



City of Montclair



Public Notice of Preparation of a Draft Environmental Impact Report for the Montclair Place District Specific Plan

To: All Interested Agencies, Organizations, and Persons
-AND-
State Clearinghouse
Governor's Office of Planning and Research
1400 Tenth Street
Sacramento, California 95814

From: City of Montclair
5111 Benito
Street
Montclair, California 91763

Subject: Notice of Preparation of a Draft Environmental Impact Report and
Public Scoping Meeting for the Montclair Place District Specific Plan

Project Title: Montclair Place District Specific

Plan Project Applicant: City of Montclair

Project Address: 5060 East Montclair Plaza Lane, Montclair, California 91763

Date of Notice: May 20, 2019

This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the City of Montclair (City), as the Lead Agency, will prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the proposed Montclair Place District Specific Plan (Proposed Project).

The City is requesting input from interested individuals, organizations, and agencies regarding the scope and content of the environmental analysis to be included in the EIR for the Proposed Project. In accordance with CEQA, the City requests that agencies review the Proposed Project description and provide comments on environmental issues related to the statutory responsibilities of the agency. A description of the Proposed Project, its location, and a preliminary determination of the environmental resource topics to be addressed in the EIR are contained in this NOP and are described in further detail in the Initial Study for the Proposed Project.

CITY OF MONTCLAIR

5111 Benito Street, P.O. Box 2308, Montclair, CA 91763 (909) 626-8571 FAX (909) 621-1584

Mayor Javier John Dutrey • Mayor Pro Tem Carolyn Raft • Council Members Bill Ruh, Trisha Martinez, & Tenice Johnson • City Manager Edward C. Starr

Project Location: The proposed Montclair Place District Specific Plan area (Plan area) is located in the City of Montclair, which is within the western edge of San Bernardino County. The Plan area encompasses approximately 104.35 acres in the northern portion of the City. The Plan area is bound by Moreno Street to the north, Central Avenue to the east, Monte Vista Avenue to the west, and Interstate 10 to the south (Figure 1, Project Location). The Plan area includes the entire land area of the existing Montclair Place regional mall, located at 5060 East Montclair Plaza Lane, Montclair, California 91763. The Montclair Place regional mall occupies approximately 75 acres of the Plan area. Other existing uses within the Plan area include strip commercial development, freestanding restaurants, a major furniture store, and surface parking. The Plan area is currently located within the City's North Montclair Specific Plan area and is designated as Regional Commercial in the City's general plan. The Plan area is zoned as C-3 General Commercial – North Montclair Specific Plan. The Plan area is situated just south of the North Montclair Downtown Specific Plan area. (The southern boundary of the North Montclair Downtown Specific Plan area is the northern boundary of the proposed Plan area.) The Plan area is approximately 1 mile south of the Montclair Transcenter, which has a Metrolink station and bus services and is a planned future stop for the Metro Gold Line light rail.

The Plan area is surrounded by developed properties on all sides. To the north (across Moreno Street) are commercial, single-family residential, and multi-family residential uses. To the east (across Central Avenue) are commercial uses. To the west (across Monte Vista Avenue) are single-family residential and multi-family residential uses, assisted living, a dialysis center, an adult development center, and Moreno Elementary School. To the south is Interstate 10.

Project Description: The proposed Montclair Place District Specific Plan (MPDSP) would assign and create appropriate Specific Plan land use zones for parcels within the Plan area and would provide development standards and architectural guidelines to guide development in the Plan area through 2040. A key feature of the MPDSP would provide for the demolition of all or a portion of the existing Montclair Place regional mall, some or all of the appurtenant free-standing outbuildings that are currently within the Plan area, and portions of the surface parking lots within the Plan area, to construct a pedestrian-oriented, mixed-use downtown district with structured parking facilities through a series of planned phases. The maximum number of dwelling units envisioned by the MPDSP is approximately 5 million square feet of residential uses (or 6,321 dwelling units) and the total additional non-residential square footage envisioned by the MPDSP is approximately 512,000 square feet. Additionally, the MPDSP provides for the construction of a hotel with approximately 100-200 rooms. Adoption of the MPDSP would replace the existing C-3 zoning of the Plan area with new mixed-use zones and would enable the future development of commercial, office, multi-family residential, hotel, and mixed-use projects within the Plan area.

The Proposed Project would require discretionary approvals from the City of Montclair, consisting of (1) a General Plan Amendment to change the land use designation of the Plan area from Regional Commercial to Planned Development and (2) a zone change to reflect the new zoning for the MPDSP.

Environmental Factors Potentially Affected: As determined by the analysis in the Initial Study, the potential environmental effects of the Proposed Project to be addressed in the Draft EIR will include, but may not be limited to the following: aesthetics, air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and cumulative effects. The Draft EIR will also address other CEQA-mandated topics including alternatives, energy consumption, and growth inducement.

Public Scoping Meeting: The City will hold a public scoping meeting on Tuesday, May 28, 2019 at 6:00 p.m. at City of Montclair City Council Chambers located at 5111 Benito Street, Montclair, CA 91763. The purpose of the scoping meeting is to present information about the Proposed Project and to solicit input, including written comments, on the scope and content of the EIR. Interested parties, including public agencies, are encouraged to attend the meeting to learn more about the Proposed Project and the environmental review process, to express any concerns about the Proposed Project, and to offer comments regarding the scope and content of the EIR. The public scoping meeting information, this NOP, and the Initial Study are posted at the following website: www.cityofmontclair.org.

Public Review and Comments: The City has issued this NOP and made available the Initial Study for public review and comment pursuant to CEQA Guidelines Sections 15082(a) and 15375. The City has established a 30-day public review and scoping period from May 20, 2019 to June 18, 2019 in accordance with State CEQA Guidelines Section 15082. During this period, the NOP and Initial Study may be accessed electronically at the following website: www.cityofmontclair.org. The NOP and Initial Study will also be available for review at the following locations:

City of Montclair
Community Development Department
5111 Benito Street, Montclair, California 91763
Hours: Monday through Thursday from 7:00 a.m. to 6:00 p.m. (except during office closures)

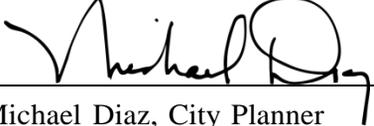
Montclair Branch
Library 9955
Fremont Avenue
Montclair, California 91763
Hours: Monday through Wednesday from 11:00 a.m. to 7:00 p.m., Thursday and Friday from 10:00 a.m. to 6:00 p.m., and Saturday from 9:00 a.m. to 5:00 p.m. (except during library closures)

The City is soliciting comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental effects of the Proposed Project. All scoping comments must be received in writing by June 18, 2019 by 5:00 p.m. (end of the 30-day

public scoping period). All written comments should indicate a contact person for your agency or organization, if applicable, and reference the project name indicated on this NOP in the subject line. Any responsible agencies are requested to indicate their statutory responsibilities in connection with the Proposed Project when responding. Please mail or email your comments and direct any questions to:

Mr. Michael Diaz, City
Planner/Planning Manager City of
Montclair
5111 Benito Street, PO Box 2308
Montclair, California 91763
Phone: (909) 625-9432
Email: mdiaz@cityofmontclair.org

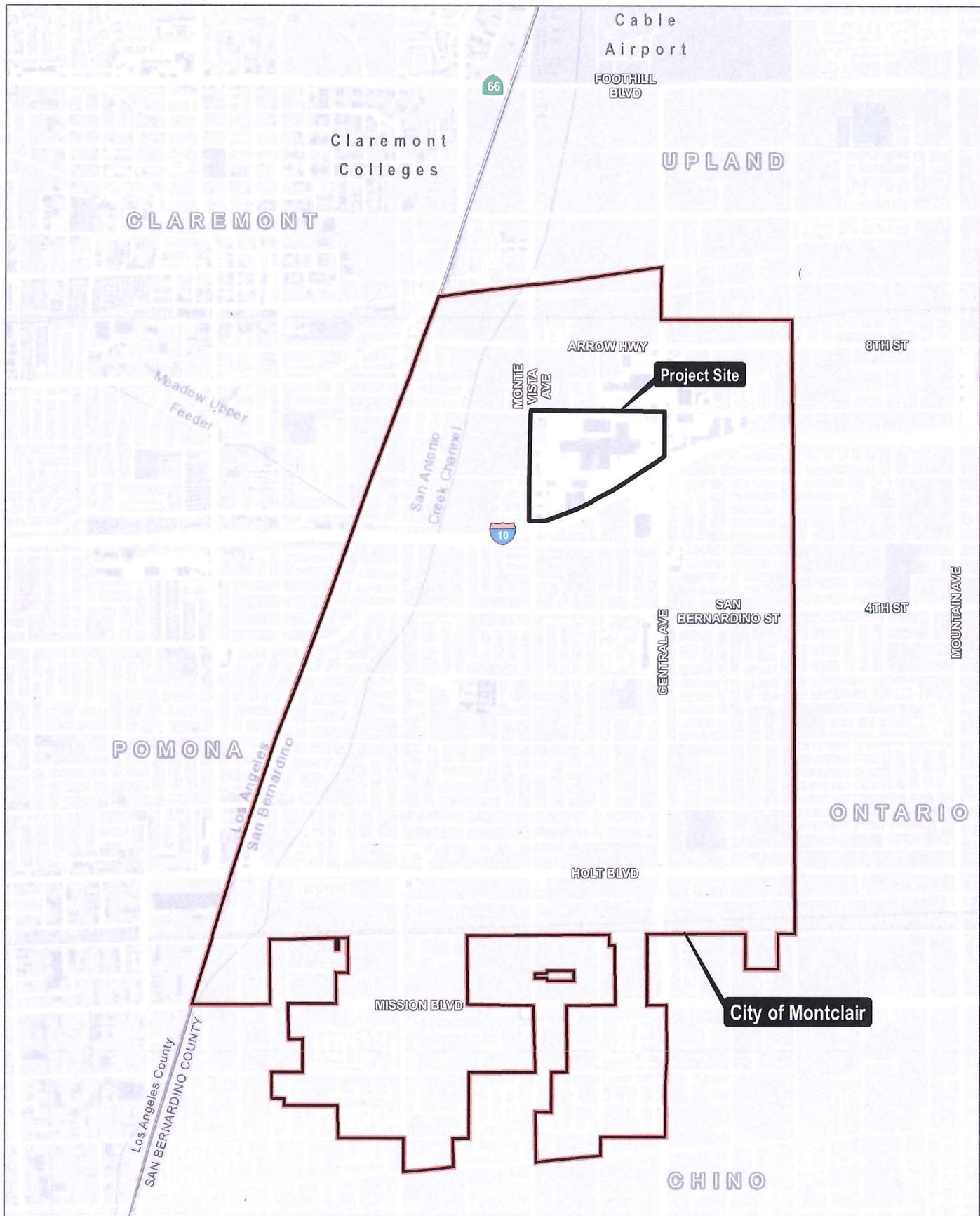
Si desea información en Español acerca de esta propuesta, por favor comuníquese con Silvia Gutierrez en la ciudad de Montclair, al teléfono (909) 625-9435.

Signature:  _____ May 17 2019
Name/Title: Michael Diaz, City Planner _____ Date

Attachment: Figure 1, Project Location

[Click Here to Access the Full Montclair Place District Specific Plan Initial Study](#)

Full Link: <https://www.cityofmontclair.org/comfit/as/IS-MPDSP.pdf>



SOURCE: ESRI 2018

FIGURE 1

Project Location

Montclair Place District Specific Plan

