

3. Project Description

3.1 PROJECT CHARACTERISTICS

“Project,” as defined by the CEQA Guidelines, means:

... the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: (1)...enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100–65700. (14 Cal. Code of Reg. § 15378[a])

3.1.1 Project Description

Following is a detailed description of the proposed project and the various discretionary actions, elements and improvements that will be required to be implemented for the proposed project.

3.1.1.1 PROJECT AREA

The “Project Area” as used in this Draft Environmental Impact Report (DEIR) is the area that is proposed to be developed by the project applicant (Trumark Homes) and which would be affected by the discretionary actions and approvals discussed below. The Project Area is an approximately 9.58-acre, roughly square-shaped vacant parcel that was formerly used as a public school by the Claremont Unified School District. (CUSD). The Project Area is shown in Figure 3-1, *Aerial Photograph of Project Area*.

The Project Area does not include the existing La Puerta Sports Park (see Figure 3-1), a park facility leased by CUSD to the City of Claremont and operated by the City. No changes to the sports park are proposed or would occur under the proposed project, with the exception of the construction of a buried sewer line and an improvement of a portion of the existing concrete-lined drainage channel in the southern portion of the park.

Off-site infrastructure improvements associated with the proposed project are described in more detail later in this chapter.

3.1.1.2 PROJECT AREA EXISTING CONDITIONS AND HISTORY

As shown in Figure 3-1, the Project Area is vacant and contains previously developed, disturbed land with some vegetation including shrubs and trees. There are also patches of worn and dilapidated asphalt along the northern end of the site. Imported materials (mostly sand, gravels and cobbles, and scattered boulders) have been stockpiled over time in the southwest quadrant of the Project Area. The Project Area is relatively flat sloping gently to the southwest.

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Prior to its vacant condition, the Project Area was the location of a public intermediate school. After closing as an intermediate school in 1979, the school facility was used for adult school classes that were operated by the CUSD system.

The following history of the Project Area and adjacent La Puerta Sports Park is excerpted from a fact sheet prepared by the City of Claremont for the proposed project (City of Claremont 2020).

- **Prior to 1967.** La Puerta and the surrounding area are used for agricultural purposes.
- **1967.** CUSD purchases the property for a second middle school after El Roble becomes overcrowded.
- **1979.** La Puerta Intermediate School closes. The City enters into a 99-year lease agreement with CUSD for use of the back portion of La Puerta for a sports park.
- **2013.** CUSD board declares the property surplus and holds a public auction to sell the property.
- **2013.** Brandywine Homes is the highest bidder for the property. After two Claremont Planning Commission preliminary review meetings with the community, Brandywine withdraws offer.
- **2015.** CUSD holds second public auction. This time, the highest bidder is Claremont Lincoln University. After conducting several meetings throughout the community, Claremont Lincoln University withdraws offer.
- **2017.** CUSD applies and receives a waiver of competitive bidding requirements from the State Board of Education. By waiving these procedures, CUSD may solicit requests for proposals and then negotiate terms of a property sale with prospective buyers that are more likely to bring a sales transaction to successful close, rather than being required to accept the highest conforming bid.
- **2018.** All buildings and structures onsite were demolished. The only remaining improvement of that school is an area of asphalt paving, which is associated with the prior schools parking areas and play courts.
- **2019.** In June, CUSD Board unanimously approves entering into an agreement with Trumark Homes to purchase the property for \$13,058,000. Trumark Homes is the project applicant for the project being analyzed in this DEIR.

3.1.1.3 PROPOSED PROJECT

The project applicant is seeking City approval of the proposed project, which facilitates the development of 56 single-family detached homes along with all associated access, circulation, infrastructure, and hardscape/landscape improvements, which are described later in this section. However, for purposes of CEQA and as a conservative approach, development of 58 single-family homes is analyzed in this DEIR; the rationale for this is provided later in this chapter. The 58 homes would be built at a density of approximately 6.0 dwelling units per acre (58 units divided by 9.58 acres). All proposed homes would be two stories (up to a maximum of 35 feet in height) and include a two-car garage, driveway, and private yard. Also, approximately 10 of the homes would include integral attached accessory dwelling units, as discussed further below.

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Figure 3-2, *Conceptual Site Plan*, illustrates the conceptual site and landscape design of the proposed project. For residential lot design, the lots would be configured as either a “z-lot” configuration or as conventional rectangular lots (see Figures 3-3, *Conceptual Z-lot Configuration*, 3-4, *Conceptual Conventional Lot Configuration*, and 3-9, *Proposed Tentative Tract Map*). The z-lot configuration would be permitted pursuant to development regulations in the proposed specific plan submitted by the project applicant.

For architecture, the homes would be designed and built in several architectural styles: American Cottage, California Bungalow, California Craftsman, and Spanish. Additional information regarding architecture design and styles is provided later in this chapter.

Project implementation would require City approval of a number of discretionary actions and approvals, which are described in the following section.

3.1.1.4 DISCRETIONARY ACTIONS AND APPROVALS

Under CEQA Guidelines Section 15357, a “discretionary action” is a project that calls for an exercise of judgment or deliberation when the public agency (for the proposed project, the public agency is the City of Claremont) decides to approve or disapprove a particular activity, as distinguished from situations where the public agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances, regulations, or other fixed standards. Claremont is the lead agency under CEQA and has the principal approval authority over the proposed project.

Following is a list of the discretionary actions and approvals the project applicant is seeking from the City in order to implement the proposed project.

- Certification of the EIR and adoption of the Mitigation Monitoring and Reporting Program
- Approval of a General Plan Amendment from Public to Residential 6 (residential homes between 2.1 and 6 units per acre)
- Approval of a Zone Change from Public to Specific Plan
- Adoption of the La Puerta School Site Specific Plan
- Approval of a Tentative Tract Map
- Approval of the Proposed Residential Home Designs
- Approval of an Inclusionary Housing Plan and Inclusionary Housing Agreement per Claremont Municipal Code Chapter 16.036 (Inclusionary Housing Requirements)

Additional details on the discretionary actions are provided below and in Section 3.2, *Intended Use of this EIR*.

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General Plan Amendment

The project applicant proposes amending the Claremont General Plan land use map to change the land use designation for the Project Area (see Figure 3-1, *Aerial Photograph of Project Area*) from Public to Residential 6 (residential homes between 2.1 and 6 units per acre), which is the land use designation of the surrounding neighborhoods.

The adjacent La Puerta Sports Park is not included in the project applicant's proposed General Plan Amendment and would retain its existing Public land use designation.

Existing and proposed general plan designations are shown in Figures 3-5, *Existing General Plan Land Use Designation*, and 3-6, *Proposed General Plan Land Use Designation*.

Zone Change

The project applicant proposes amending the City's zoning map to change the zoning designation for the Project Area from Public to Specific Plan. Changing the zoning to Specific Plan would implement the development and design standards of the proposed Specific Plan. The project applicant is also seeking approval of a Specific Plan, as discussed below.

The adjacent La Puerta Sports Park is not included in the project applicant's proposed Zone Change, and would retain its existing "Public" zoning designation.

Existing and proposed zoning designations are shown in Figures 3-7, *Existing Zoning Designation*, and 3-8, *Proposed Zoning Designation*.

Specific Plan

The project applicant is seeking approval of a Specific Plan, which would provide development and design standards (e.g., building height and setback, density, lot size, design guidelines) for development in the Project Area. The project applicant is proposing adoption of the Specific Plan in part because there are no existing zoning designations in the City that would allow the lot sizes and configurations proposed.

Tentative Tract Map

Although the development of up to 58 single-family homes is analyzed in this DEIR, the project applicant is seeking approval of a tentative tract map to subdivide the Project Area into 56 residential lots for individual ownership. The tentative tract map also includes the creation of four lettered lots, which would be set aside for common area landscaping and access improvements, and four lettered lots for internal streets (see Figure 3-9, *Proposed Tentative Tract Map*).

The tentative tract map also includes creation of a separate legal parcel for the adjacent La Puerta Sports. The La Puerta Sports Park area and Project Area are currently located on one parcel (Assessor Parcel No. 8670-003-900) 19.96 acres in size. The proposed tentative tract map would create a separate parcel for the La Puerta Sports Park, which would continue to be owned by CUSD and leased to and operated by the City.

Figure 3-1 - Aerial Photograph of Project Area



Project Area Boundary

0 250
Scale (Feet)



Source: Nearmap, Inc., 2021.

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Figure 3-2 - Conceptual Site Plan



Project Area Boundary

0 160
Scale (Feet)



Source: Trumark Homes, 2021.

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Figure 3-4 - Conceptual Conventional Lot Configuration

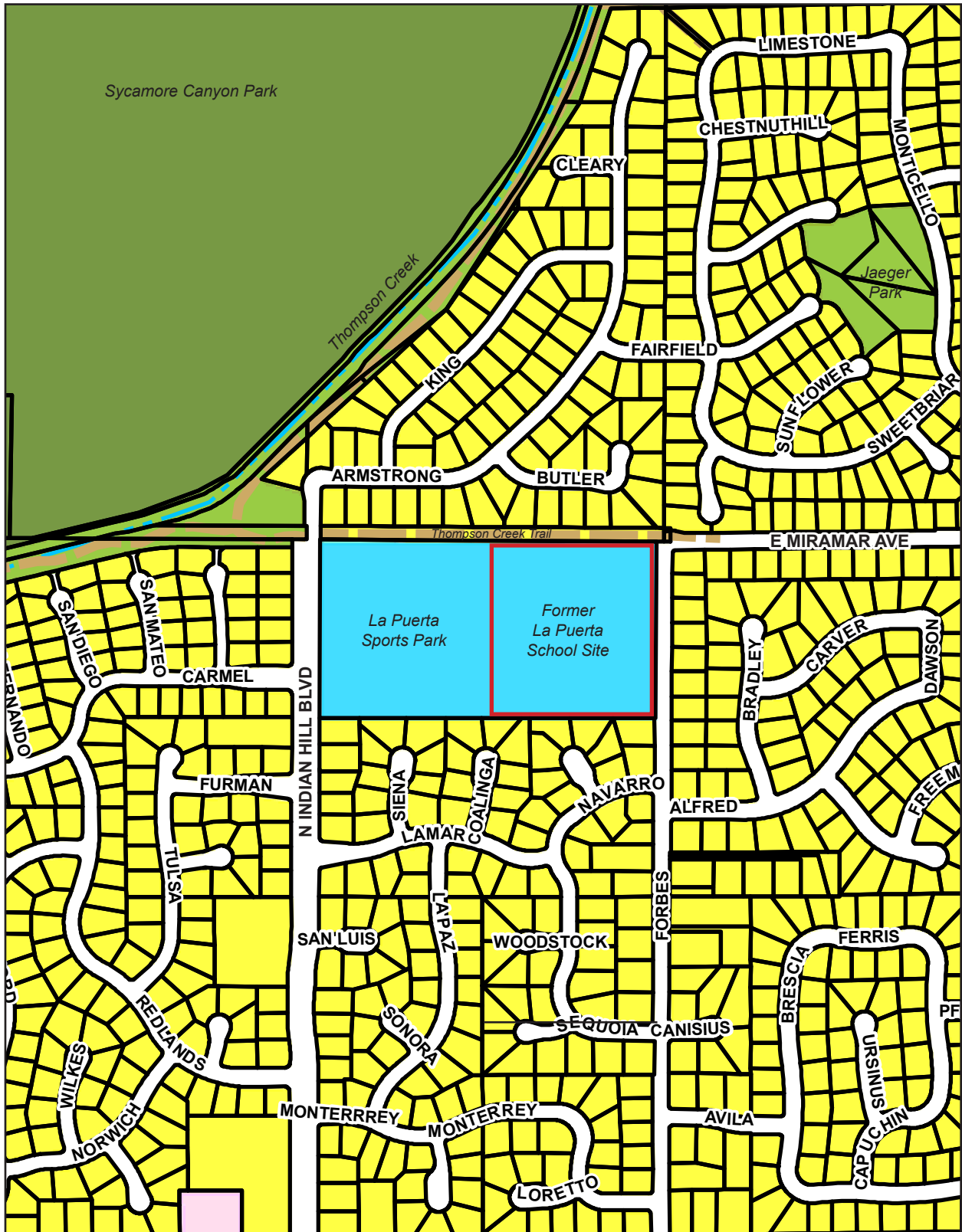


Source: Trumark Homes, 2021.

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Figure 3-5 - Existing General Plan Land Use Designation



 Project Area Boundary	 Park and Resource Conservation	 Public
 Residential 6	 Wilderness Park	 Office/Professional

0 640
Scale (Feet)

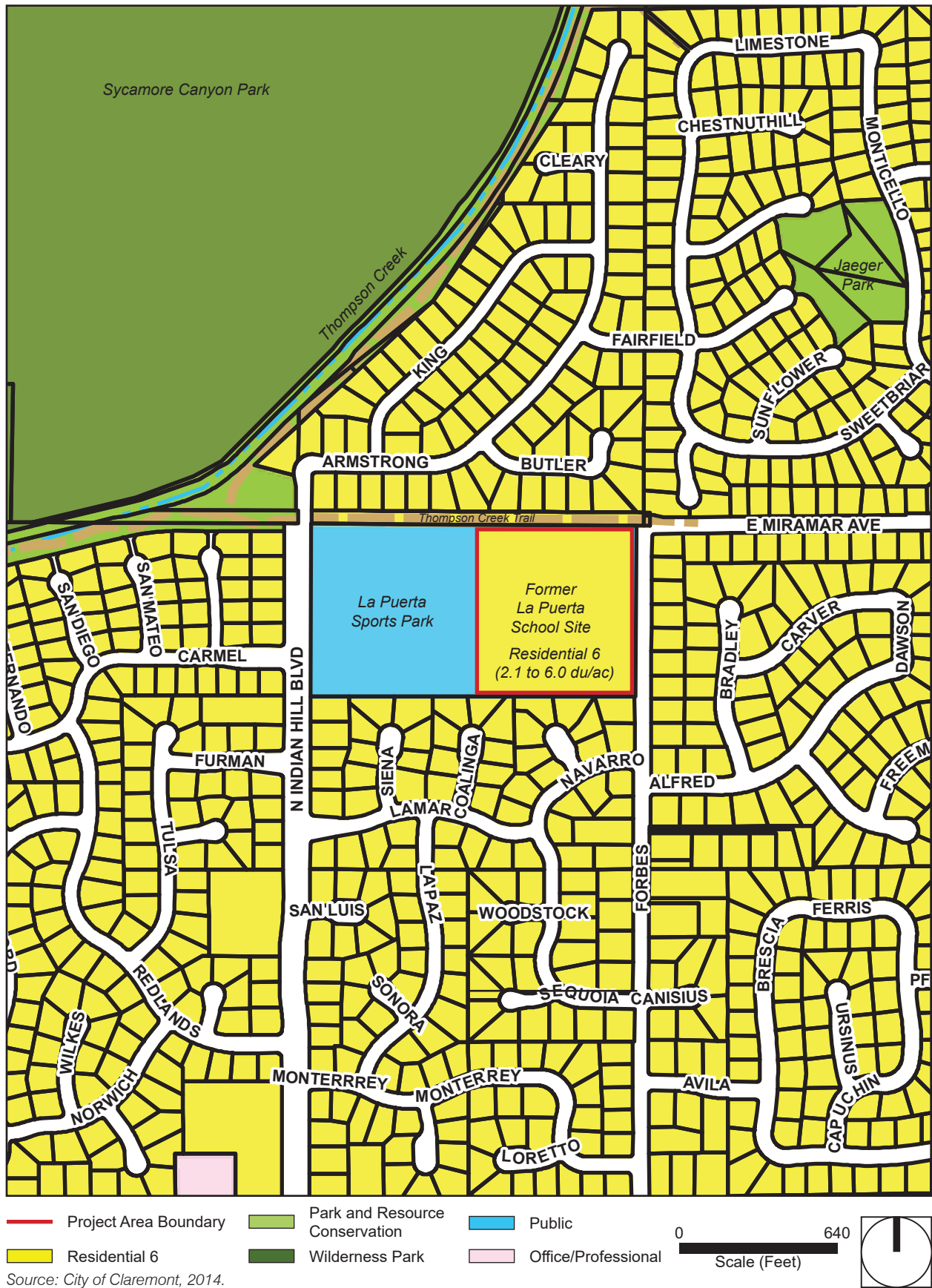


Source: City of Claremont, 2014.

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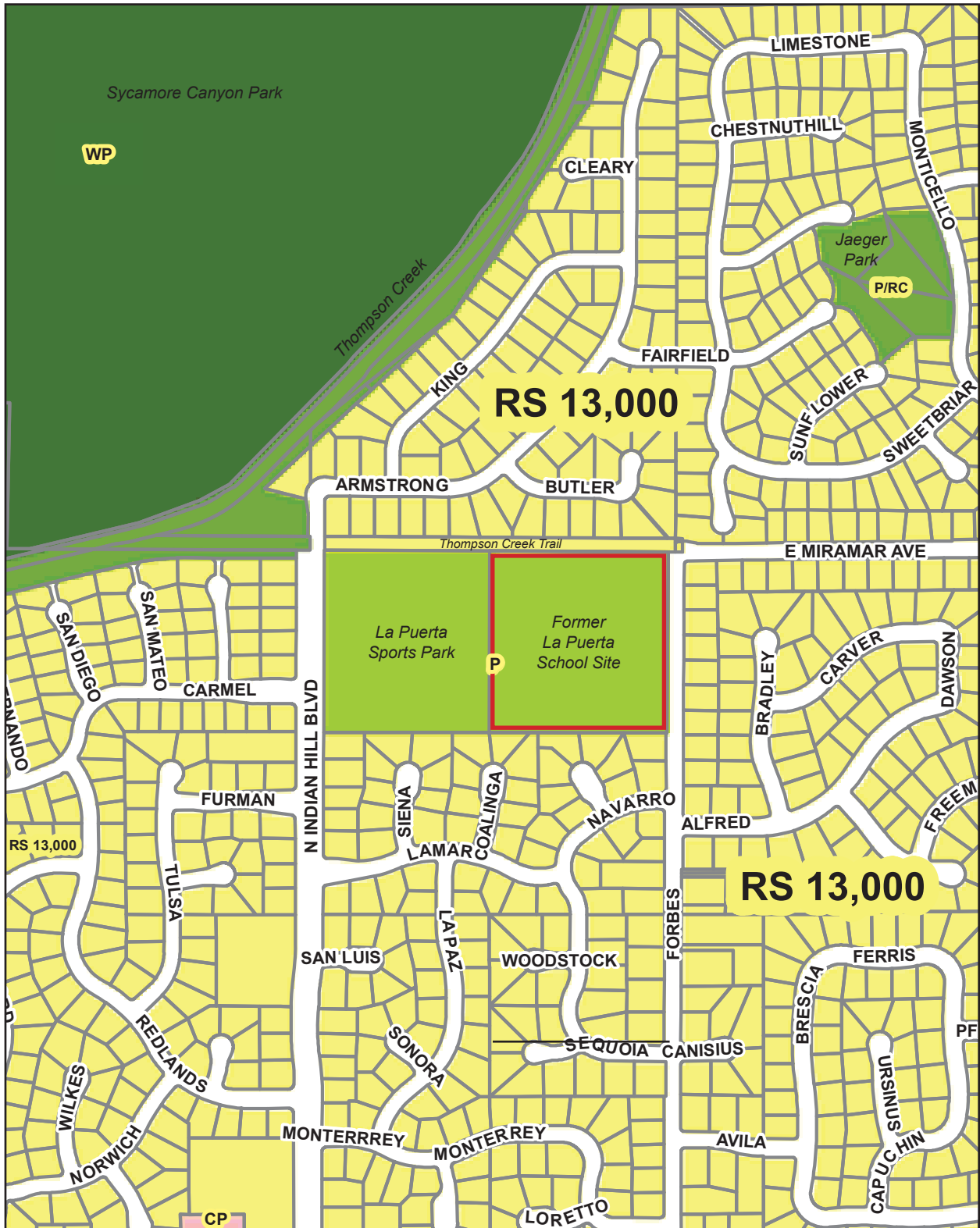
Figure 3-6 - Proposed General Plan Land Use Designation



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Figure 3-7 - Existing Zoning Designation



Project Area Boundary	P - Public	P/RC - Park/Resource Conservation
RS 13,000 - Min Lot Size 13,000 Sq Ft	WP - Wilderness Park	CP - Commercial/Professional

0 640
Scale (Feet)








Source: City of Claremont, 2014.

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Figure 3-8 - Proposed Zoning Designation



 Project Area Boundary	 SP16 - Specific Plan Area 16	 P/RC - Park/Resource Conservation	 CP - Commercial/Professional
 RS 13,000 - Min Lot Size 13,000 Sq Ft	 WP - Wilderness Park	 P - Public	

0 640
Scale (Feet)

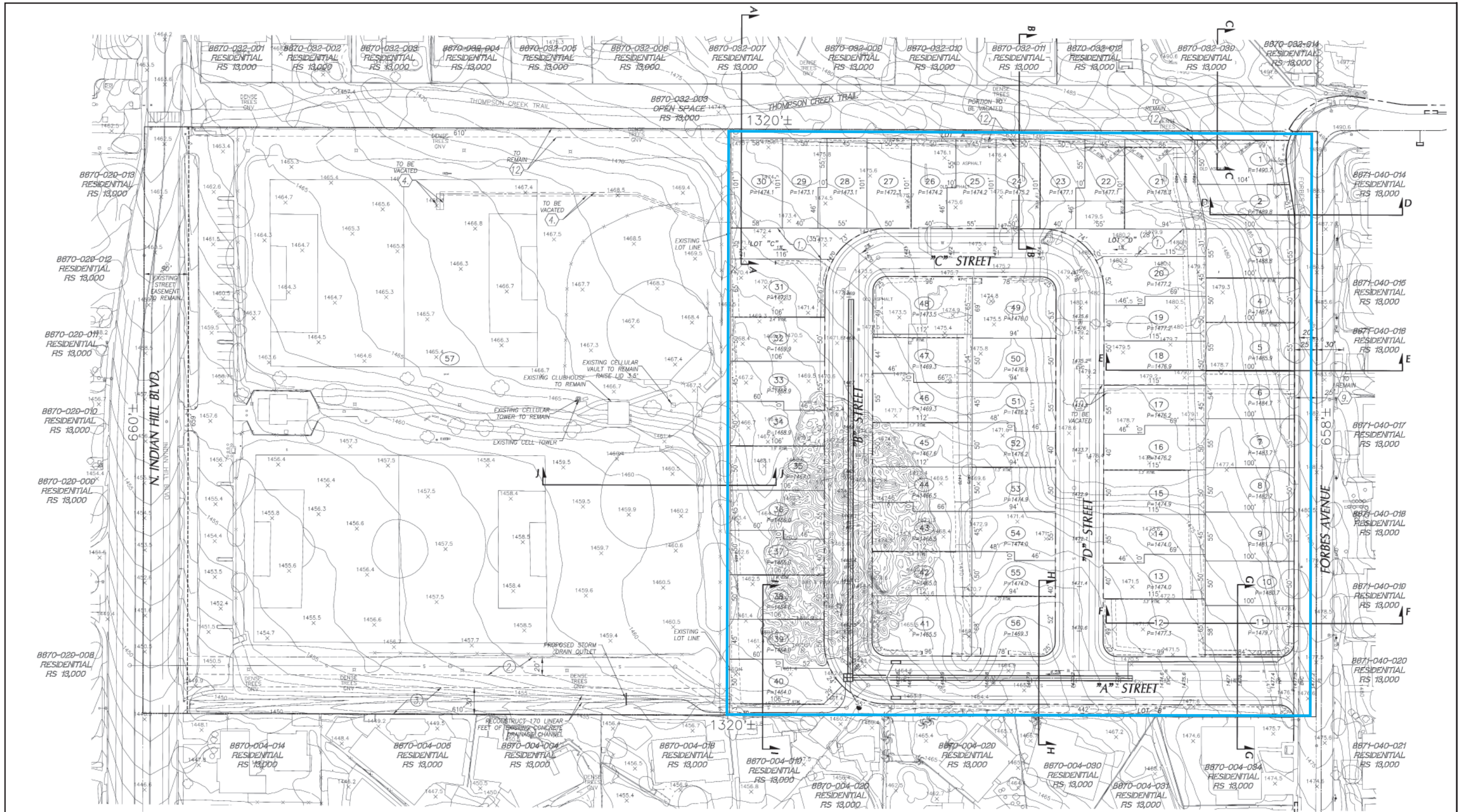


Source: City of Claremont, 2014.

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Figure 3-9 - Proposed Tentative Tract Map



Project Area Boundary

- | | | | | | |
|--|-----------------------|--|---------------|--|-------------------------|
| | PROJECT BOUNDARY | | RIGHT OF WAY | | PROPOSED RETAINING WALL |
| | LOT LINE | | TOP OF SLOPE | | EXISTING CONTOUR |
| | PROPOSED CENTERLINE | | TOE OF SLOPE | | STORM DRAIN |
| | PROPOSED CONTOUR LINE | | DAYLIGHT LINE | | WATER |
| | PROPOSED EASEMENT | | STREET CURB | | SEWER |
| | | | | | PAD ELEVATION |

0 110
Scale (Feet)



Source: Hunsaker & Associates, 2022.

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3.1.1.5 NON-DISCRETIONARY/MINISTERIAL ACTIONS AND APPROVALS

Under CEQA Guidelines Section 15369, non-discretionary or ministerial actions or approvals are those that involve little or no discretion (e.g., connections to utility infrastructure), only apply a checklist or clear requirements to the facts as presented and are often issued “over the counter” with minimal review by local agency staff. These actions or approvals require only conformance with a fixed standard or objective measurement and requires little or no personal judgment by a government agency as to the wisdom or manner of carrying out the action. Generally, non-discretionary or ministerial permits require a public official to determine only that the project conforms with applicable code requirements and that applicable fees have been paid.

Following is a list of the non-discretionary or ministerial actions and approvals the project applicant will need to obtain from the City in order to implement the proposed project.

- Approval and issuance of grading and building permits.
- Approvals for water, sewer, and storm drain infrastructure improvements in the public right-of-way.
- Approval of any roadway improvements and closures needed to implement the improvements.
- Approval and issuance of certificates of occupancy.

3.1.1.6 SPECIFIC PLAN AND PROPOSED LAND USE

The project applicant is proposing the La Puerta School Site Specific Plan (Specific Plan) to implement the proposed general plan land use and zoning designations for the Project Area and allow the development of 58 single-family detached homes. With its adoption, the Specific Plan would serve as the zoning for the Project Area, defining development standards and providing site-specific permitted uses, design standards and guidelines, and infrastructure requirements (see further discussion in following sections).

Statement of Objectives

The following is a list of “purposes” from the Specific Plan. For this DEIR, these purposes are considered the project’s “objectives.” In this DEIR, objectives are used to determine whether project alternatives are valid in that they would achieve some or all of the project’s objectives. Alternatives that would not achieve the project’s objectives need not be examined. The objectives of the Specific Plan are:

- Promote quality development consistent with the goals and policies of the Claremont General Plan.
- Establish development criteria and standards that guide and regulate future development in the Specific Project Area.
- Provide for the development of a single-family residential neighborhood.
- Coordinate the land use, intensity, and scale of development with the goals and policies of the Claremont General Plan.
- Provide new housing opportunities in Claremont.

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- Reduce energy use by the homes in the project by among other things, using solar energy and encouraging clean mobility by including electric vehicle capable infrastructure in every home.

Development intensity

The proposed General Plan and zoning designations, as well as the proposed Specific Plan, would allow residential development at up to 6.0 dwelling units per acre (du/ac). With a permitted density of 6.0 du/ac, development on the 9.58-acre Project Area could result in a development potential of 58 single-family homes (6.0 multiplied by 9.58 equals 58).

As shown in Figure 3-6, *Conceptual Site Plan*, the project applicant proposes to develop 56 single-family detached homes. However, for purposes of CEQA and as a conservative approach, and as noted earlier in this chapter, development of 58 single-family homes is analyzed in this DEIR.

The Specific Plan also allows for the development of accessory dwelling units (ADU). Pursuant to state law that went into effect in 2020 and Section 16.333 of the Claremont Municipal Code (“Accessory Dwelling Units”), the owner of each single-family home would be allowed to build an ADU on their property. This could result in a development potential of 58 ADUs. However, although this represents the theoretical number of ADUs that could be built, it is anticipated that actual number of ADUs built in the Project Area would be much lower due to the small size of the proposed single-family lots (which generally do not have enough area to add an ADU) and reflecting general trends in Claremont, which have seen a relatively small number of property owners seek to construct ADUs.

Based on the proposed tentative tract map (see Figure 3-9, *Proposed Tentative Tract Map*), the City is assuming that a maximum of 10 ADUs will be built in the Project Area. The 10 ADUs was determined based on a realistic scenario of how many future homeowners could construct an ADU because of the anticipated lot sizes and configuration shown in Figure 3-9. The number of ADUs is higher than the City-wide average of ADUs being built in Claremont but is used in this DEIR to provide a conservative estimate of the number of ADUs that would be built in the Project Area.

Development Standards and Design Guidelines

Proposed Development Standards

Any proposed development activities within the Project Area would be required to comply with the proposed development standards contained in Chapter 2, Land Use Regulations, of the Specific Plan. The Specific Plan sets forth the development standards that apply to all residential development projects, plans and activities within the Project Area. The development standards address site development issues (e.g., permitted uses, development intensity, parking requirements, building setbacks and heights) and provide the basic criteria that govern all development within the Project Area. Table 3-1 lists the development standards as outlined in the Specific Plan.

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Table 3-1 Proposed Specific Plan Development Standards

Permitted Uses	
Uses	The uses permitted as described in the Claremont Municipal Code Section 16.001.010, Uses and Development Permitted in the RS Districts. Accessory dwelling units are permitted and subject to the development standards of Section 2.3 of the Specific Plan and requirements of Claremont Municipal Code Chapter 16.333, Accessory Second Units.
Density	Maximums
Dwelling Units Per Acre (du/ac)	6.0 du/ac
Lot Area and Dimensions	Minimums
Size	4,000 square feet
Width	Z-Lot: 40 feet/50 feet Conventional Lot: 50 feet
Depth	90 feet
Setbacks (from property line to structure) ¹	Minimums
Front	14 feet to living area; 10 feet to porch; 8 feet to low wall
Interior Side	5 feet to living area
Street Side	20 feet to garage door; 15 feet to living area
Rear	10 feet to living area; 8 feet to corner lot living area
Driveway	20 feet to garage door
Setbacks (from Forbes ROW to structure) ¹	Minimums
Front	14 feet to living area; 10 feet to porch; 8 feet to low wall
Interior Side	5 feet to living area
Street Side	20 feet to garage door; 15 feet to living area
Rear	10 feet to living area; 8 feet to corner lot living area
Driveway	20 feet to garage door
Private Open Space	Minimums
Per Home	400 square feet with a minimum dimension of 10 feet
Heights	Maximums
Buildings (Measured Finished Grade to Roof Ridge)	2 stories; 35 feet (ADU may be on second story if integrated into primary residence.)
Wall/Fence Along Site Boundary	6 feet
Wall/Fence Between Homes	6 feet
Front Yard/Side Yard Low Walls	3 feet
Parking	Minimums
Garage Interior Dimension (from interior of wall)	9 feet x 20 feet minimum per space
Number of spaces	2 covered spaces per home
On-Street Parking	Permitted, but not to be counted toward meeting parking requirement

¹ Eaves are permitted to encroach in all setback areas up to 30 inches.

² Entry facilities, eaves, and minor architectural features which extend into the area between buildings shall not be considered when calculating the distance between buildings, provided a separation of not less than four feet is maintained by such features.

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Proposed Design Guidelines

As discussed in Chapter 4, Design Standards and Guidelines, of the Specific Plan, the proposed design guidelines contained in the Specific Plan provide the design framework for streetscape, landscape and buildings to convey a unified and unique community character for the Project Area. They establish a direction to ensure a high-quality and aesthetically cohesive environment. While the guidelines establish the quality of the architectural and landscape development for the Project Area, they are not intended to prevent alternative designs and/or concepts that are compatible with the overall project theme. The guidelines can accommodate changes in lifestyles, consumer preferences, economic conditions, community designs and the marketplace, as necessary.”

The following methods, which are stated in Chapter 4 of the Specific Plan, are required to be implemented to achieve the design goal of providing a neighborhood design that borrows from the classic design elements found in Claremont’s existing neighborhoods:

- Provide pedestrian connectivity through the neighborhood.
- Orient homes towards Forbes Avenue so as to fuse this new enclave with the existing neighborhood.
- Provide architecture that minimizes the garage and pushes the living space forward, maximizing the elevation aesthetic.
- All primary homes shall have private outdoor living space (yards, courtyards, and/or porches are encouraged).

For residential lot design, the Specific Plan would allow lots to be configured as either a “z-lot” configuration or as conventional rectangular lots (see Figures 3-7, *Conceptual Z-lot Configuration*, and 3-8, *Conceptual Conventional Lot Configuration*).

Also, to accommodate the City’s preference for a streetscape similar to the homes to the east, across Forbes Avenue, all homes proposed along Forbes Avenue would be required to be designed as traditional lots. Homes along the interior streets are permitted to be designed in the z-lot configuration.

Regarding architecture, the design guidelines allow for flexibility. It is not the intent of the design guidelines to require that all of the identified design components and elements be incorporated into the actual building designs. Rather, the guidelines serve as a “palette” of character defining elements that can be used to create authentic and distinct architecture. Additional styles are permitted to be proposed however, they are required to follow the same principles and attention to detail as the specific styles provided. Newly introduced styles are required to be compatible with the overall Project Area community aesthetic. The following architectural styles are included in the Specific Plan:

- American Cottage
- California Bungalow
- California Craftsman
- Spanish

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For landscape design, the Specific Plan's landscape concept seeks to unify new development in the Project Area. The Specific Plan calls for the planting of streets trees, some of which are of mature size at installation. Onsite landscaping would include the use of native and naturalized plant materials. The Specific Plan includes a detailed planting palette for the Project Area. The primary goal is to incorporate species that are already well established in Claremont, including a variety of traditional trees and shrubs historically found in the area.

3.1.1.7 WALLS/FENCES AND LIGHTING

The Specific Plan would require enclosed private yards. Fences and walls would be required internally between units and along the site boundaries. The fences and walls would provide a means of sound attenuation and privacy for the individual private yards of each residence. They would be designed and provided in accordance with the development standards (including the height standards outlined in Table 1, Proposed Specific Plan Development Standards, above) and design guidelines of the Specific Plan.

Residential development accommodated by the Specific Plan would result in new lighting sources to provide nighttime illumination for the proposed homes (interior and exterior), neighborhood streets, and sidewalks. Nighttime illumination would also be used to enhance security and safety for pedestrians and vehicles. Lighting would be designed and provided in accordance with the development standards of the Specific Plan and Claremont Zoning Ordinance.

3.1.1.8 ACCESS, CIRCULATION, AND PARKING

Vehicular Access, Circulation, and Parking

As shown in Figures 3-2, *Conceptual Site Plan*, and 3-6, *Proposed Tentative Tract Map*, vehicular access to the Project Area would be provided via a stop-controlled entry drive along Forbes Avenue, which would feed into a looped interior private street. The private street would provide direct access to the driveways of each single-family home, with the exception of any homes fronting onto and taking direct access off of Forbes Avenue, which is an existing public street. All vehicular access and circulation improvements would be designed and constructed to City standards. The private street would be maintained by the established homeowner's association (HOA).

The existing La Puerta Sports Park, west of and abutting the Project Area, is accessed via Indian Hill Boulevard. No vehicle access to the Project Area via Indian Hill Boulevard is available or planned.

Parking for residents and visitors would be provided in accordance with the parking requirements of the Specific Plan. For example, all homes would include attached two-car garages that would be accessed via private driveways; project residents would also be able to park on their private driveways. Guest parking would be provided along the internal private street. Public parking along Forbes Avenue, a public street, is also permitted.

Pedestrian Access and Circulation

The existing public sidewalk along the Forbes Avenue project frontage, which forms the eastern Project Area boundary, would remain or be reconstructed. The public sidewalk would connect to sidewalks along the internal private street and to the existing Thompson Creek Trail, which abuts the norther boundary of the Project Area.

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3.1.1.9 INFRASTRUCTURE IMPROVEMENTS AND UTILITY AND SERVICE SYSTEMS

Following is a discussion of the infrastructure improvements and utility and service systems that are anticipated to be needed to accommodate the proposed project. All proposed improvements would require City approval and where necessary, approval from the utility/service provider.

Water System

The Golden State Water Company (GSW) would provide water delivery service to the Project Area. Based on the proposed tentative tract map (see Figure 3-6), new potable water lines would be constructed onsite within the private streets, which would connect via laterals to the existing 12-inch water main in Forbes Avenue. Individual water lines and meters would be provided to each residential parcel; also, landscape irrigation systems would be metered separately to comply with City's Water Efficient Landscape Ordinance requirements.

The public water main in Forbes Avenue is and will continue to be maintained by GSW, while the proposed lateral connections and private water lines would be maintained by the established HOA. Under a conceptual plan, no offsite water line construction or upsizing would be required to accommodate the proposed residential development. However, some construction would occur within the public right-of-way of Forbes Avenue to make the necessary infrastructure connections to the existing water main.

The proposed water system improvements would be designed and constructed in accordance with City, GSW, and Los Angeles County Fire Department requirements (for fire flow adequacy) and would require their approval.

Wastewater System

The City would provide wastewater collection and conveyance service to the Project Area. Based on the proposed tentative tract map (see Figure 3-6), new eight-inch sewer lines would be constructed onsite within the looped private street, which would connect to each residential parcel via individual sewer lines. The new sewer line would connect to a proposed offsite sewer line at a connection point near the southwestern boundary of the Project Area.

The proposed offsite sewer line would be constructed along the southern end of the adjacent La Puerta Sports Park; it would traverse the entire southern park site boundary and connect to the existing sewer main in Indian Hill Boulevard. Specifically, the new sewer line would be installed just north of the existing chain link fence and mow curb, and south of the existing southern playfield (see Figure 3-10, *Proposed Offsite Sewer and Drainage Improvements*). Based on the current southern playfield layout, there is approximately 20 feet between the fence line and the edge of the field. It is proposed that the new sewer line would be installed at a depth of 8 to 10 feet below ground level. Construction and installation of the new sewer line is anticipated to take approximately five working days to complete. It would be installed using a traditional method of trenching using a backhoe—trenching would follow the Occupational Safety and Health Administration's requirement of a 1:1 slope. The sewer line installation would not result in the removal of or impact to any existing trees within the park. Given the proposed sewer line location, coordination of its installation with the City, Claremont Unified School District and Claremont Youth Sports would be required to limit the impact on sports activities at the park.

Figure 3-10 - Proposed Offsite Sewer and Drainage Improvements



Project Area Boundary

0 160
Scale (Feet)



Source: Trumark Homes, 2021.

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Homes located along Forbes Avenue would connect directly to an existing 12-inch public sewer main in Forbes Avenue. Individual sewer lines would be provided to each residential parcel location along Forbes Avenue. The public sewer main in Forbes Avenue is and will continue to be maintained by the City, while the proposed lateral connections and private sewer lines would be maintained by the established HOA.

Apart from the proposed offsite connection to Indian Hill Boulevard, as discussed above, no other offsite sewer line construction or upsizing would be required to accommodate the proposed project. However, some construction would occur within the public right-of-way on Forbes Avenue and Indian Hill Boulevard and within the La Puerta Sports Park to make the necessary infrastructure connections to the existing sewer mains.

The proposed sewer system improvements would be designed and constructed in accordance with City requirements and would require City approval.

Drainage System

Based on the proposed tentative tract map (see Figure 3-6), the majority of the Project Area would be proposed to follow the existing condition drainage pattern—discharging westerly to Indian Hill Boulevard via the existing concrete V-ditch of the adjacent La Puerta Sport Park, which would require offsite drainage improvements within the park's concrete V-ditch.

Specifically, the improvements would occur within the park's concrete V-ditch that lines the southern boundary of the park (see Figure 3-10, *Proposed Offsite Sewer and Drainage Improvements*). The anticipated improvements include reconstruction of a portion (approximately 170 liner feet) of the V-ditch and a proposed storm drain outlet that would carry flows from the Project Area directly to the V-ditch, which as noted above discharges into Indian Hill Boulevard via a parkway culvert. The V-ditch reconstruction would not result in the removal of or impact to any existing trees within the park. Also, reconstruction and use of the V-ditch would require approval of a drainage easement by and between the Claremont Unified School District and project applicant.

The eastern portion of the Project Area would be proposed to discharge drainage flows onto Forbes Avenue.

All site drainage would be handled via new onsite drainage collection, conveyance, and treatment systems. For example, a low flow diversion structure, curb-and-gutter, low flow catch basins, and perforated underground infiltration pipes would be proposed for intercept and treatment of the anticipated drainage flows.

Utilities and Service Systems

Implementation of the proposed project would include utilities and service systems, including electricity (Southern California Edison), natural gas (Southern California Gas Company), and telecommunications (Spectrum and Frontier). Pursuant to the provisions of the Specific Plan, all new utility infrastructure would be installed underground or placed in enclosed spaces (e.g., above or below ground utility closets).

3.1.1.10 GRADING

The Project Area generally slopes from northeast to southwest ranging in elevations from approximately 1,490 feet above sea level at the northeast corner to 1,460 feet above sea level at the southwest corner.

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Under the Specific Plan, the Project Area would be graded to provide streets and level pads for the development of single-family homes. The pad elevations of the lots would generally “step down” from east to west, with the westerly lots being lower than the easterly lots. The existing dirt mounds onsite would be removed or redistributed throughout the Project Area, as necessary.

Grading of the lots would create a small slope condition where the new residential neighborhood would be higher than the adjacent existing park.

To accommodate development, retaining walls are permitted under the Specific Plan.

3.1.1.11 SUSTAINABILITY

As stated in the Specific Plan, the number four goal area stated in the Claremont Sustainable City Plan (Goal Area 4: Sustainable Built Environment) is for a sustainable built environment, which considers new construction, neighborhood development, infrastructure development, and existing development. The Specific Plan would implement Goal Area 4 of the Claremont Sustainable City Plan. The following are strategies that would be implemented by the Specific Plan to implement Goal Area 4 of the Claremont Sustainable City Plan and support sustainable design and construction methods:

- Homes shall be built to Title 24 Code Requirements, at minimum resulting in homes that promote energy efficiency, water use reduction, and improved indoor air quality.
- Photovoltaics shall be provided on each home, reducing impacts on the electrical grid.
- Homes shall be fitted with electric vehicle infrastructure per Title 24 Energy Code requirements.
- Low-flow water fixtures and energy efficient appliances and materials shall be installed per CALGreen requirements.
- The landscape shall be climate appropriate and designed for low water consumption.
- Smart technology shall be used for irrigation controls.

3.1.1.12 PROJECT PHASING AND CONSTRUCTION

The proposed project is anticipated to be completed in three development phases: clearing, grading, and construction. Overall construction is estimated to take approximately 15 months.

According to the project applicant, no soil export is anticipated to be required; however, approximately 1,330 cubic yards of soil import will be required based on the proposed tentative map. No specific locations have been identified at which soil would be excavated to be delivered to the Project Area.

The types and numbers of construction equipment expected to be used during construction activities are summarized in Section 5.2, *Air Quality*. Per City requirements, all construction staging activities and areas would occur within the confines of the Project Area.

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3.2 INTENDED USES OF THE EIR

This DEIR is a project EIR that examines the environmental impacts of the proposed project. This DEIR also addresses various actions by the City and others to approved and implement the proposed project. It is the intent of this DEIR to evaluate the environmental impacts of the proposed project, thereby enabling the City of Claremont, other responsible agencies, and interested parties to make informed decisions with respect to the requested entitlements. The anticipated approvals required for the proposed project are:

Lead Agency	Action
	Proposed Actions
Claremont City Council	Adoption of the La Puerta School Site Specific Plan Adoption of a General Plan Amendment Adoption of a Zone Change Approval of a Tentative Tract Map Approval of the Proposed Residential Home Designs Certification of the EIR Adoption of the Mitigation Monitoring and Reporting Program
Claremont Planning Commission	Recommendation to City Council on following actions: Adoption of the La Puerta School Site Specific Plan Adoption of a General Plan Amendment Adoption of a Zone Change Approval of a Tentative Tract Map Approval of the Proposed Residential Home Designs Certification of the EIR Adoption of the Mitigation Monitoring and Reporting Program
Claremont Traffic and Transportation Commission	Review Traffic Impact Study and Vehicle Miles Traveled Assessment and Recommend Concurrence with Study Findings
Claremont Architectural Commission	Approval of Home Designs and Site Plan
Claremont Tree Committee	City Owned Tree Removal Requests (if any are required)
Claremont Public Art Committee	Approval of Project Public Art if Proposed Onsite vs. Payment of In Lieu Fee
Claremont Community and Human Services Commission	City Owned Tree Removal Requests (if any are required)
	Subsequent Actions
Claremont Architectural Commission Claremont Planning Commission Claremont City Council	Approval of Design Review
Responsible Agencies	Action
Los Angeles Regional Water Quality Control Board	Issuance of a National Pollution Discharge Elimination System Permit (NPDES) for future construction activities
Claremont Unified School District	Approval of any drainage and sewer improvements within the La Puerta Sports Park that are needed to support future development accommodated by the Specific Plan Approval of an easement for the drainage and sewer improvements and use

3. Project Description

3.3 REFERENCES

Trumark Homes. 2023. La Puerta School Site Specific Plan.

Claremont, City of. 2020. Fact Sheet: La Puerta Development.

<https://www.ci.claremont.ca.us/home/showpublisheddocument/15181/637333427055900000>.