



## CITY OF CLAREMONT

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### NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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**NOTICE IS HEREBY GIVEN** that the City of Claremont is considering a recommendation that the Project herein identified will have no significant environmental impact in compliance with Section 15070 of the State of California Environmental Quality Act (CEQA) guidelines. A copy of the **MITIGATED NEGATIVE DECLARATION** and the **INITIAL STUDY** which supports the proposed findings are on file at the City of Claremont, City Hall Planning Counter.

**DATE OF NOTICE:** April 26, 2023

**PROJECT TITLE:** Olson Foothill Project

**PROJECT APPLICANT:** Olson Urban Housing, LLC  
3010 Old Ranch Parkway Suite 100  
Seal Beach, California 90740-2751

**PROJECT LOCATION:** The Project site is located at 1030 West Foothill Boulevard in the City of Claremont, Los Angeles County, California 91711. The Project site is approximately 3.05 acres in size and consists of one parcel identified as Assessor's Parcel Number (APN) 8311-001-016. The Project site is bound by Foothill Boulevard to the north and Towne Avenue to the west and is comprised of vacant land, a parking lot, and ruderal vegetation. As such, the Project site is surrounded by commercial, medical office space, and single-family residential land uses.

**PROJECT DESCRIPTION:** The Olson Foothill Project (proposed Project or Project) would involve the construction of a 56-unit townhome development, including 12 live/work units on a currently vacant 3.05-acre site. The Project site was formally a Marie Callender's restaurant, located at 1030 West Foothill Boulevard, Claremont, California 91711 near the southeast intersection of Towne Avenue and Foothill Boulevard. The Project would require the approval of a Tentative Tract Map, Architectural Review, and a Mixed-Use Development Plan for implementation. In addition, the Project Applicant is providing affordable units in order to utilize additional density and height incentives under State Density Bonus law.

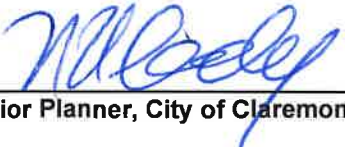
**CEQA DETERMINATION:** In accordance with CEQA, the City of Claremont has completed an Initial Study to determine whether the Project may have a significant effect on the environment. The Initial Study, which reflects the independent judgment of the City, concludes that the Project will not have a significant effect on the environment. All impacts have been determined to have no impact, less than significant impacts, or less than

significant impacts with mitigation incorporated. The City has therefore prepared a Draft Mitigated Negative Declaration, to be considered by the City Council. Pursuant to Section 15072 of the State CEQA Guidelines, the Project site is not on any of the lists enumerated under Section 65962.5 of the Government Code.

**PUBLIC REVIEW:** The public review and comment period for the Initial Study/Mitigated Negative Declaration is from April 26, 2023, to May 25, 2023 (comment letters must be received by 5:00 pm on May 25, 2023). The Mitigated Negative Declaration and Initial Study will be available for public review at the following locations: City of Claremont Planning Division – 207 Harvard Avenue, California 91711 and at <https://www.ci.claremont.ca.us/government/departments-divisions/planning-division/ceqa-documents>.

**PUBLIC COMMENTS:** All comments must be addressed to Nikola Hlady, Senior Planner, City of Claremont Planning Division, 207 Harvard Avenue/PO Box 880, Claremont, California 91711 or via email to [nhlady@ci.claremont.ca.us](mailto:nhlady@ci.claremont.ca.us). If you have any questions or would like any additional information, please contact Mr. Hlady at (909) 399-5322 or [nhlady@ci.claremont.ca.us](mailto:nhlady@ci.claremont.ca.us).

**PUBLIC HEARING:** The project will require a Public Hearings before the City of Claremont Planning Commission and Architectural Commission. The Hearing date will be posted on the City's webpage at <https://www.ci.claremont.ca.us/> at least 10 days in advance of the meeting.

  
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Senior Planner, City of Claremont

4/26/23  
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Date