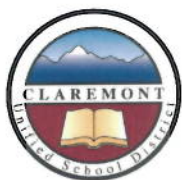


Claremont Unified School District



170 West San Jose Avenue, Claremont, CA 91711-5285
 (909) 398-0609 ext. 70102 FAX (909) 398-0690
<http://www.cusd.claremont.edu>

Board of Education
 Bob Fass, President
 Kathryn Dunn, Vice President
 Richard W. O'Neill, Clerk
 Kathy Archer, Member
 Dr. Alex McDonald, Member

Board Secretary
 Dr. James Elsasser, Superintendent of Schools

October 17, 2024

Mayor Sal Medina
 Claremont City Council
 207 Harvard Ave.
 Claremont, CA 91711

Re: Support for the La Puerta Development Project

Dear Mayor Medina and City Council Members,

On behalf of the Claremont Unified School District (CUSD) Board of Education, we are writing to express our ongoing support for the La Puerta development project, and we urge the City Council to approve Trumark Homes' proposal. This project represents a crucial step in revitalizing an underutilized property while providing immense benefits to both the local community and CUSD.

The former La Puerta Middle School site has been deemed surplus land since 2013 and has remained vacant since 2018. We see this development as a long-overdue opportunity to not only meet the city's housing needs but also secure vital funding for much-needed upgrades to our schools and community infrastructure.

The proposed development, including the construction of 55 single-family homes, is projected to generate approximately \$13 million in proceeds for CUSD. These funds will be allocated toward several essential improvements across the district.

These improvements are critical for enhancing educational facilities and ensuring safety, accessibility, and equity for all students—without placing any additional financial burden on our local taxpayers.

We recognize that this project is designed in collaboration with the Claremont community and reflects feedback from neighbors. Its low-density design, inclusion of affordable housing through six accessory dwelling units (ADUs), and the preservation of adjacent parklands align with the character of the surrounding neighborhoods. The project will also provide over \$1 million to support affordable housing initiatives throughout Claremont.

The timely approval of this project is essential not only for CUSD but also for the entire Claremont community. The longer the site remains unused, the greater the lost potential for funding vital school improvements, housing solutions, and infrastructure enhancements. We ask the City Council to approve this proposal and allow Claremont to move forward with a community-driven plan that benefits students, families, and future generations.

RECEIVED
City of Claremont

OCT 22 2024

City Manager's Office

We appreciate your careful consideration of this matter and look forward to continuing our partnership as we work together to enhance the future of Claremont.

Sincerely,



Dr. Jim Elsasser
Superintendent of Schools
Secretary to the Board of Education

CC:

Mayor Pro Tem Corey Calaycay
Councilmember Ed Reece
Councilmember Jed Leano
Councilmember Jennifer Stark

Claremont Unified School District



170 West San Jose Avenue, Claremont, CA 91711-5285
(909) 398-0609 ext. 70102 FAX (909) 398-0690
<http://www.cusd.claremont.edu>

Board of Education
Bob Fass, President
Kathryn Dunn, Vice President
Richard W. O'Neill, Clerk
Kathy Archer, Member
Dr. Alex McDonald, Member

Board Secretary
Dr. James Elsasser, Superintendent of Schools

October 17, 2024

Mayor Sal Medina
Claremont City Council
207 Harvard Ave.
Claremont, CA 91711

RECEIVED
City of Claremont

OCT 22 2024

Re: Support for the La Puerta Development Project

City Manager's Office

Dear Mayor Medina and City Council Members,

On behalf of the Claremont Unified School District (CUSD) Board of Education, we are writing to express our ongoing support for the La Puerta development project, and we urge the City Council to approve Trumark Homes' proposal. This project represents a crucial step in revitalizing an underutilized property while providing immense benefits to both the local community and CUSD.

The former La Puerta Middle School site has been deemed surplus land since 2013 and has remained vacant since 2018. We see this development as a long-overdue opportunity to not only meet the city's housing needs but also secure vital funding for much-needed upgrades to our schools and community infrastructure.

The proposed development, including the construction of 55 single-family homes, is projected to generate approximately \$13 million in proceeds for CUSD. These funds will be allocated toward several essential improvements across the district.

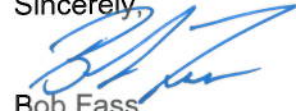
These improvements are critical for enhancing educational facilities and ensuring safety, accessibility, and equity for all students—without placing any additional financial burden on our local taxpayers.

We recognize that this project is designed in collaboration with the Claremont community and reflects feedback from neighbors. Its low-density design, inclusion of affordable housing through six accessory dwelling units (ADUs), and the preservation of adjacent parklands align with the character of the surrounding neighborhoods. The project will also provide over \$1 million to support affordable housing initiatives throughout Claremont.

The timely approval of this project is essential not only for CUSD but also for the entire Claremont community. The longer the site remains unused, the greater the lost potential for funding vital school improvements, housing solutions, and infrastructure enhancements. We ask the City Council to approve this proposal and allow Claremont to move forward with a community-driven plan that benefits students, families, and future generations.

We appreciate your careful consideration of this matter and look forward to continuing our partnership as we work together to enhance the future of Claremont.

Sincerely,



Bob Fass
Trustee, Area #5
President, Board of Education

CC:

Mayor Pro Tem Corey Calaycay
Councilmember Ed Reece
Councilmember Jed Leano
Councilmember Jennifer Stark

Claremont Unified School District



170 West San Jose Avenue, Claremont, CA 91711-5285
(909) 398-0609 ext. 70102 FAX (909) 398-0690
<http://www.cusd.claremont.edu>

Board of Education
Bob Fass, President
Kathryn Dunn, Vice President
Richard W. O'Neill, Clerk
Kathy Archer, Member
Dr. Alex McDonald, Member

Board Secretary
Dr. James Elsasser, Superintendent of Schools

October 17, 2024

Mayor Sal Medina
Claremont City Council
207 Harvard Ave.
Claremont, CA 91711

Re: Support for the La Puerta Development Project

Dear Mayor Medina and City Council Members,

On behalf of the Claremont Unified School District (CUSD) Board of Education, we are writing to express our ongoing support for the La Puerta development project, and we urge the City Council to approve Trumark Homes' proposal. This project represents a crucial step in revitalizing an underutilized property while providing immense benefits to both the local community and CUSD.

The former La Puerta Middle School site has been deemed surplus land since 2013 and has remained vacant since 2018. We see this development as a long-overdue opportunity to not only meet the city's housing needs but also secure vital funding for much-needed upgrades to our schools and community infrastructure.

The proposed development, including the construction of 55 single-family homes, is projected to generate approximately \$13 million in proceeds for CUSD. These funds will be allocated toward several essential improvements across the district.

These improvements are critical for enhancing educational facilities and ensuring safety, accessibility, and equity for all students—without placing any additional financial burden on our local taxpayers.

We recognize that this project is designed in collaboration with the Claremont community and reflects feedback from neighbors. Its low-density design, inclusion of affordable housing through six accessory dwelling units (ADUs), and the preservation of adjacent parklands align with the character of the surrounding neighborhoods. The project will also provide over \$1 million to support affordable housing initiatives throughout Claremont.

The timely approval of this project is essential not only for CUSD but also for the entire Claremont community. The longer the site remains unused, the greater the lost potential for funding vital school improvements, housing solutions, and infrastructure enhancements. We ask the City Council to approve this proposal and allow Claremont to move forward with a community-driven plan that benefits students, families, and future generations.

RECEIVED
City of Claremont

OCT 22 2024

City Manager's Office

We appreciate your careful consideration of this matter and look forward to continuing our partnership as we work together to enhance the future of Claremont.

Sincerely,

A handwritten signature in blue ink that reads "Kathy Archer". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Kathy Archer
Trustee, Area #2
Board of Education

CC:
Mayor Pro Tem Corey Calaycay
Councilmember Ed Reece
Councilmember Jed Leano
Councilmember Jennifer Stark

11/3/2024

To: Claremont City Council

City Manager

Sr. Planning Staff

RECEIVED
NOV 04 2024
CITY CLERK
CITY OF CLAREMONT

From Steve Goldwater

Subject: Issues, current and future, with the La Puerta Specific Plan

There are a number of issues with LA Puerta Specific Plan that should be addressed.

Water Pressure:

In a discussion with the Superintendent for Golden State Water There is only one eight-inch water line running along Miramar that currently serves the entire area east of Indian Hill. We have lived in our house for over fifty years. In the beginning we had 120 plus pounds per square inch (PSI) street pressure. The last time my house was checked the pressure was down to seventy PSI. Golden States say forty PSI is "legal". The last two hot summers I have had to start my irrigation system before five AM – not good for light sleepers. Putting fifty-five plus additional houses on the system likely will cause some problems.

This is a problem that should be addressed now and not after construction has started or is complete and the developer is long gone. Neither the current water customers or the City should pay for a new water main.

Local Traffic:

The EIR predicts 700 local trips per day on and off the site. Using the date the data was collected on the local streets the School District said the date of the study was the day before Good Friday and the start of Spring Break in the School District. Considering that Spring Break was near, that many students were still not attending school in person and the number of people working from home due to COVID, an undercount of traffic is very plausible.

I recognize that traffic issues belong in the Traffic and Transportation Commission but I feel Council should set as a condition that No Right Turn signs during peak morning and afternoon

hours should be put on the three streets that go west from Forbes below Miramar to prevent local street cut throughs except for local traffic.

Rodent Control:

Thousands of yards of dirt fill have been dumped on the site. Since the start of the dumping the surrounding neighborhoods have been inundated with gophers, moles and rats. Just walk along Forbes and notice the holes between the sidewalk and the fence and imagine what the rest of the site contains. I have been fighting holes for at least three years and spent over \$1,000 trying to preserve my yard.

I suggest that a condition be put on the developer, residents of the site, and the future HOA that until a year has gone by after the last home has been landscaped and occupied, the developer or HOA is financially responsible for local rodent control and repair of any damage to surrounding properties.

Site Elevation:

The meeting notice from the City states that the top of the houses will be thirty-five feet. The question is from where is the measurement being taken. With all the fill that has been brought in it appears some houses may be forty feet or more from the original ground level. How much of our mountain view is going to be impacted and why is all the fill necessary. All the surrounding development is generally graded North to South and East to West with the Southwest corner being the lowest part of the lot.

Traffic Noise on Site:

The existing homes adjacent to the site have been in place for about fifty years. Now they will hear 700 cars per day in their back yards. I suggest that the entry/exit street be lowered several feet to minimize the noise.

Sewer Line:

The developer is planning to place a sewer line on the south side of the site and through the park to connect with the trunk on Indian Hill. I understand the line will not impact the soccer fields. Depending on where the line is sited there should be a condition that no mature trees be

removed or damaged. It has taken approximately forty years to provide an effective light shield for the homes to the South.

Thank you for listening

A handwritten signature in black ink that reads "Steve Goldwater". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Steve Goldwater