoo.com>
Sent: Wednesday, February 16, 2022 7:52 PM
To: Brad Johnson <bjohnson@ci.claremont.ca.us>
Subject: Please add my remarks to scoping meeting for EIR La Puerta site

Hi Brad,

Here are some of my concerns in regards to the La Puerta site:

- 1) The La Puerta site is supposed to be PUBLIC. Public use of this site will not create the environmental repercussions that residential development will present.
- 2) I received notification that I can only water my lawn on specific days. We are in a drought situation and we need to conserve water. The Trumark development will put a strain on our water supply.
- 3) Forbes cannot handle the amount of traffic that this new development will present. Forbes is a two-lane residential street. The safety of children, pedestrians, and bicyclists will be further compromised by the erection of this development.
- 4) The creation of densely-packed housing is incompatible with the current aesthetics of the neighborhood.
- 5) The Trumark development is not safe due to only having one ingress and egress. This is especially problematic in the event of an emergency, such as a fire. How will the residents be able to get out quickly?
- 6) The loss of privacy is problematic, especially for existing homes that will find two-story homes towering over them.
- 7) The Trumark development will result in increased noise and air pollution.

Lastly, many neighbors bought their property with the understanding that the La Puerta site was designated "public," and we never anticipated that this would change. When my husband and I bought our house, we looked to the area north of our house (the mountains), and south of our house (the La Puerta parcel), and thought that nothing could be done to erode our quality of life. Claremont should demonstrate a commitment to its citizens by honoring the zoning designations that are already in place.

Sincerely,

Lynne Westfahl

From: [Mason Prophet](#)
To: [Brad Johnson](#)
Subject: Comments for Environmental Study of La Puerta School Site - Trumark Development
Date: Thursday, March 3, 2022 3:35:50 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Johnson,

I hereby request that the following factors be included in the environmental impact report for the proposed Trumark housing development at the La Puerta School Site:

1. The loss of privacy and quiet enjoyment to the residents living along the southern border of the proposed development, and the effect it will have on their daily lives and property values. Specifically of concern is the unit that Trumark is proposing to build in the Southwest Corner of the lot. This unit will be extremely close to the property line and will tower over the current resident at 2356 Coalinga Court, blocking his existing view, and totally violating the privacy of his house and backyard, as well as my own.
2. Drainage. This site slopes to the southwest. I live at the southwest corner of this proposed development. Any failure to route water from rain and all other sources could threaten the integrity of my block wall, patio concrete, slab foundation, and swimming pool structure.
3. Future school sites. If Claremont Unified School District needs to add another elementary school in future years or decades as more residential property is developed all over the city, and the average age of Claremont residents fluctuates up and down, what other land holdings does the district possess which would accommodate the construction of another campus? What future costs will the liquidation of this land asset impose on the School District and the families who rely upon it? Available land is a finite, and increasingly limited commodity.
4. Why can't properties be developed on this site which are more in keeping with the existing neighborhood? (Mix of 1 and 2 story homes, larger lots, smaller square footage of structures, ample space between homes.) I have seen beautiful mid-range and high end communities built in the style that Trumark is proposing, but they only work if they are in an area with other similar homes and developments, or in wide open spaces that have yet to be developed at all. To simply plunk this misplaced development down in the center of an established neighborhood of a totally different style is a mistake. This development will be a blight on the existing neighborhood. It does not satisfy any affordable housing need. It is obvious that the only reason certain people are pushing for this development with stunningly higher density than any existing residential areas around it is for money, pure and simple. I hope the city of Claremont protects its character, charm, and most importantly, its residents. Please don't give in to this developer or the school district for this cash grab, at the expense of the residents that you represent.

Thank you for your consideration of the above.

Respectfully Submitted,

Mason Prophet
2345 Coalinga Court, Claremont, CA 91711

EIR Scoping Meeting Public Comment

Maura Carter
mauracarter@gmail.com
March 1, 2022

1. **Land Use and Planning:** Land Use & Planning should involve preserving public land for inclusive, assessable *public purposes*. Keep La Puerta Public for Future Generations of Children to Come. Where will future children play, access open space, or go to school and/or have educational opportunities when there is no more land in the future?
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8. Hands-off our public space! Mental and physical health matter! People, and animals, and wildlife have rights, too. Protect and defend and sustain our environment and our public rights to accessible public resources.
9. Keeping Public land Public in no way negates the building of needed housing in Claremont, and calling those who advocate for open space and keeping public land accessible to the public derogatory names such as “NIMBY” and other names, is unacceptable and abusive. Homelessness and housing issues are very important, and building needed housing is in no way in opposition to keeping La Puerta Public for the public good and access. Needed housing should be build in appropriate places, which is residentially zoned land (not stealing public land from the public for private profit and development). Trying to cure one injustice (not having enough housing) by creating another injustice (removing public land from the public, disenfranchising future generations of students and children from access to open space and/or a future school or educational facility, disregarding residents’ mental and physical health, disregarding issues of sustainability).
10. There is no “Compromise Solution,” as CUSD and Trumark allege on their websites. No one from either CUSD or Trumark discussed any information with people from ‘Keep La Puerta Public.’ In fact, CUSD refused to meet with us, and Trumark has never contacted us. We denounce and condemn their false and misleading information concocted to mislead the public and surreptitiously gain acquiescence of people who support our efforts at Keep La Puerta Public.

11. CUSD egregiously continues to spread disinformation to get public support: La Puerta has not sat "idle" for 40 years. This is a false and misleading statement. There has been no public "local input" for two years. CUSD and the CITY have ignored and disrespected the input provided by proactive, concerned citizens, who took the time and initiative to write or call.
12. CUSD's process for declaring the land as surplus was faulty and is subject to legal review.
13. CUSD plans to use the approximate total of \$12m sales money, (absurdly priced below current market values), in the general fund to support administrators' retirements and make up for poor decisions and inefficient management. Do not steal children's educational futures because of school district financial mismanagement!
14. The City of Claremont officials, many of whom don't even live in Claremont, have pushed this unsustainable development for years, as our elected city leaders look the other way, even while they mouth the words that they support open public space and sustainability. These people are leaving behind a legacy of lack of truth, lack of transparency, environmental and educational disregard, and the unforgivable certainty of voter disenfranchisement.
15. **The most environmentally friendly development for public land is no development at all.** We must support sustainability efforts to preserve our earth and local environmental resources. There will be no more open space. This is the last and final piece of school district land. All the rest has been sold off to buy metaphorical "lockers." There will always be \$1million dollar homes in Claremont. CUSD will always be an unending hungry, voracious, bottomless pit because CUSD continues to make unsound fiscal decisions with our hard earned, generous dollars.

There will be no more open public green space in Claremont.

“The most environmentally friendly development for
public land is no development at all.”

From: Mel Stark <mel.stark@verizon.net>

Sent: Tuesday, February 22, 2022 10:39:51 AM

To: jewilson@cusd.claremont.edu <jewilson@cusd.claremont.edu>; sllanusa@cusd.claremont.edu <sllanusa@cusd.claremont.edu>; karcher@cusd.claremont.edu <karcher@cusd.claremont.edu>; bfass@cusd.claremont.edu <bfass@cusd.claremont.edu>; dnemer@cusd.claremont.edu <dnemer@cusd.claremont.edu>; ntosgood@cusd.claremont.edu <ntosgood@cusd.claremont.edu>; Corey Calaycay <ccalaycay@ci.claremont.ca.us>; Jed Leano <jleano@ci.claremont.ca.us>; Sal Medina <smedina@ci.claremont.ca.us>; Ed Reece <ereece@ci.claremont.ca.us>; Jennifer Stark <jstark@ci.claremont.ca.us>

Cc: Mel Stark <mel.stark@verizon.net>

Subject: Support for La Puerta Project

Dear School Board and City Council Members,

As a longtime Claremont resident/homeowner that currently lives in the area near La Puerta I wanted to express my support for the La Puerta project. I am also concerned about the multiple flyers being distributed throughout the community that are spreading misinformation and requesting folks to inundate you with negative comments in an attempt to create the appearance of broad public opposition. Don't believe the hype of a small, but very vocal, group of folks that have organized against this project. This vocal minority does not represent the vast majority of homeowners in Claremont. I have reviewed the latest Trumark proposal and support the much needed development of this vacant land. Hopefully this project will get approved so we can finally develop this blighted land with some much needed new homes.

Sincerely,
Mel Stark

P.S. - No relation to Jennifer Stark, but she does have a great last name.

Nhi Atienza

From: Mike Eschleman <eschltn@verizon.net>
Sent: Monday, February 28, 2022 12:46 PM
To: Brad Johnson
Subject: EIR LaPuerta Park & Development

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Dear Mr. Brad Johnson

Please act upon this email letter, and also forward it to members of the City Council.

Thank you.

I have many concerns regarding the EIR for the development of the LaPuerta park property. My hope is the property will remain as Public land, and continue to be improved upon for the people of Claremont both now and in the future. The current proposal by Trumark to build a large number of houses on one of the last "open spaces" in Claremont will have an adverse effect on our community. I request that the EIR consider the following:

1. The increased traffic of the automobiles from the proposed 56 houses plus ADUs will likely exceed over 100 vehicles from these houses (two vehicles per house). All of these vehicles would exit this housing project from one exit on to the small neighborhood street of Forbes Avenue. The added traffic will also impact other neighborhood streets as most all of this vehicle traffic will flow towards Baseline Road and Indian Hill Blvd. Currently there are twelve (12) houses total on Forbes Avenue between Miramar Ave. and Alfred Ave/ Navarro Dr. where the development is proposed. This project basically quadruples the housing, and accompanying autos, in the area and will result is a significant increase in traffic in this section of our community. The congestion, noise, pollution, and safety will all unfavorably impact the people and children living in this section of our community.

2. The added traffic will negatively impact the safety of the children in this developed community. Currently children ride bikes and play in the neighborhood. This Trumark project will greatly increase the daily traffic on the local street. Furthermore if some disaster from wind and fire were to occur in this development, residents could find it life threatening trying to all exit just one exit along with incoming fire equipment. Perhaps an additional exit on to Indian Hill Blvd should be planned.

3. The city has building regulations within the city and neighborhoods to maintain a certain level of livability. This Trumark development disregards the current regulatory general plan and demands a special specific plan resulting in housing plans and structures that are inconsistent with the existing homes in the community. This has a huge negative effect on the aesthetics and value of the neighborhood. Current home owners purchased their homes with the expectations that the city's general plan and regulations would be maintained.

4. Other EIR issues of concern include added pollution, noise, and biological and geological that would be created.

Finally, the biggest concern I have with this project is the rezoning and sale of one of the last remaining pieces of public land within Claremont. If it is re-zoned and sold off, the city will have lost this land forever. Outdoor space has always been a premium in Claremont and the need continues to grow. Just listen to the current space issues expressed by the girls softball boosters and other sports groups. But this is not limited to just youth sports. We just do not know all the future needs for Claremont and without any land many opportunities will regretfully be lost.

We should not sell a premium long term asset to cover some short term expenses without considering all of the options. Twenty years ago a similar issue arose when the school district decided it no longer needed the Danbury school and the property was surplus. The city could have re-zoned that Danbury public property, sold that land to an outside firm, and pulled in some money to cover expenses. But no, they did not! Instead that City Council used the opportunity to consider ways to create a long term benefit for the community. As a result we built the Claremont Hughes Community Center which is has been a real asset for many, many people in Claremont. I ask that the city staff and city council explore other options for the La Puerta land so that it can remain public land to be used for current and future benefits for the people in Claremont.

Mike Eschleman
2484 Forbes Ave.
Claremont, CA 91711
eschlmt@verizon.net

From: [Monica Steckling](#)
To: [Brad Johnson](#)
Subject: La Puerta Property comment for EIR
Date: Thursday, February 10, 2022 10:23:56 PM

Dear Brad Johnson,

I am writing to you regarding the La Puerta property. I live a couple of blocks from the park and I often run on the Thompson Creek Trail adjacent to the park and empty lot (which leads east to the intersection of Forbes and Miramar). What I always notice is what an eyesore this property has become in our neighborhood. I support the proposed development because it will increase the aesthetic value of our neighborhood, but most importantly, it will provide more housing for residents. I see “Save La Puerta” signs in front of our neighbors’ yards, but they are offering no other solution for the unused land that consists of asphalt, weeds, and piles of fill dirt. Would these same people support a community garden, a youth activity center, or a botanical garden...that would likely need to be funded through some type of city tax? I doubt it. The sale of this property would help the school district and the development of this property would provide much needed housing.

Monica Steckling
Claremont resident

La Puerta site EIR comments 2 March 2022

Questions for an EIR 10 acre site

Explain why the Claremont Colleges never sell their land. CUSD and C Claremont entered a 99 year lease, and why this should not be honored. FYI, we the taxpayers pledged our houses to purchase this land.

Explain why business schools teach that you never sell a long term capital asset for a short term gain.

Explain why it was a good idea for the City of Claremont to sell all the land around the Police Station without thinking ahead for the construction of a new police station.

Explain why it was a good idea for CUSD to sell the land south of the High School for condos, when there was not enough room for any expansion, nor a stadium.

Explain why this project is NOT spot zoning. There is R 3 zoning is on three sides. Residents worked 2 jobs for a number of years to afford their house. Explain why this change does not honor 'the quiet enjoyment' of their property.

Explain why there is a shortage of lighted soccer fields, and how the elimination of this possible resource is to the benefit of the community that paid for the land.

Explain why develop noted that this was 'sustainable' and that massive amounts of earth are needed to be brought in. Explain why a civil engineer cannot 'balance the site'. Explain why streets are not to City of Claremont Standards.

Explain why 99 year leasing of the site was not an option. FYI Marina Del Ray on leased land. Same for a lot of the property around Newport harbor. Every other section in Coachella Valley is leased land. FYI Housing in sites lease for \$2,700 to \$1,100 per month in So Cal.

Paul S. Wheeler

2258 N. Indian Hill Blvd.

Claremont, CA 91711 pwheeler@wheelerarchitects.com

Nhi Atienza

From: Mike Eschleman <eschltm@verizon.net>
Sent: Monday, February 28, 2022 12:13 PM
To: Brad Johnson
Subject: LaPuerta Property- & EIR

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To: Mr Brad Johnson , Director of Community Development
Mr. Johnson forward to :City of Claremont, City Council

Please keep the La Puerta property public land for all age groups. I have traveled to many sports parks from Los Angeles to Saint Barbara. All ages are using our parks for new outdoor activities. Some of the new sports seem to be girls sports including girls flagged football. One large park in Claremont is not enough with all the housing on Baseline Road. Once we loose this beautiful green scape it is gone forever.

Phyllis Eschleman
2484 Forbes Ave.
Claremont CA 91711
eschltm@verizon.ne

From: [ping chang](#)
To: [Brad Johnson](#)
Subject: Fwd: The La Puerta EIR
Date: Tuesday, February 15, 2022 9:35:52 AM

----- Forwarded message -----

From: **ping chang** <2ping689@gmail.com>
Date: Tue, Feb 15, 2022 at 9:33 AM
Subject: The La Puerta EIR
To: <ccalaycay@ci.claremont.ca.us>

Dear Brad Johnson: The Public land should be used for Educational and Public purposes. Our energy crisis in the water and utilities. The overpopulation will affect our environment. The traffic will be worse in the forbes ave and miramar ave. Do you know how many residents in the forbes ave.? And The La Puerta will build more than 50 houses here. We love the City of Claremont but it has been destroyed step by step. Thanks! Ping 2-15-2022

To Brad Johnson, School Board Members, and City Council Members:

We support the non-development of the La Puerta school parcel for the reasons listed below. We believe that actions of community leaders should improve the living conditions for the existing citizens of the community. After all, the existing citizens, and their predecessors, are the ones who paid the taxes required to purchase the land and they should accrue a benefit from it.

However, as we see it the proposed construction of additional housing will not improve the living conditions, but rather cause them to deteriorate by:

1. Adding to congestion—there will be no compensating increase in roadway area, just more cars, drivers, noise, and accidents on the currently existing space.
2. Placing additional demands on limited water supplies--how can we keep adding water consumers without regard to climate warming and the drying up of the Southwest? Existing citizens already face the likelihood of severe water rationing this coming summer. Perhaps we should try solving the water problem first and, once supply is sufficient, offer it to additional consumers? Currently we are doing this backwards!
3. Causing air quality to further deteriorate—Claremont is increasingly seeing more bad air days due to climate change and higher daily temperatures. Eliminating the proposed development may not turn this around, but going ahead with the development will incrementally worsen the air quality situation.
4. Decreasing open space—in the last few years several new housing developments have sprung up along Baseline and Indian Hill. Where are the city parks/fields/green spaces that should have been provided in proportion to the new housing? Where are the additional grass and trees to compensate for all the cement covered areas?

We have an opportunity with this parcel to make it into a park, green space, playing fields, or some combination. Visit the area and observe all the activity on the adjacent playing fields and on the La Puerta trail. Citizens want more green space, not housing developments. Future generations will thank us for not locking this open space into a housing development. Let's maintain the flexibility to adapt these relatively few acres to future needs; needs which may be unknown at present, but are bound to be challenging.

Richard and Diane Heppner
2364 Tulsa Av
Claremont, CA 91711

Good evening. Thank you for your time tonight. My name is Rick Williams and I live near La Puerta. My neighborhood will be impacted by what is potentially being developed at La Puerta. Tonight, I want to talk about environmental concerns with La Puerta being developed. First, La Puerta is a site that has many native animals and vegetation. I am very concerned about the animal displacement and possible extinction since the land has resumed its natural state. Second, I am concerned about the infrastructure upgrades since Trumark will not be making any improvements, just improvements within their property. Our utilities will be compromised, and we could have electrical interruptions. The electrical current flow needs to be thoroughly examined for adding 50 plus homes. Water pressure could be compromised because of number of houses being added to the existing infrastructure. Sewer capacity will be affected, and we all suffer. Third, the specific plan proposal deviates from the general plan and the surrounding environment. The planned development does not match existing aesthetics and land size. Fourth, the cultural aspect of developing the land must be secured. This land was originally inhabited by native Americans. This is their land, and we are occupying it. Native Americans must be contacted throughout the potential development and consulted, especially if human remains are found. They must be given the opportunity to be involved to identify any tribal resources on the site. Please consult AB 52. This land should be reserved for cultural educational purposes for everyone to enjoy and experience. A housing development only benefits a developer and those who can afford the homes. I specifically request that the EIR cover the entire La Puerta parcel (park and empty lot) since the current city documents show the application from Trumark is to rezone the entire parcel from public to residential; all 20 acres.

Thank you again for allowing me to speak.

Rick Williams, Claremont resident and homeowner

Nhi Atienza

From: Brad Johnson
Sent: Tuesday, March 8, 2022 4:05 PM
To: Nhi Atienza
Subject: FW: La Puerta EIR

Follow Up Flag: Follow up
Flag Status: Flagged

From: Robb Bell <robbsribbs@gmail.com>
Sent: Monday, March 7, 2022 12:02 PM
To: Brad Johnson <bjohnson@ci.claremont.ca.us>
Cc: Corey Calaycay <ccalaycay@ci.claremont.ca.us>; Jed Leano <jleano@ci.claremont.ca.us>; Sal Medina <smedina@ci.claremont.ca.us>; Ed Reece <erece@ci.claremont.ca.us>; Jennifer Stark <jstark@ci.claremont.ca.us>
Subject: La Puerta EIR

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Mr. Johnson,

I'm not fully convinced that the development of the La Puerta school property as currently planned by Trumark is in the best long-term interests of the City of Claremont. Once public open-space and land for future park facilities are lost, they are essentially gone forever. While it does appear sadly that development of the property will move forward, it is unfortunate that the apparent unrealistically high-valuation of the property has forced Trumark to construct a residential development of considerably higher density than the surrounding neighborhoods to economically justify their project. It has also led Trumark to construct a development of homes with price tags approaching one million dollars, when much more modestly priced homes are really what Claremont needs to pursue community diversity, equity, and inclusion.

I do have a few concerns with the planned development that should be addressed in the EIR as follows:

Utilities

Utility development in the area did not consider the future potential conversion of the La Puerta school site to residential development. As a result, the capacities of the utilities in the area should be thoroughly analyzed and evaluated to confirm that the planned development will not adversely impact current utility use of the surrounding neighborhoods.

- Can current user water pressures and flow volumes be maintained after the construction and inhabitation of the planned homes, including maintaining required firewater pressures and volumes?
- Is there sufficient capacity in the existing sewer lines that would serve this development?
- Can the reliability and serviceability of the electrical grid in the area be maintained without adversely impacting adjacent users?
- Is there sufficient capacity in the current cable/communication utilities to maintain current levels of service (bandwidth and speeds) without adversely affecting current users?

Traffic and Parking

Obviously, there is a concern that 50 plus new homes in an area will generate increased traffic flows in the connecting streets (Forbes Avenue and Miramar Avenue). The EIR needs to address the anticipated increased traffic flows and evaluate their effect, including adequate ingress and egress to the interior of the development, safety, noise, and air quality.

A concern also exists for parking in the planned development. Claremont, correctly and wisely, does not allow overnight on its City streets. This requirement should apply to the planned development, especially since the proposed streets will be narrower than City standards and sufficient clear paths must be maintained for emergency and fire vehicles. The EIR needs to confirm that sufficient off-street parking will be provided at each new home, especially with those homes that include ADUs.

Storm Water Discharges

New developments must capture and retain the majority of on-site stormwater flows. The current undeveloped La Puerta school site passively accomplishes this requirement. The EIR should address this issue, and provide detailed analysis to comply with this State and County directive. Passive means and methods should be used and evaluated to ensure long-term compliance.

Visual Aesthetics/Viewshed

The homeowners of the existing homes to the south of the planned development have long enjoyed views of the mountains to the north, and consider their viewshed as an economic enhancement to the properties. With an existing school site to the north, there was no concern that these mountain views would be impeded. As a result, the EIR should evaluate the potential adverse impacts, degradation and/or elimination of these existing viewsheds of the homeowners to the south of the La Puerta school site.

Concern also exists for the visual aesthetics and appearance of the development facing Forbes Avenue. Will the new homes blend into the existing neighborhood or will it be apparent that they clearly were inset into the neighborhood? The EIR should evaluate the aesthetics of the planned development relative to the existing and surrounding neighborhood.

Thanks in advance for your consideration of these issues into the preparation of the EIR for the development of the La Puerta school site.

Respectfully submitted,

Robb Bell
Claremont Resident

From: [Brad Johnson](#)
To: [Eric Norris](#); [Mark Teague](#); [Jorge Estrada](#)
Cc: [Nhi Atienza](#)
Subject: FW: La Puerta Site Plan
Date: Wednesday, February 16, 2022 5:56:50 PM
Importance: High

From: Stephen Juliar <stephenjuliar@ca.rr.com>
Sent: Wednesday, February 16, 2022 5:12 PM
To: Brad Johnson <bjohnson@ci.claremont.ca.us>
Subject: La Puerta Site Plan
Importance: High

Good afternoon Brad,

I am positive you have heard numerous valid concerns from my La Puerta neighbors about the proposed development, so I'm going to be quick and to the point.

It's quite clear that Trumark has blatantly ignored both the city's and community's concerns at just about every level. At this point, to save time and expense for the city, our neighborhoods, and the community as a whole; Trumark's current proposal should be immediately disapproved by all city decision makers.

The current plans for this development will gravely impact traffic on Forbes, Baseline, Mills and Indian Hill, and weakening the already strained utility (water & electric) infrastructure. CUSD has tried to push (2) awful development plans down the throats of the La Puerta neighborhood in the last 9 years.

Keeping the land preserved for open space is not a realistic goal, and neither is the proposed development by Trumark. I truly hope all city decision makers agree to not to break the 99-year lease, tell Trumark to pack their bags and make a "true" effort to work with the concerns of the La Puerta neighbors.

It's time to go back to the drawing board and come up with a development that is mutually beneficial to all parties...the only way to do this is to have the community involved and provide assistance to CUSD to actually bring in a developer that is from the Claremont area that can appreciate the concerns of CUSD, The City and the La Puerta neighborhood.

Sincerely,

Steve and Rena Juliar

From: [Stephen Goldwater](#)
To: [Brad Johnson](#)
Cc: [Adam Pirrie](#); [Corey Calaycay](#); [Jed Leano](#); [Sal Medina](#); [Ed Reece](#); [Jennifer Stark](#)
Subject: Comments for La Puerta EIR
Date: Tuesday, February 15, 2022 10:49:58 AM

La Puerta Comments

General Comments:

The Claremont General Plan Chapter 2 introduction includes the following statements among others:

Our unique characteristics and environment are a result of careful and deliberate planning that has produced our city's: 1. Distinct neighborhoods, 2. Feeling of being a village within a metropolis, and 3. Pedestrian friendly surroundings.

The La Puerta development does not feel or fit into the neighborhood labeled North Claremont on the City maps. The proposed development is distinctive from North Claremont and semi isolated from the surrounding area. Most of "North Claremont" area is built three to the acre and provides tree lined streets, well planned parks and open spaces as stated in Chapter 2 of the General Plan, the La Puerta development does not.

Additionally, the introduction includes statements; We protect the character of our residential neighborhoods, New development in the City builds on our history with appropriate and compatible designs. The proposed plan is a compacted plan with faux architecture not compatible with the surrounding neighborhood. The single entry/exit isolates the development from the surrounding neighborhood.

Over the past year there have been five articles in the LA Times appropriate to La Puerta type developments. Just last week the Times published an article on Orange County desiring to keep its current housing characteristics and not lose any more space to density. The other Times articles said that while people were looking to work from home and move out of the big cities, they wanted space with room for the children to play outside and not be on top of their neighbors.

The General Plan states as the Neighborhood Vision for North Claremont, "Preserve the open feeling on these large lots. Maintain historic setback lines, and ensure that home additions or new construction respect the dominant architectural styles and scale.

Currently a significant effort is underway to acquire more green space above Baseline Road. The proposed development does the exact opposite with its highly compacted dwelling plan – less green, more concrete and roofs.

The EIR needs to address why this type of development is needed in Claremont and why a development compatible with the surrounding North Claremont area would not be better for the existing residents, sustainability and the City.

Specific Comments:

The developer is using the allowed Residential 6 zoning as the basis for the development. Residential 6 requires minimum lot sizes of 7500 sq. ft. with minimum dimensions of 50 ft wide by 150 ft. deep. How many of the La Puerta lots meet this requirement and what is the justification for any variation.

The proposed houses are all two story. Considering the reduction in permeable soil and water run off why don't these homes have gray water systems?

The addition of 300 plus cars exiting on Forbes Ave. multiple times a day will create a traffic log jam in the morning hours greater than the one that already exists. A traffic light will be need at Forbes and Baseline Rd. Traffic is already a problem and cutting through on Lamar with a number of small children on that street will be dangerous. Will the developer be required to pay for a light? A traffic study may or may not prove anything. If you live in the area, you know how difficult it is to enter Baseline Road.

The proposed houses are basically four and five bedrooms. Will all the south and west facing roofs have the maximum number of solar panels to support sustainability.

Residents have lived in the area for over fifty years. There should be **zero** blocking of any mountain views from any property east, south and west of the La Puerta site.

The sewer line on Indian Hill was likely built in the 1950's or before the Armstrong and Robert's developments. The developer has stated that is the City's problem. If a larger capacity or modern line is need that seems like it should be the developer's problem. Has the sewer line capacity during peak hours and condition been investigated?

The existing neighborhood to the south has a tree barrier to block the lights and noise from the soccer fields. Is the developer going to plant a barrier not just pile up a dirt berm? If that happens, I expect complaints will come to the City to block the noise if the development is approved without this feature owned and maintained by the Home Owner's Association.

An early plan had a water capture feature to prevent water runoff as there is no storm sewer line on north Indian hill only a very limited capacity sump. Is that feature still included and if it isn't why not?

The area called North Claremont in the General Plan does not allow overnight parking on the streets. The proposed development houses are all four, five and six bedrooms, considering the add on units. Two car garages and short driveways will not accommodate the number of cars likely per house and overnight on-street parking will be required. How will this work without special accommodations from the City. Our street near the proposed site has garbage pick-up before 7:00 AM and also early street sweeping. Why should this special accommodation be allowed?

Since the school district has been dumping dirt and rocks on the La Puerta site the surrounding neighbor hoods including the sports park have been inundated with gophers and moles. My neighbor to the north and I have spent almost \$1,000 getting rid of the gophers so far. ASSO is constantly on the soccer fields trying to rid the area of gophers and filling holes. If construction start and uproots the many animals with burrows on the La Puerta site will the developer and the Home Owners Association be responsible for pest removal and for how long?

Steve Goldwater

From: [Susan Neely](#)
To: [Brad Johnson](#)
Subject: La Puerta
Date: Sunday, March 6, 2022 8:05:36 PM

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Hi,

I am a Claremont resident and live directly north of the proposed La Puerta development. I have several concerns with this development that I would like to include for consideration in the EIR study. These concerns are as a local homeowner and as a long term Claremont resident.

As a neighbor to this development, my concerns relate to increased traffic, parking and noise. In particular, I am very concerned with the home in lot #1 that sits several feet from the property line. On the Thompson Creek side, there is very little foliage and trees; the majority of trees are on the La Puerta property side and are slated to be cut down. Looking at the plans, the property on this lot will be raised up and will sit within 10 feet of the property line which borders Thompson Creek trail. This house will have little privacy on their north side and has the potential to create a visual block at the entrance to the trail. I ask that the EIR include looking at the proximity of this lot to the trail and the lack of privacy.

My second concern is from a larger community standpoint. We need more homes that are affordable for families and we have very limited land to build them on. Using this property to build large, unaffordable homes hurts us as a community. One solution to our issues would be to build smaller houses and more of them. Smaller homes are more likely to be priced at a lower rate and be more affordable to young families. We have neighborhoods in Claremont with beautiful small homes that could be used as a model. We do not have enough of these homes in the north Claremont neighborhoods. It is strange that we have three parks in close proximity to this development but our homes in this area are cost prohibitive for most families.

Along with building smaller homes (1500-1700 sq feet), we should also include small apartment complexes of 6-8 apartments within this development. We should also include some duplex or fourplexes. This type of housing can be found in the village and will only enhance the environment for all. These spaces don't have to be overbearing like some of the apartment developments in neighboring cities. If they are mixed into the neighborhood, we can achieve a higher density of housing and still keep our Claremont charm.

For the EIR, I would like Claremont to look at the impact of this development on our long term housing plans and how we would be able to meet our affordable housing requirements.

Thanks
Susan Neely

16 February 2022

Dear Brad Johnson, Members of the Claremont City Council, and the Claremont School Board:

I write in support of retaining the land designated as “La Puerta” as public space for recreational and educational purposes. I oppose the proposed Trumark Residential Development or any other proposal for residential development in this space. I have lived within several blocks of the “La Puerta” site for the past 36 years and am very familiar with the advantages that it has offered to those living nearby but also for all the residents of Claremont, most particularly its children. My sons grew up playing on the soccer fields, my grandchildren have enjoyed the playing fields when they have visited, and my wife and I have enjoyed walking on and around the property on daily walks for years. I have been particularly struck by the number of people who have enjoyed the open space during the pandemic when opportunities to escape the confines of one’s home have been few.

Open space is limited in a city like Claremont that is increasingly “built out.” Without careful stewardship of the public land now under the city’s control, open space will be even more limited in the years ahead. Once public space is given over to high density residential development with its hardscape footprint, it will be forever lost. Recreational opportunities will go away. Educational possibilities such as the construction of a new school will disappear. I am reminded of a similar consideration while living in the Boston area in the early 1980s. The town where I was a resident was about the size of Claremont and was faced with declining school enrollment. City leaders were offered the opportunity to generate some quick cash by closing and selling a local elementary school and adjacent playground space that doubled as a park for neighbors and their children. Developers converted the school building into condominiums and privatized the park space for residents, denying the neighborhood a valued public gathering place—ball fields, playground equipment and a prime sledding hill in the winter. Within a few years, the town’s school age population unexpectedly boomed—demography is an inexact science—and the town’s remaining schools struggled to absorb the additional youngsters. Like Claremont, the town was fully “built out”, public land was in short supply, and what private land was available was extraordinarily expensive. The town’s earlier decision to sell was a classic case of “penny wise and pound foolish.”

Let us not make the same mistake with the “La Puerta” property. Any reasonable assessment of the cost and benefits of selling this large piece of public property to Trumark or any other residential developer easily determines that this proposal is a non-starter. The only benefit is a modest, one-time infusion of cash for the Claremont School Board. The price paid by Trumark is likely to be well below the market rate for an extremely valuable piece of property. Trumark will undoubtedly earn a handsome profit before moving on to take advantage of another Southern California community strapped for public funds. Five or ten years from now, I fully expect that the Claremont School Board and the residents of Claremont will conclude that surrendering this property for this infusion of cash will conclude that this was short-sighted and unwise. The costs of this transaction are considerable and readily apparent as are the meager benefits.

By approving the sale of this property to Trumark, Claremont loses an extraordinarily valuable piece of property that could be that could be developed for both recreational and educational purposes. Imagine a more fully developed facility for Claremont soccer teams of all ages, teams that regularly face a shortage of available playing fields. Imagine too, newly reconfigured and east-facing softball fields on the undeveloped portion of the property that would provide facilities for deserving Claremont girls that more closely resemble those available to boy's baseball teams. Imagine as well new expanded park options—basketball and sand volleyball courts and playground equipment for the siblings of those taking part in organized sports. Improved and expanded walking paths would be welcomed by neighbors who use the park for daily exercise. And, if demographics change unexpectedly, part of the property could be recovered for a small elementary school where none exist north of Baseline Road.

Options of this sort also make sense in meeting the City's sustainability goals. New high density residential housing will enlarge the hardscape footprint, increase water and power consumption, introduce more traffic congestion and pollution. Public park space can be designed to minimize hardscape and water usage and to make use of native trees and drought-tolerant plantings. Any reasonable environmental impact analysis would conclude that the benefits of public park space far outweigh the benefits of yet another high-density residential housing development. One only has to drive along Baseline Road and look at the high-density residences backed up against the freeway with too little parking, exposure to freeway pollutants, and virtually no green space to realize that we don't need repeat this mistake at La Puerta.

This is not a difficult decision or choice. The City and the School Board should vote to retain the La Puerta property as public space just as the gift to the city specified many years ago. The community will thank you for spending your time imagining how this wonderful resource might be developed to serve Claremont residents for generations to come rather than squandering it by selling it off to just another real estate developer.

Thomas Ilgen
2276 N La Paz Drive
Claremont, CA 91711
909 239 3273