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September 20, 2021

Brad Johnson
City of Claremont
207 Harvard Avenue
Claremont, CA 91711

Subject: Project Update – La Puerta Park/ Project Changes

Dear Brad,

On behalf of Trumark Homes, I am pleased to submit the following update in response to the planning commission meetings, community outreach, and discussions with various staff. In addition, the proposed changes noted below have been communicated to the Claremont Unified School District as it relates to the park improvements.

Improvements to Sports Parks - La Puerta & Cahuilla

As a result of direct feedback from the Claremont community, Trumark explored plans to expand soccer fields at La Puerta Sports Park and rebuild/modernize softball facilities offsite at Cahuilla Park. This approach required utilizing a small portion of the La Puerta Sports Park, primarily for new public parking.

This concept received praise from local sports leaders, neighbors, educators, coaches, and parents. However, some raised objections, including a neighborhood group called "Keep La Puerta Public." While we believe the plan would have benefited Claremont, we respect their position on this important issue.

Based on feedback from this group and the city, we have removed park improvement plans from the project. This resubmittal shows that the plan will be contained entirely to the former school site and remain a low-density, single-family detached neighborhood. We have also reduced the number of proposed homes by about 15%, significantly increased setbacks from public streets (Forbes Ave.), and reduced overall density.

Grading Plan

Based on feedback from City Staff, we gave direction to our engineering team to analyze existing engineering plans. We asked that they re-analyze grading to limit hauling/import and raising the site more than needed. In response, the attached site plan, conceptual rough grading plan, and earthwork summary has been included as an attachment to the Specific Plan.

The updated plan eliminated all of the proposed import and a reduction in retaining walls throughout the site. As a result of these changes, the overall earthwork quantities have been reduced significantly, as shown below.

Grading Summary			
	Cut	Fill	Import
Previous Plan	145,150	186,349	41,199
Proposed Plan	22,241.00	20,071.00	(2,170.00)

Specific Plan Changes

Based on the changes noted above and the detailed notes from City Staff and City Consultants, we have modified the Specific Plan in several areas. These changes primarily reflect modifications to total unit count, lot sizes, setbacks, and architectural treatments. Additionally, specific language has been added to address comments specific to Forbes, with traditional lot layouts being specified for all homes fronting Forbes Ave.

We look forward to working with the City of Claremont, Claremont Unified School District, Sports Organizations, and the surrounding community. If you have any questions, please contact me (949) 999-9820.

Sincerely,



Eric A. Nelson

Trumark Homes

Vice President - Community Development

CC: Eric Norris – Interwest
Claremont Unified School District
Project Development File