

NOTICE OF EXEMPTION

To: <input type="checkbox"/> Office of Planning and Research PO Box 3044, Room 113 Sacramento, CA 95812 – 3044 state.clearinghouse@opr.ca.gov	<u>X</u> County Clerk County of Los Angeles 12400 Imperial Hwy, Rm 2001 Norwalk, CA 90650	From: Los Angeles County Homeless Services and Housing 655 Maple Avenue Los Angeles, CA 90014
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PROJECT TITLE: Claremont Gardens, 15-unit permanently affordable housing development

PROJECT LOCATION -- Specific: 956 W. Base Line Road, Claremont, CA 91711

PROJECT LOCATION – City: Claremont	PROJECT LOCATION – County: Los Angeles
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DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: On February 11, 2026, the LA County Homeless Services & Housing signed a Work Order indicating a commitment to provide partial funding for the proposed project. The City of Claremont Architectural Commission approved the project design February 24, 2021; the Claremont City Council approved an agreement for the City to provide partial funding for the project July 28, 2020. The project consists of demolition of an unpermitted garage, filling of an emergency bunker and construction of 15 one-bedroom units of permanent affordable housing (approximately 8,000 square feet) for senior residents on a 0.85-acre lot. The 15 units will be located in two rectangular buildings situated on either side of a central, rectangular courtyard. The buildings will include solar panels, as required by CalGreen and Title 24 of the Uniform Building Code. Outdoor lighting would be directed and shielded so the light source is not directly visible from abutting residential property. The project would be landscaped with plant types inspired by the chaparral plant community, including sage, Ceanothus, lavender, rosemary and other drought tolerant shrubs. Six mature trees will need to be removed for the project; four mature trees will remain. Approximately twelve new 36” box trees will be planted (six Bubba Desert Willow and six Holly Oak trees). A six-foot concrete split face wall will surround the site on three sides (the front would not have a wall). The project will provide high efficiency or enhanced air filters in the HVAC systems for all units and the community space (minimum efficiency reporting value [MERV] 13 or better). An existing historic single-family home on the site was previously proposed to be converted to community space (consistent with Secretary of the Interior’s Standards for Rehabilitation); however, the City of Claremont has confirmed that this component is no longer part of the project due to limitations on funding. The single-family home is currently proposed to remain in its present state for the time being.

NAME OF PUBLIC AGENCY APPROVING PROJECT: Los Angeles County, LA County Homeless Services & Housing

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Tri-City Mental Health and Rebuilding Neighborhoods, LA Inc. (RNLA)

EXEMPT STATUS:

Ministerial (Sec. 21080(b)91); 15268.
 Declared Emergency (Sec 21080(b)(3); 15269(a))
 Emergency Project (Sec 21080(b)(4); 15269(b)(c))
 Categorical Exemption: Class 32 Infill Development, CEQA Guidelines Section 15332; and Class 31 Historical resource restoration/rehabilitation, CEQA Guidelines Section 15331.
 Statutory Exemption

REASONS WHY PROJECT IS EXEMPT: See attachment which is incorporated herein.

LEAD AGENCY CONTACT PERSON: Sarah Mahin, Director, Homeless Services and Housing **Telephone:** (323) 274-3600

IF FILED BY APPLICANT: Not Applicable

1. Attach certified document of exemption finding.
 2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Signature: _____ **Date:** _____ **Title:** Director, Homeless Services & Housing

Signed by Lead Agency Signed by Applicant **Date Received for Filing at OPR:** Not applicable