



T 510.836.4200
F 510.836.4205

1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
richard@lozeaudrury.com

VIA EMAIL

January 18, 2021

Chris Veirs, Principal Planner
Community Development Department
Planning Division
City of Claremont
207 Harvard Avenue
Claremont, CA 91711
cveirs@ci.claremont.ca.us

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

Shelley Desautels, City Clerk
City of Claremont
207 Harvard Avenue
Claremont, CA 91711
sdesautels@ci.claremont.ca.us

Re: **Comment on Draft Environmental Impact Report and CEQA and Land Use Notice Request for Village South Specific Plan (SCH 2019080072)**

Dear Mr. Veirs, Mr. Johnson, and Ms. Desautels,

I am writing on behalf of Supporters Alliance for Environmental Responsibility (“SAFER”) regarding the Draft Environmental Impact Report (“DEIR”) prepared for the Village South Specific Plan (SCH 2019080072), including all actions related or referring to the proposed establishment of vision, policies, standards, guidelines, and an implementation plan for public and private improvements for a transit-oriented, mixed use development within the Village South Specific Plan (VSSP) area, located on 24 acres west of Indian Hill Boulevard, north of Arrow Highway, east of Bucknell Avenue, and south of Santa Fe Street within the City of Claremont, as well as the parcels immediately fronting the east side of Indian Hill Boulevard between Arrow Highway and Santa Fe Street; future development within the VSSP is envisioned as an expansion of Claremont Village, based on the VSSP area’s adjacency to the Claremont Village, the existing Claremont Metrolink Passenger Rail station, and the planned LA Metro Gold Line station (“collectively, Project”).

After reviewing the DEIR, we conclude that the DEIR fails as an informational document and fails to impose all feasible mitigation measures to reduce the Project’s impacts. SAFER requests that the Community Development Department address these shortcomings in a revised draft environmental impact report (“RDEIR”) and recirculate the RDEIR prior to considering approvals for the Project. We reserve the right to supplement these comments during review of the Final EIR for the Project and at public hearings concerning the Project. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997).

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We hereby request that the City of Claremont (“City”) send by electronic mail, if possible or U.S. mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act (“CEQA”), including, but not limited to:
 - Notices of any public hearing held pursuant to CEQA.
 - Notices of determination that an Environmental Impact Report (“EIR”) is required for the Project, prepared pursuant to Public Resources Code Section 21080.4.
 - Notices of any addenda prepared to a previously certified or approved EIR.
 - Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
 - Notices of preparation of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21092.
 - Notices of availability of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
 - Notices of approval and/or determination to carry out the Project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
 - Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
 - Notices of determination that the Project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
 - Notice of any Final EIR prepared pursuant to CEQA.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which require local counties to mail such notices to any person who has filed a written request for them with the clerk of the agency’s governing body.

In addition, we request that the City send to us via email, if possible, or U.S. Mail a copy of all Planning Commission and City Council meetings and/or hearing agendas.

Please send notice by electronic mail or U.S. Mail to:

Richard Drury
Komalpreet Toor
Stacey Osborne
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
richard@lozeaudrury.com
komal@lozeaudrury.com

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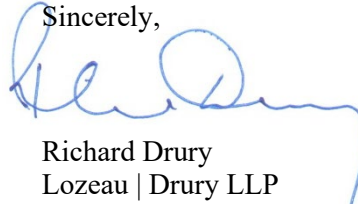
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stacey@lozeaudrury.com

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard Drury', with a long horizontal flourish extending to the right.

Richard Drury
Lozeau | Drury LLP