

FINAL

**Montclair Place District Specific Plan EIR
(SCH No. 2019050011)**

Prepared for:

City of Montclair

5111 Benito Street

Montclair, California 91763

Contact: Michael Diaz, Community Development Director

Prepared by:

DUDEK

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Riverside, California 92501

Contact: Collin Ramsey

SEPTEMBER 2020

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1 Introduction to the Final Environmental Impact Report

1.1 Introduction

This Final Environmental Impact Report (EIR) has been prepared by the City of Montclair (City) to assess the potentially significant environmental effects of the proposed Montclair Place District Specific Plan (MPDSP, or Proposed Project). The City is the lead agency for the Proposed Project under the California Environmental Quality Act (CEQA).

As described in the Draft EIR, the proposed MPDSP would assign and create land use zones for parcels within the approximately 104.35-acre site (Plan area) located in downtown Montclair, just north of the Interstate 10 freeway and just south of the City's North Montclair Downtown Specific Plan Area. The MPDSP would provide development standards and architectural guidelines to guide development in the Plan area through 2040. The majority of the Plan area (approximately 75 acres) is currently occupied by the existing Montclair Place Mall properties. A key feature of the MPDSP would provide for the demolition of all or a portion of the existing Mall, some or all appurtenant free-standing outbuildings, and portions of the existing surface parking lots, 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 for the Plan area envisioned under the MPDSP is 6,621 dwelling units (or approximately 5 million square feet of residential uses), and the total additional commercial square footage envisioned under the MPDSP is approximately 512,000 square feet. Additionally, the MPDSP includes provisions for the construction of a hotel with approximately 100 to 200 rooms. The MPDSP would replace the existing C-3 zoning of the North Montclair Specific Plan for the Plan area with new mixed-use zones, thereby enabling the future development of commercial, office, multi-family residential, hotel, and mixed-use projects within walking and biking distance of the nearby Montclair Transcenter.

This EIR may be utilized by the City and any other governmental entities, as responsible agencies, for approvals needed in connection with the Proposed Project, whether or not such agencies or specific approvals are listed below.

The required discretionary approvals sought by the City consist of the following:

- A General Plan Amendment to reflect the new land uses permitted within the MPDSP area. This area would be re-designated in the General Plan from Regional Commercial to Planned Development.
- A zone change in the official City of Montclair Zoning Map and other exhibits to reflect the new zoning for the MPDSP.
- In addition, the Proposed Project would require a Specific Plan Amendment to remove the Plan area from boundaries of the North Montclair Specific Plan.
- Approval of the MPDSP.

Other regulatory agencies that may also require permits or other approvals for the Proposed Project include:

- Airport Land Use Commission review for Cable Airport and Ontario International Airport
- Native American Heritage Commission and affiliated Tribes for the Assembly Bill 52 consultation process

- California Native American tribes for the Senate Bill 18 consultation process
- Monte Vista Water District approval for the Water Supply Assessment

As described in the CEQA Guidelines, public agencies are charged with the duty to avoid or substantially lessen significant environmental effects, with consideration of other conditions, including economic, social, technological, legal, and other benefits. As required by CEQA, this Final EIR assesses the significant direct and indirect environmental effects of the Proposed Project, as well as the significant cumulative impacts that could occur from implementation of the Proposed Project. This Final EIR is an informational document only, the purpose of which is to identify the significant effects of the Proposed Project on the environment; to indicate how those significant effects could be avoided or significantly lessened, including feasible mitigation measures; to identify any significant and unavoidable adverse impacts that cannot be mitigated to less than significant; and to identify reasonable and feasible alternatives to the Proposed Project that would avoid or substantially lessen any significant adverse environmental effects associated with the Proposed Project and achieve the fundamental objectives of the Proposed Project.

Before approving a project, CEQA requires the lead agency to prepare and certify a Final EIR. The contents of a Final EIR are specified in Section 15132 of the CEQA Guidelines, as follows:

The Final EIR shall consist of:

- (a) The Draft EIR or a revision of the Draft
- (b) Comments and recommendations received on the Draft EIR either verbatim or in summary.
- (c) A list of persons, organizations, and public agencies commenting on the Draft EIR
- (d) The responses of the lead agency to significant environmental points raised in the review and consultation process
- (e) Any other information added by the lead agency

The responses to comments (Chapter 2, Responses to Comments, of this Final EIR) include copies of all the comments received during the Draft EIR public review period, as described further below, as well as responses to all comments received. The lead agency must provide each agency that commented on the Draft EIR with a copy of the lead agency's proposed response at least 10 days before certifying the Final EIR.

In addition to these responses to comments, the Final EIR contains clarifications, corrections, or minor revisions to the text, tables, figures, and appendices of the Draft EIR. The Draft EIR has not been modified to reflect these clarifications, except as shown in Chapter 3, Changes to the Draft Environmental Impact Report, of this Final EIR. The Final EIR will be used by the City of Montclair City Council in the decision-making process for the Proposed Project.

1.2 Contents and Organization of Final Environmental Impact Report

The Final EIR, in compliance with CEQA Guidelines Section 15132, is organized as follows:

Chapter 1, Introduction to Final Environmental Impact Report. This chapter provides general information on, and the procedural compliance of, the Proposed Project and the Final EIR.

Chapter 2, Responses to Comments. This chapter includes a list of those who provided comments on the Draft EIR during the public review period. This chapter also includes the comments received on environmental issues raised during the public review process for the Draft EIR and the City's responses to these comments. Each comment is assigned a comment number that corresponds to a response number and response.

Chapter 3, Changes to the Draft Environmental Impact Report. This chapter contains a summary of changes made to the document since publication of the Draft EIR as a result of comments received. Revisions were made to clarify information presented in the Draft EIR; only minor technical changes or additions have been made. These changes and additions to the EIR do not raise important new issues related to significant effects on the environment, and are insignificant as the term is used in Section 15088.5(b) of the CEQA Guidelines. This chapter describes the changes that were made and presents the textual changes made since public review of the Draft EIR. Changes are signified by strikeout (i.e., ~~strikeout~~) where text was removed and by underlined text (i.e., underline) where text was added.

1.3 California Environmental Quality Act Review

Pursuant to Section 15082 of the CEQA Guidelines, a Notice of Preparation (NOP) dated May 20, 2019, was circulated to 26 interested agencies, organizations, and individuals. The NOP was also sent to the State Clearinghouse at the California Governor's Office of Planning and Research. The State Clearinghouse assigned a state identification number (SCH No. 2019050011) to this EIR. The City also sent the NOP to property owners within a 300-foot buffer of the Plan area and to entities or individuals who own property within the Plan area. Recipients of the NOP were requested to provide responses within 30 days after their receipt. Hardcopies of the Initial Study (IS)/NOP were made available for review at the Montclair Branch Library and at the City's Community Development Department office. An electronic copy of the IS/NOP was also made available on the City's website.

A public scoping meeting was held on May 28, 2019, at the City of Montclair City Council Chambers, to gather additional public input on the scope of the environmental document. The 30-day public scoping period ended on June 18, 2019. In response to the NOP, five comment letters were received during the IS/NOP public review period. Copies of the comment letters received are provided in Appendix A of the Draft EIR. The comment letters provide recommendations for preparing the air quality analysis in the EIR, recommendations for the circulation/transportation design for the Proposed Project, recommendations for sustainability practices that could be incorporated into the Proposed Project, instructions for complying with Assembly Bill 52 and Senate Bill 18 (tribal consultation processes), recommendations for cultural resources assessments, and recommendations for hazardous materials assessments. One comment letter also expressed concerns regarding potential impacts to Moreno Elementary School and Serrano Middle School, both in terms of enrollment and potential hazards that the Proposed Project may pose to the schools. These comments were considered during preparation of the Draft EIR. No CEQA-related comments were expressed at the scoping meeting.

A Notice of Availability of the Draft EIR was sent to agencies and interested parties on July 10, 2020, and the Draft EIR was circulated for a 45-day public review period from July 10, 2020 to August 25, 2020. The City received five comment letters during the Draft EIR public review period. A Planning Commission Meeting was held on August 10, 2020, as another opportunity to gather public comment on the Draft EIR. One public comment was received and responded to during the public hearing. The same commenter also provided written comment to the City. A list of the comments received, a transcript of the Planning Commission Meeting, copies of the comment letters received, and responses to comments are included in Chapter 2, Responses to Comments, of this Final EIR. Chapter 2 will also be mailed out to public agencies that commented on the Draft EIR, 10 days prior to the City of Montclair City Council meeting on the Proposed Project, per CEQA Guidelines Section 15088.

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2 Responses to Comments

This chapter of the Final Environmental Impact Report (EIR) includes a copy of all comments that were received during the public review period for the Draft EIR for the proposed Montclair Place District Specific Plan (MPDSP, or Proposed Project), along with responses to comments in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15088. The public review period for the Draft EIR began on July 10, 2020, and ended on August 25, 2020. A Planning Commission Meeting was held on August 10, 2020, as another opportunity to gather public comment on the Draft EIR. One public comment was received and responded to during the public hearing. The same commenter also provided written comment to the City, and a response is provided in Comment Letter 5, below. Comment Letter 6, as shown on Table 2-1 is transcript of the Planning Commission Meeting held on August 10, 2020.

All written comment letters received on the Draft EIR have been coded with a number to facilitate identification and tracking (see Table 2-1). These numbered comment letters were reviewed and as necessary, divided into individual comments (electronically bracketed), with each comment containing a single theme, issue, or concern. Individual comments and the responses to them were assigned corresponding numbers (e.g., 2-1, 2-2, 2-3). Each numbered comment letter is the submittal of an individual, agency, or organization. To aid readers of the responses to comments, they have been reproduced in this document, with the corresponding responses provided immediately following the comments. The interested parties listed in Table 2-1 submitted comments during the public review period for the Draft EIR.

Table 2-1. Comments Received on the Draft EIR

Comment Letter Designation	Commenter	Date
1	Andrew Salas, Chairman Gabrieleño Band of Mission Indians – Kizh Nation	July 21, 2020
2	Melody Butters	August 11, 2020
3	Ulysses Lim, Resident of the City of Ontario	August 19, 2020
4	Craig Misso, Director of Facilities Planning & Operations, Ontario-Montclair School District	August 20, 2020
5	Bruce Culp, Montclair Resident	August 24, 2020
6	Montclair Planning Commission Meeting Transcript	August 10, 2010

To finalize the EIR for the Proposed Project, the following responses have been prepared for comments that were received during the public review period. These responses will be distributed to the public agency commenters with a copy of the lead agency's proposed response at least 10 days before certifying the Final EIR as required by CEQA Guidelines Section 15088(b).

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Comment Letter 1



GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
 Historically known as The Gabrielino Tribal Council - San Gabriel Band of Mission Indians
 recognized by the State of California as the aboriginal tribe of the Los Angeles basin.

July 21, 2020

Project Name: Montclair Place District Specific Plan Project

Dear Michael Diaz,

Thank you for your letter dated July 10, 2020 regarding AB52 consultation. The above proposed project location is within our Ancestral Tribal Territory; therefore, our Tribal Government requests to schedule a consultation with you as the lead agency, to discuss the project and the surrounding location in further detail.

Please contact us at your earliest convenience. ***Please Note: AB 52, "consultation" shall have the same meaning as provided in SB 18 (Govt. Code Section 65352.4).***

Thank you for your time,

Andrew Salas, Chairman
 Gabrieleno Band of Mission Indians – Kizh Nation
 1(844)390-0787

Andrew Salas, Chairman
 Albert Perez, treasurer I

Nadine Salas, Vice-Chairman
 Martha Gonzalez Lemos, treasurer II

Dr. Christina Swindall Martinez, secretary
 Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

admin@gabrielenoindians.org

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Response to Comment Letter 1

Gabrieleño Band of Mission Indians – Kizh Nation

Andrew Salas, Chairman

July 21, 2020

- 1-1** The comment states a letter was received on July 10, 2020, regarding Assembly Bill (AB) 52 consultation and that the Project location is in Ancestral Tribal Territory; therefore, the Tribal Government requests consultation with the City of Montclair (City) to discuss the Proposed Project and surrounding location in further detail.

The letter sent to the Gabrieleño Band of Mission Indians – Kizh Nation on July 10, 2020, was the Notice of Availability (NOA) for the Draft EIR. Prior to the NOA, the City sent the commenter (Chairman Andrew Salas) a letter pursuant to AB 52 on September 26, 2018. On October 1, 2018, Chairman Andrew Salas responded via email. In the response letter, Chairman Salas requested consulting party status. Additionally, Chairman Salas provided a map of tribal territories and county boundaries, including mitigation measures (MM) for tribal cultural resources (TCRs) within the Kizh Nation Tribal Territory, though the letter did not identify any TCRs or other known cultural resources that could be directly impacted by the Proposed Project.

As no information regarding TCRs has been received by the City, the City determined that no known TCRs are present at the Proposed Project site. However, there is still a low potential for unknown subsurface TCRs to be impacted by the Proposed Project, which could result in a significant impact. Therefore, as discussed in Draft EIR Section 3.14, Tribal Cultural Resources, protocols for the inadvertent discovery of TCRs (consistent with the MM provided by the commenter) is included as **MM-TCR-1**, and treatment of TCRs during an unanticipated find is included as **MM-TRC-2**, which would reduce the potential impact to a less-than-significant level. For these reasons, consultation is concluded, and no further response is necessary.

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Comment Letter 2

From: Melly Butters <mellybutter@yahoo.com>
Sent: Tuesday, August 11, 2020 12:00 AM
To: Michael Diaz <mdiaz@cityofmontclair.org>
Subject: 45-day public comment period

I had trouble finding where exactly that was regarding the public comments. I suppose I will try in this email. I am not too bothered by the mall being turned into this trendy want to be Victoria Gardens. I am however not for the residential housing that goes along with it. I was very unhappy with the project like homes they crammed in there on monte vista, north and south of Arrow. People keep having kids and have no discretion, no thought to what that does on a large scale. Our solution to this is NOT just keep building homes. Its wasteful, and it will bring more crowding, and more crime. I live in the cimmarron oaks complex on monte vista, so this impacts me greatly. I hope this is taken into consideration, and I hope you see it from my point of view and agree. thank you

Melody Butters

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Response to Comment Letter 2

Melody Butters
August 11, 2020

2-1 The commenter is concerned with the residential housing component of the Proposed Project due to its potential for being wasteful, bringing more crowding, and increasing crime. The issue of waste, population growth, and impacts to police services are addressed in the Draft EIR. As discussed in Section 3.3, Energy, the Proposed Project would increase the demand for electricity and natural gas in the MPDSP area, as well as gasoline consumption during construction and operation of future development relative to existing uses. However, implementation of **MM-AQ-1**, **MM-AQ-4** through **AQ-7**, and **MM-GHG-1** would ensure that the Proposed Project would not result in a wasteful, inefficient, or unnecessary consumption of energy resources during Project construction or operation, and impacts would be less than significant.

As discussed in Draft EIR Section 3.10, Population and Housing, the Proposed Project would exceed the Southern California Association of Governments (SCAG) population, housing, and employment growth projections for the City; however, the Proposed Project would represent a nominal percentage of the overall projected population, housing, and employment projections for the County and SCAG region. Although the Proposed Project exceeds the City's projected population growth, the Proposed Project would not stimulate substantial growth outside of the Plan area. Additionally, the Proposed Project would contribute to the County's Regional Housing Needs Assessment housing production goals. Further, the Proposed Project would contribute to the City's job-housing balance, by providing more housing units than jobs in a "jobs rich" City. As described in Section 3.10, to reduce potential impacts that substantial population growth could have on the environment, **MM-AES-1**, **MM-AQ-1** through **MM-AQ-9**, **MM-GHG-1**, **MM-GHG-2**, **MM-HAZ-1**, **MM-HYD-1**, **MM-HYD-2**, **MM-PUB-1**, **MM-TCR-1**, and **MM-TCR-2** are included. However, even upon implementation of these measures, the Proposed Project would still exceed SCAG's forecasted population growth within the City, and impacts related to population growth are considered significant and unavoidable.

With regard to more crime (and thus an increase in demand for police services provided by the Montclair Police Department), the anticipated population increase would result in an increase in activity in the planning area. However, the Proposed Project would not result in a deviation from the average response times currently recorded as the Plan area is accessible via many thoroughfares and cross-streets.¹ Additionally, all development proposed under the Proposed Project would result in the payment of both developer's fees and property taxes, both of which would result in additional revenue available to the City and, indirectly, would result in increased revenue available to the Montclair Police Department. As such, and as discussed in Draft EIR Section 3.11, Public Services, impacts related to police protection are less than significant.

¹ City of Montclair Police Department. 2019. Personal communication with Captain J. Reed. August 12, 2019.

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Comment Letter 3

-----Original Message-----

From: Ulysses Lim <ulyssesmlim@gmail.com>
Sent: Wednesday, August 19, 2020 12:55 AM
To: Michael Diaz <mdiaz@cityofmontclair.org>
Subject: Proposal to convert Montclair Mall
Importance: High

In normal times the Indoor mall is where people would go to shop, cool-off, relax, go for a relaxing and stimulating stroll, socialize and observe, be entertained and enjoy an assortment of fine meals & refreshments. This campaign to convert everything into "outdoor" facilities is disturbing. I've been to Victoria Gardens. I don't care for it. Who wants to sit outside in

100 degree temperature to get a haircut or eat when they could be sitting inside a sanitary & climate controlled indoor environment? If people want to be outdoors, they can go to the park or beach, but don't tear down our indoor malls. Tearing down this institution would eliminate one of Montclair's only long-standing landmarks, and I don't believe it will promote more shopping because the cost of demolition & re-constructing will drive prices up and force a lot of businesses that can't afford the higher rents to permanently shut-down. I also think the plan to expand the freeways causing multiple shut-downs is a waste of taxpayer money since the extra lanes would be "Toll Lanes" that require monthly memberships which nobody cares to pay for. This money would be better spent by installing solar energy systems to the Malls and local businesses thru-out Montclair/Ontario areas, thereby cutting the cost of operating these businesses. The plan to expand the freeway with Toll-Roads = You're basically inconveniencing the community and using Tax payer money to create another Tax--a Toll Road is a #Tax. Study shows that fewer than 10% of drivers subscribe to toll lanes, so it will do nothing to alleviate traffic.

#SaveOurMalls #IndoorMallsAreCool #StopTheInsanity

Ulysses Lim
phone: 909-634-0780 email: ulyssesmlim@gmail.com
716 W Phillips St #2, Ontario CA 91762

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Response to Comment Letter 3

Ulysses Lim
August 19, 2020

- 3-1** The comment raises preference concerns over indoor versus outdoor mall facilities, viability of businesses, discussion of other projects (i.e., freeway expansions/toll roads), and other issues that do not relate to any physical effect on the environment as a result of the Proposed Project. Since the comment does not raise any specific issue regarding the Draft EIR's analysis, no further response is required.

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Comment Letter 4

Ontario-Montclair School District

950 West D Street, Ontario, California 91762 • (909) 418-6366 FAX: (909) 459-2550

FACILITIES PLANNING & OPERATIONS

**SENT VIA CERTIFIED MAIL
RECEIPT NO. 7018 3090 0001 0932 0834
RETURN RECEIPT REQUESTED**

August 20, 2020

Mr. Michael Diaz
Community Development Director
City of Montclair
5111 Benito Street
Montclair, CA 91763

Re: Montclair Place District Specific Plan Draft Environmental Impact Report

Dear Mr. Diaz:

The Ontario-Montclair School District ("District") appreciates the opportunity to provide the following comments with respect to the above-referenced Draft Environmental Impact Report ("Draft EIR") for the Montclair Place District Specific Plan (the "Project"). At this point, the District's comments are specifically focused on school issues and the potential significant direct and indirect impacts the Project may have on the District's students, staff, existing schools, as well as the surrounding environment resulting from both Project-specific and cumulative impacts.

This letter is intended to protect the administrative and legal remedies of the District, and to offer its comments to the City of Montclair. It supports the District's position that the proposed Project under consideration should not be forwarded for consideration and approval until all of the impacts, questions, and concerns identified by the District herein and in its previous June 12, 2019, correspondence (see attached), have been adequately addressed.

The District provides the following comments in response to its review of the Draft EIR:

1. Based on the limited field investigation conducted and/or no apparent destructive testing having been completed under the Phase I field investigation, and pursuant to the District's understanding that no further environmental investigations are being recommended, the District requests prior to any demolition phase(s), destructive testing be performed on both materials commonly found to contain asbestos and materials not likely considered at the time the Phase I field investigation was conducted, but have since been found to contain asbestos. Such materials include wrapped/coated underground water pipes, power pole coatings, concrete and asphalt found in roads, parking lots, multi-level parking structures/garages, and sidewalks.

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4-1

4-2

Mr. Michael Diaz
Community Development Director
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2. The District's Moreno Elementary School (MES) and Serrano Middle School (SMS); are both within .20 miles of the Project area (MES .08 miles and SMS .16 miles, respectively). Section 3.9 of the Draft EIR indicates the transporting of hazardous materials will be further analyzed in the EIR. Based on the possible presence of hazardous materials in debris being removed from the proposed Project site, the District requests the Draft EIR establish and set forth procedures for minimizing any potential exposures to students and staff at these campuses, including the routing of all vehicles carrying debris away from the District's schools, conducting such activities during non-school hours of operation, and requiring the covering of all truck beds.
3. To properly plan and prepare for the anticipated increased student enrollment directly resulting from the proposed Project, it is necessary for the District to receive timely information regarding the proposed Project's timeline and planned phasing. When will more specific information regarding the proposed Project, including the proposed Project's Master Plan and buildout/phasing schedules, be made available to the District?
4. In preparing for an expected increase of more than 1,000 students, site acquisition for the construction of at least one new school is anticipated. In evaluating potential locations for the school site(s), the District has an interest in working with the City to mitigate impacts to existing residences and businesses by locating a suitable site location within the proposed Project area. When might District and City representatives begin such discussions?

When will a response be provided for the remaining questions contained in the District's June 12, 2019 correspondence?

The District hereby respectfully requests that the Draft EIR be modified to address the concerns and questions presented herein. It is the District's position that the Project should *not* move forward until all of the impacts, concerns, and questions identified by the District herein and in its June 12, 2019, correspondence, have been adequately addressed. We look forward to reviewing a revised EIR that addresses these concerns, issues, and questions.

Sincerely,



Craig Misso
Director, Facilities Planning & Operations

Enclosure: June 12, 2019 Correspondence

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Ontario-Montclair

School District

950 West D Street, Ontario, California 91762 • (909) 418-6366 FAX: (909) 459-2550

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Craig Misso
Director, Facilities Planning & Operations

Sent Via Certified Mail Receipt No. 7018 0680 0002 0066 7018
Return Receipt Requested

June 12, 2019

Mr. Michael Diaz, Planning Manager
City of Montclair
5111 Benito Street, PO Box 2308
Montclair, California 91763

Re: Montclair Place District Specific Plan

Dear Mr. Diaz:

The Ontario-Montclair School District (District) appreciates the opportunity to address the City of Montclair regarding the Montclair Place District Specific Plan (Project). The District has reviewed the Project's potential risks/adverse impacts relative to air quality and hazardous materials exposure, traffic and emergency services, noise and vibrations, as well as other potential disruptions to instruction both during the construction phase(s) and once completed. Noted in the report are findings identifying needed mitigation measures that are to be employed during the project's construction and/or following its completion. In light of these findings, the following comments are provided by the District in regards to ensuring a safe environment exists for the District's students and staff attending Moreno Elementary School (MES) and Serrano Middle School (SMS).

General Comments.

During construction of the Project, the following areas will require further consideration to avoid adversely impacting daily operations at MES and SMS. The District is very interested in knowing the proposed construction timeline for the project's phases and the potential impacts of any temporary measures to be employed, including the following.

1. **Traffic Management Control Plan**
 - a. Signalization/use of crossing guards
 - b. Pedestrian/bike rider access
 - c. District student transportation services

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Mr. Michael Diaz, Planning Manager
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Page 2

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2. Construction Activities.

- a. Traffic diversion/detours/road closures due to increase in vehicles and related traffic activities and any impact on emergency services response
- b. Unhealthful air quality levels during demolition and construction activities
- c. Hazardous materials exposure during transport and/or abatement
- d. Excessive noise/vibrations/other nuisance disturbances
- e. Storm water infrastructure deficiencies resulting in flooding/increased standing water and/or reduced pedestrian/vehicular access

4-9

In addition to the above noted General Comments, the following Specific Comments are provided.

Specific Comments.

1. Section 3.9 - Hazards and Hazardous Materials

The Project indicates two District schools are within .25 miles of the Plan area (MES .08 miles and SMS .16 miles, respectively) and that a potentially significant risk exists for an accidental release of hazardous materials near these schools. The District requests the LED consider restricting the demolition activities and transporting of hazardous materials near these schools to non-school days/hours of operation. ***If the days/hours when hazardous material are to be transported/abated are not restricted, what measures will be taken to ensure such a potential exposure does not occur?***

4-10

2. Section 3.10 - Hydrology and Water Quality

The Project indicates a potentially significant risk exists for an increase in the rate or amount of surface runoff, in a manner which would result in substantially altering the existing drainage pattern of the site or area, and/or resulting in flooding on or off site. With these risks comes the potential for storm water retention systems to become overwhelmed resulting in longer periods for standing water. Such a condition would increase the risk for West Nile Virus and other insect borne illnesses. In addition to the general risk from standing water caused by overwhelmed storm drainage systems near MES or SMS, a storm water retention system exists adjacent to both of these schools. ***What vector control measures will be employed to address these risks?***

4-11

3. Section 3.11 - Land Use and Planning

The Project indicates a potentially significant risk exists for teachers, students, and staff at MES and SMS to be exposed to excessive ground borne vibrations or noise levels. The District has concerns with the impact such a condition would have on the school/work environment, schools' instructional program, and subsequent test scores. As a result, the District requests such activities be performed during non-school days/hours of operation. ***If the days/hours when such disruptive work is not restricted, what specific measures will be employed to avoid this potentially unacceptable environment?***

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Mr. Michael Diaz, Planning Manager
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4. Section 315 - Public Services

Police & Fire - The Project indicates a potentially significant risk exists for the Project to cause significant environmental impacts for maintaining acceptable services ratios, response time, or other performance objectives relative to fire and/or police protection services. ***What mitigation measures will be employed to address this condition?***

Schools - The Project indicates a potentially significant impact on enrollment at MES and SMS resulting from the 6,321 proposed dwelling units (estimated 21,491 additional Montclair residents). To ensure adequate facilities are provided for the additional students generated by the Project, the District will more specific information regarding the Project, including the Project's Master Plan and buildout/phasing schedule. ***When will more specific information regarding the project, including the Project's Master Plan and buildout/phasing schedule be made available to the District?***

5. Section 3.17 - Transportation

The Project indicates a potentially significant risk exists for the Project to result in inadequate emergency access due to an increase in traffic. ***What mitigation measures will be employed to address this condition?***

6. Compliance Verification

Will compliance monitoring/testing be performed to verify the mitigation measures were successful in addressing the above conditions posing a significant risk?

Please continue to send public notices and information regarding the Project to me. If you have any questions, feel free to contact me at 909-418-6369.

Sincerely,



Craig Misso
 Director, Facilities Planning & Operations

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Response to Comment Letter 4

Ontario-Montclair School District
 Craig Misso, Director of Facilities Planning & Operations
 August 20, 2020

- 4-1** This comment includes introductory remarks. No further response is required.
- 4-2** The comment requests the following: prior to any demolition phasing, destructive testing should be performed on both materials commonly found to contain asbestos and materials not likely considered during the Phase I investigation, but have since been found to contain asbestos (i.e., wrapped/coated underground water pipes, power pole coatings, concrete and asphalt found in roads, parking lots, multi-level parking structures/garages, and sidewalks). As discussed in Draft EIR Section 3.6, Hazards and Hazardous Materials, on-site conditions relating to hazards and hazardous materials have remained relatively unchanged since the Phase I Environmental Site Assessment (ESA) was prepared, and no new violations have been reported within the Plan area since that time.^{2,3} Further, the Proposed Project requires **MM-HAZ-1** prior to the issuance of demolition permits for any building or structures that would be demolished in conjunction with individual development projects that would be accommodated by the MPDSP. Per **MM-HAZ-1**, the Proposed Project applicant/developer shall conduct abatement, containment, and disposal of all asbestos-containing materials conducted in accordance with the South Coast Air Quality Management District's Rule 1403 and California Code of Regulation Title 8, Section 1529 (Asbestos) and lead abatement in accordance with the U.S. Occupational Safety and Health Administration Rule 29, CFR Part 1926, and California Code of Regulation, Title 8, Section 1532.1 (Lead), for all buildings and structures on site and shall provide evidence of abatement activities to the City's Community Development Department and the South Coast Air Quality Monitoring District.
- 4-3** The comment requests the Draft EIR establish and set forth procedures to minimize potential exposures related to the presence of hazardous materials in debris being removed from the Proposed Project site within the vicinity of two schools. As described in Section 3.6, Hazards and Hazardous Materials, compliance with local, state, and federal regulations, as well as mitigation measure **MM-HAZ-1**, would ensure that the handling of hazardous materials, substances, and wastes is conducted in a safe manner and does not result in adverse effects to surrounding land uses, including schools. As such, construction of the Proposed Project is not expected to create a significant impact related to exposure to hazardous materials to nearby schools, children, teachers, staff, and/or school visitors.
- Furthermore, Draft EIR Section 3.2 Air Quality describes additional measures that shall be implemented during construction to protect sensitive receptors. Specifically, **MM-AQ-2(h)** requires that the Proposed Project applicant incorporate measures to reduce construction fugitive dust emissions by "cover[ing] haul trucks or maintain at least 2 feet of freeboard to reduce blow-off during hauling," **MM-AQ-2(k)** "provide[s] haul truck staging areas for the loading and unloading of soil and materials. Staging areas shall be located away from sensitive receptors, at the furthest feasible distance," and **MM-AQ(l)** indicates that "Construction Traffic Control Plans shall route delivery and haul trucks required during

² DTSC (Department of Toxic Substances Control). 2020. EnviroStor Data Management System. Accessed May 26, 2020. <https://www.envirostor.dtsc.ca.gov/public/>.

³ SWRCB (State Water Resources Control Board). 2020. Geotracker Data Management System. Accessed May 26, 2020. <https://geotracker.waterboards.ca.gov/>.

construction away from sensitive receptor locations and congested intersections, to the extent feasible. Construction Traffic Control plans shall be finalized and approved prior to issuance of grading permits.”

- 4-4** This comment is related to buildout/phasing schedules for specific projects within the MPDSP. The Draft EIR is a program EIR that presents a programmatic analysis of the proposed MPDSP and analyzes full buildout of the MPDSP (described in the Draft EIR as having a duration of 20 years, commencing in 2021 with completion by 2040). Pursuant to CEQA Guidelines Section 15168(c), future activities within the MPDSP area would be examined by the City in light of the assumptions and analysis presented in this EIR to determine whether an additional environmental document is required. At this time, the EIR presents the known timeline and planned phasing, and no further information is currently available.
- 4-5** This comment identifies the increase in students that would result from the Proposed Project and requests coordination between the City and the Ontario-Montclair School District (District) for site acquisition of new schools in the interest of mitigating impacts. As discussed throughout the Draft EIR, the Proposed Project has included all feasible mitigation measures to reduce potentially significant impacts associated with the Proposed Project. As discussed in Draft EIR Section 3.11, Public Services, impacts related to construction of schools as a result of the students generated by the Proposed Project would be less than significant. Pursuant to Government Code Section 65996, payment of school impact fees in accordance with Government Code Section 65995 is deemed full and complete mitigation for potential impacts to schools caused by development. The comment regarding when coordination with City representatives can begin for site acquisition is noted; however it does not raise any specific issue regarding the Draft EIR’s analysis. As such, no further response is required.
- 4-6** The comment asks when a response will be provided for the questions contained in the District’s June 12, 2019, correspondence. This correspondence was a letter sent in response to the Notice of Preparation (NOP), during the NOP scoping period. The NOP was distributed to the State Clearinghouse, interested agencies, organizations, and persons on May 20, 2019, in accordance with CEQA Guidelines Section 15082. The purpose of the NOP was to solicit guidance from those agencies as to the scope and content of the environmental information to be included in the EIR. Comments received during the scoping period were considered as part of preparation of the Draft EIR. CEQA does not require that responses be prepared for individual comments provided during the scoping period. Nonetheless, the issues raised in the District’s NOP letter were addressed throughout the Draft EIR, and relevant portions of the Draft EIR are referenced in responses 4-7 through 4-15, below.
- 4-7** This comment includes introductory remarks. No further response is required.

4-8 **General Comments**

Traffic Management Control Plan:

- a. Refer to Draft EIR Section 3.13, Transportation. As described, during construction of the MPDSP, lane closures along sections of the adjacent roadways (Monte Vista Avenue, Moreno Street, and Central Avenue) may occur and will be reviewed by the Public Works and Fire Departments. Traffic control plans may be required upon review. However, no specific information related to signalization and use of crossing guards is available during this time. Also refer to Comment Response 4-4, with regards to the timeline and planned phasing.

- b. Draft EIR Section 3.13, Transportation, addresses the pedestrian and rider access in the Project site and surrounding area. Since the plans for a traffic management control plan require additional review by the Public Works and Fire Department, there is no further information identified related to pedestrian/bike rider access in a traffic management control plan.
- c. As discussed in Draft EIR Section 3.13, Transportation, lane closures along sections of the adjacent roadways (Monte Vista Avenue, Moreno Street, and Central Avenue) may occur and will be reviewed by the Public Works and Fire Departments. Traffic control plans may be required upon review. However, no specific information related to the District's student transportation services within a traffic control management plan is available at this time, since there is no plan in place.

4-9 Construction Activities:

- a. Road closures are addressed under 4-8, above. Also, refer to Draft EIR Section 3.11, Public Services. As described, with respect to emergency services potential impacts related to maintaining acceptable service ratios, response times, or other performance objectives are less-than-significant with incorporation of **MM-PUB-1**.
- b. Refer to Draft EIR Section 3.2, Air Quality, which estimates emissions from each phase of the Proposed Project using CalEEMod Version 2016.3.2.
- c. Refer to Draft EIR Section 3.6, Hazards and Hazardous Materials, which discloses potential for exposure to hazardous materials under thresholds (a) and (b) for demolition, grading, and other construction activities.
- d. Refer to Draft EIR Section 3.9, Noise, which describes that the construction noise analysis utilized a Microsoft Excel-based noise prediction model emulating and using reference data from the Federal Highway Administration (FHWA) Roadway Construction Noise Model to estimate construction noise levels at the nearest occupied noise-sensitive land use under threshold (a). Vibration and human annoyance are addressed in Draft EIR Section 3.9, Noise, under threshold (b).
- e. Stormwater infrastructure and its potential impacts are discussed in Section 3.15, Utilities and Service Systems. Potential to reduced pedestrian or vehicular access is address in Draft EIR Section 3.13, Transportation.

4-10 Specific Comments

Hazards and Hazardous Materials: Refer to Draft EIR Section 3.6, Hazards and Hazardous Materials, which includes **MM-HAZ-1** to reduce potential exposure to schools near the Plan area.

- 4-11 Hydrology and Water Quality:** Refer to Draft EIR Section 3.7, Hydrology and Water, which evaluates the amount of surface runoff that could be generated as result of the Proposed Project. As discussed in Section 3.7, construction activities associated with Project development would temporarily alter existing drainage patterns, which could result in an increase of on- and off-site erosion or siltation rates, runoff rates, and downstream pollutants. However, **MM-HYD-1** would reduce impacts associated with erosion-induced siltation of downstream drainages and incidental spills of petroleum products, by providing preventative and management best management practices (BMPs), such that construction impacts are reduced to a less-than-significant level. Once developed, no increases in impermeability, impermeable surface area, or slope are planned for the Proposed Project, and no increases in stormwater runoff are expected. Therefore, no vector control measures are necessary.

4-12 Land Use and Planning: Refer to Draft EIR Section 3.9, Noise, under threshold (a) as it related to noise levels, and (b) as it relates to groundborne vibration. A Microsoft Excel-based noise prediction model emulating and using reference data from the FHWA Roadway Construction Noise Model was used to estimate construction noise levels at the nearest occupied noise-sensitive land use. The predicted operation of construction equipment and processes do not exceed noise levels of 80 A-weight decibels (dBA) equivalent noise level (L_{eq}), which the Federal Transportation Authority recommends as a daytime threshold for construction noise exposure over an 8-hour period at a residential receptor. Thus, temporary construction-related noise impacts would be less than significant, and no mitigation measures were required.

Potential noise effects from vehicular traffic were assessed using the FHWA Traffic Noise Model version 2.5 as well as FHWA Traffic Noise Model algorithms to calculate distances to noise contours for each of the roadway segments surrounding the Proposed Project boundary. Prediction of stationary operational noise from amplified music, speech, and major sources of sound-producing mechanical equipment (e.g., rooftop HVAC systems) attributed to the Proposed Project involved creation of a sound propagation model using the CadnaA software program. CadnaA (Computer Aided Noise Abatement) is a commercially available computer-modeling program for calculation, presentation, assessment, and prediction of environmental noise. All operational noise impacts were determined to be less than significant, and no mitigation measures were required.

For human annoyance, California Department of Transportation guidance indicates that a more stringent threshold of 0.2 inches per second predicted peak particle due to continuous vibration (e.g., nearby roadway traffic) would be “annoying.” Vibration velocity limits for transient or single events tend to be less stringent than those for continuous or “steady-state” vibration sources. At the predicted peak particle, the impact of vibration-induced annoyance to occupants of nearby existing homes would be less than significant. Therefore, no measures were employed related to restricting days/hours

Further, as addressed in Draft EIR Chapter 1, Introduction, this EIR is a program EIR that presents a programmatic analysis of the proposed MPDSP and analyzes full buildout of the MPDSP. Pursuant to CEQA Guidelines Section 15168(c), future activities within the MPDSP area would be examined by the City in light of the assumptions and analysis presented in this EIR to determine whether an additional environmental document is required. Also refer to Response to Comment 4-4, with regards to the timeline and planned phasing.

4-13 Public Services: The Initial Study determined that impacts to police, fire, and schools were potentially significant and therefore, they were evaluated in Draft EIR Section 3.11, Public Services. Impacts related to police and schools were determined to be less than significant, and no further mitigation measures were required. Given this population increase associated with the Proposed Project, the Fire Department estimates that buildout of the Proposed Project would result in the need for expanded facilities, new equipment and/or additional personnel in order to maintain existing fire department service ratios, response times, and other performance objectives. Therefore, impacts to fire protection services as a result of implementing the Proposed Project is potentially significant. However, implementation of mitigation measure **MM-PUB-1** would reduce potentially significant impacts related to fire protection by requiring applicants of all future development within the MPDSP area to pay fees consistent with the requirements of Resolution 11-2872 of the City Council of the City of Montclair Adopting Local Goals and Policies for Community Facilities Districts to less than significant.

Further, as addressed in Draft EIR Chapter 1, Introduction, this EIR is a program EIR that presents a programmatic analysis of the proposed MPDSP and analyzes full buildout of the MPDSP. Pursuant to CEQA Guidelines Section 15168(c), future activities within the MPDSP area would be examined by the City in light of the assumptions and analysis presented in this EIR to determine whether an additional environmental document is required. Also refer to Response to Comment 4-4, with regards to the timeline and planned phasing.

- 4-14** **Transportation:** The Initial Study determined impacts related to inadequate emergency access was potentially significant; therefore, impacts were evaluated in Draft EIR Section 3.13, Transportation. As described, impacts related to inadequate emergency access were determined to be less than significant, and no mitigation measures were required.
- 4-15** **Compliance Verification:** CEQA Guidelines Section 15097 requires that a public agency adopting an EIR take affirmative steps to determine that approved mitigation measures are implemented after project approval. The City as the lead agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. As part of the Final EIR, the Mitigation Monitoring and Reporting Program (MMRP) will be used by the City to ensure compliance with adopted mitigation measures identified in the EIR for the Proposed Project.

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Comment Letter 5

From: lakerboy526 <lakerboy526@gmail.com>

Sent: Monday, August 24, 2020 4:18 PM

To: Michael Diaz <mdiaz@cityofmontclair.org>

Subject: Comments on the environmental analysis of the DEIR for the Montclair Place District Specific Plan

Dear Mr. Diaz,

I am providing my comments to the environmental analysis of the DEIR for the Montclair Place District Specific Plan.

My comments generally concern the plan after it is built out and how it will affect our environment, including our air quality. Prevention before the project starts is key to reducing the harm that this project will produce.

I'm mostly concerned about the use of natural gas within the project, mostly in residential units that are built. I generally am opposed to new residential construction that will require residents to use natural gas for cooking, heating and hot water. With solutions now available to use electricity for cooking, heating and hot water, there is no longer any need to provide any infrastructure for natural gas in this development. As a city, starting with our city council, along with the planning commission, city manager, and planning and building divisions within the community development area, we need to develop an environmentally responsible set of principles that phase out any new development that includes the use of greenhouse gases and aligns more with the state's goals of clean energy. We should be seeking out developers who share these principles and look for ways to eliminate the use of natural gas and seek to use solar and battery storage, along with creating micro-grid electricity.

This development, if not properly planned could worsen the air quality in Montclair, and significantly contribute to the greenhouse gases. All, housing for this development, including multifamily housing, should be all electric. This should include requirements for solar panels on all rooftops, parking structures. Additionally, all housing should have battery electric storage to ensure electricity availability 24 hours a day. All housing should also be wired for level 2 battery charging for electric vehicles in garages or sufficient battery charging for parking structures that residents would share. Of course, electric vehicle use should be heavily encouraged with rebates and tax incentives. All appliances that are provided should be all electric. There should be large on-site battery storage capacity to eliminate electricity blackout situations. This development should be a model of the how the future of residential and mixed use should be done and Montclair should be at the forefront of this.

The state is planning for 100% clean energy within the next 30 years. That means that new development throughout the state that is being planned now should be a part of that goal. Montclair Place's District Specific Plan, with it's proximity to a transcenter and all the public transportation options available is the ideal place to help the state meet it's goals and would give the city prestige as a role model to other cities on how to do it right.

In addition to going all electric in development and banning natural gas and it's harm it does to our air, the city should work hard to reduce the number of vehicles, especially gas combustion vehicles within the plan area. Making the development a walkable community is a step in the right direction. In addition, bike lanes should be planned and required on all major streets surrounding the area. Streets and speed limits should encourage the use of NEV (Neighborhood Electric Vehicles), so that families can make short trips to stores and entertainment within the district in small electric vehicles.

Lastly, I believe more thought needs to happen on how schools will handle the increased population in the north Montclair area. There are only a couple elementary schools north of the 10 freeway, yet there are plans to add thousands of residents and children to this area. Where will these children go to school. If they are going to the existing schools and no additional schools are going to be built, how are we going to increase capacity in the existing schools.

Thank you for the opportunity to provide input on this plan. Overall, it is a good use of the property as we see the need for an indoor mall decline.

Sincerely,

Bruce Culp
Montclair Resident

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Response to Comment Letter 5

Resident
Bruce Culp
August 24, 2020

- 5-1** The comment presents concerns generally related to air quality, greenhouse gas (GHG) emissions, and impacts to school. The Draft EIR considered issues related to air quality and GHG emissions in Section 3.2 and 3.5, respectively. Potential impacts to schools are addressed in Section 3.11, Public Services.

As described in Draft EIR Section 3.2, Air Quality, **MM-AQ-1** through **MM-AQ-7** are required to reduce air quality impacts. However, the levels of potential emissions in relation to the location of sensitive receptors cannot be estimated with a level of accuracy due to the absence of construction-specific information (i.e., construction phasing, equipment fleet, and haul truck trips, etc.) for the Proposed Project. Therefore, these impacts must be considered significant and unavoidable even after implementation of all feasible mitigation measures.

As discussed in Draft EIR Section 3.5, Greenhouse Gas Emissions, **MM-GHG-1** and **MM-GHG-2** would reduce GHG emissions generated during operation of the Proposed Project through water conservation and solid waste reduction measures. However, even with the implementation of these mitigation measures, the Proposed Project's GHG contribution during operation would remain significant and unavoidable.

Further, Draft EIR Section 3.11, Public Services, determined that pursuant to Government Code Section 65996, payment of school impact fees in accordance with Government Code Section 65995 is deemed full and complete mitigation for potential impacts to schools caused by development. Therefore, implementation of the Proposed Project would result in a less-than-significant impact to schools.

Since the comment does not raise any specific issue regarding the Draft EIR's analysis, no further response is required.

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Comment Letter 6

TRANSCRIPTION OF
MONTCLAIR PLANNING COMMISSION MEETING
MONDAY, AUGUST 10, 2020
ITEM 6.B

6-1

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TRANSCRIPTION OF MONTCLAIR PLANNING COMMISSION MEETING - ITEM 6.B AUGUST 10, 2020

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Monday, August 10, 2020

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DIRECTOR DIAZ: The second item of our evening is another really important project for our city. This is Case No. 2018-13, and it is the proposed review of the -- Planning Commission review of the Specific Plan for the Montclair Place Mall, which is now -- the Specific Plan is titled Montclair Place District Specific Plan.

So I want to welcome and thank everybody for being part of this evening's event, including the consultants, members of the public and staff. As we begin this review, I'd like to make a few comments by way of introduction.

This project, as I mentioned, is zoned as the Montclair Place District Specific Plan, and it's the result -- at least a couple years of really hard work, put in by many individuals; some of them you'll hear from tonight.

In short, the MPDSP, which is the acronym for this Montclair Place District Specific Plan, presents a bold, new vision for the mall and the immediate area that surrounds it. As such, it provides framework to guide the future of development in the plan area, and that is to create a pedestrian-oriented, multi-modal, mixed-use

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TRANSCRIPTION OF MONTCLAIR PLANNING COMMISSION MEETING - ITEM 6.B AUGUST 10, 2020

1 downtown district built on an interconnected network of
2 tree-lined streets connected parks, greens and plazas.

3 To orient the Commission and the members of the
4 public to the boundaries of the Specific Plan we're
5 talking about tonight, which we also referred to as the
6 Plan Area, I'd like to call your attention to Exhibit A
7 here. This exhibit shows the boundaries of the area in
8 which the north Montclair -- I mean, the Montclair Place
9 District Specific Plan encompasses. It's about 103. --
10 or 104.35 acres here that's involved within these
11 boundaries. Moreno's on the north, Monte Vista on the
12 west, Central Avenue on the east and the Interstate 10
13 Freeway on the south. So this gives you an idea of -- a
14 little bit of the picture of what's there.

15 Exhibit B is provided in your packet too. That
16 same area is outlined in the dotted line, but it shows
17 the relationship to the other Specific Plans around it.
18 So you've got the North Montclair Specific Plan,
19 basically surrounding it on four sides. Some minor
20 Specific Plans that, also, are on the boundaries. And to
21 the north is the Montclair Downtown Specific Plan, which
22 you're most familiar with at this point. So that gives
23 you a context for what we're gonna be talking to -- or
24 talking about tonight.

25 In order for this plan to obtain approval and

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TRANSCRIPTION OF MONTCLAIR PLANNING COMMISSION MEETING - ITEM 6.B AUGUST 10, 2020

1 become effective, the plan requires the following
2 discretionary approvals, but ultimately by the City
3 Council. That is going to be a General Plan Amendment,
4 the zone change, the Specific Plan Amendments, which
5 would remove this area from the North Montclair Specific
6 Plan, and then eventually adopt a new Specific Plan for
7 the area in question; that is the Montclair Place
8 District Specific Plan. And then, of course, approving
9 of the actual Specific Plan for this -- this area.

10 The purpose of tonight's meeting is to present
11 the information about the proposed project. The City's
12 process and timeline involved with it, and to solicit
13 input, including written comments, if any, on the
14 contents of the Draft Environmental Impact Report that
15 was prepared for this project.

16 Moreover, the Planning Commission has also
17 requested to review the various elements that I just
18 mentioned above there and to do that in consideration of
19 the resolution we're asking you to take a -- a vote on
20 tonight.

21 So to aid the Commission and the public's
22 understanding of this project, we have two presentations
23 that are prepared by two of the key consultants working
24 with the City. The first presentation will be from -- or
25 by Collin Ramsay, of the environmental company Dudek.

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TRANSCRIPTION OF MONTCLAIR PLANNING COMMISSION MEETING - ITEM 6.B AUGUST 10, 2020

1 His chief task was to prepare the Environmental Impact
2 Report for this project, and this document has been
3 available since July 10th, at our website, and at City
4 Hall and the Montclair Library.

5 The second presentation will be by Stefanos
6 Polyzoides of Moule & Polyzoides Architects and
7 Urbanists, who, together, with the help of Mr. Juan
8 Gomez-Novy, were charged with putting together actual
9 documents, that you're gonna see them present excerpts
10 from, that shows the illustrated plans of perspective
11 renderings and (Unintelligible) and precedent images,
12 development standards, et cetera. Mr. Polyzoides'
13 presentation will focus on the most noteworthy aspect of
14 the MPDSP.

15 When these presentations are completed, the
16 consultants and staff will be available for answering any
17 questions in Environmental Review -- about the
18 Environmental Review Process or the document itself.

19 And lastly, the Planning Commission has
20 requested to make public comments -- to take in public
21 comments and make a recommendation to the City Council on
22 the project and the DRV, as the attached resolution in
23 your packet.

24 So without further delay, without -- and with
25 the Chair's approval, I will present -- I present

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TRANSCRIPTION OF MONTCLAIR PLANNING COMMISSION MEETING - ITEM 6.B AUGUST 10, 2020

1 Mr. Collin Ramsay of Dudek for his presentation on the
2 Environmental Impact Report that was prepared for this
3 project. So Collin, I'll give you a minute here to get
4 situated.

5 MR. RAMSAY: All right. Good evening,
6 Commissioners, staff, members of the public. My name's
7 Collin Ramsay. I'm a Project Manager with Dudek. We
8 have a local office in Pasadena, offices in Orange
9 County, Inland Empire and throughout the state.
10 California-based environmental planning firm. And as
11 Mike so eloquently put it, you know, we -- we assisted
12 and helped in preparing the Environmental Impact Report
13 and Technical Analysis for this project.

14 And everybody -- you know, Mike and everybody
15 else, can you see my screen, the full screen of the
16 presentation?

17 DIRECTOR DIAZ: No. I think we might have a little
18 technical difficulty. Let's see if we can get that
19 straightened out.

20 MR. RAMSAY: Okay. Let's see. Apologize.

21 COMMISSIONER EATON: There we go.

22 DIRECTOR DIAZ: There you go.

23 MR. RAMSAY: Okay. Perfect. I apologize. All
24 right. So without further ado, I'll get into the
25 presentation. A little bit is gonna be redundant and go

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TRANSCRIPTION OF MONTCLAIR PLANNING COMMISSION MEETING - ITEM 6.B AUGUST 10, 2020

1 over what Mike already went over, and some of it will be
2 addressed in more detail by the Applicant's presentation.
3 So I will be moving quite briskly through this. At any
4 point, don't be bashful. If anybody has any questions or
5 anything, just feel free to speak up.

6 So the purpose of my presentation will just
7 provide a brief project overview to also give a summary
8 of the CEQA review process that's been conducted for the
9 project. And then, after the Applicant's presentation,
10 to solicit public comment, and also, to respond to any
11 Commissioner comments as well.

12 So Mike went over the description of the
13 project location already, so I won't belabor it, but it's
14 a 104-acre site. I think everybody's pretty familiar
15 with it, who's on this -- on this call, the existing mall
16 site, you know, bounded -- bounded to the south by I-10.
17 And then, further to the north, you have the transcenter,
18 the airport and the 210 Freeway.

19 Here's a map just of the extent of the project
20 site or Specific Plan site, showing you our labels of
21 the -- both the surrounding land uses; mostly commercial
22 and residential, as well as the uses and activities
23 within the Specific Plan area itself.

24 The current land use designation -- General
25 Plan Land Use designation for the site is Regional

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TRANSCRIPTION OF MONTCLAIR PLANNING COMMISSION MEETING - ITEM 6.B AUGUST 10, 2020

1 Commercial. The zoning is C3 General Commercial, within
2 the North Montclair Specific Plan.

3 DIRECTOR DIAZ: Collin, can I take a pause real
4 quick --

5 MR. RAMSAY: Yes.

6 DIRECTOR DIAZ: -- just to ask anybody -- can
7 every -- all the Commissioners see the screen?

8 CHAIR ROWLEY: Yes.

9 COMMISSIONER EATON: Yes.

10 DIRECTOR DIAZ: You can? Okay. Manny, yes?

11 VICE CHAIR MARTINEZ: Yes.

12 DIRECTOR DIAZ: Okay. Great.

13 MR. RAMSAY: All right.

14 DIRECTOR DIAZ: All right. Thank you.

15 MR. RAMSAY: You're --

16 DIRECTOR DIAZ: (Unintelligible), Collin, I'm sorry
17 for the interruption.

18 MR. RAMSAY: No problem. No problem. So as
19 previously mentioned, the existing General Commercial and
20 Specific Plan zoning prohibit development of
21 pedestrian-oriented, multi-modal, mixed-use downtown
22 district uses and whatnot. So the proposed amendment, as
23 Mike stated already, would be to remove the -- the area
24 from the existing Specific Plan and to -- to implement
25 the new Specific Plan for the area.

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TRANSCRIPTION OF MONTCLAIR PLANNING COMMISSION MEETING - ITEM 6.B AUGUST 10, 2020

1 Real quick, within the Specific Plan, there's
2 gonna be a variety of uses. I'll just go over those
3 really quickly. Or districts, I should say. So the
4 yellow area is the District Corridor. Should be
5 described mixed-use buildings, accommodating a mix of
6 residential and commercial uses, up to 50 feet in height.

7 The orange area that you see here, on the
8 southern end of the Specific Plan area, this is the
9 District Place. This could be described as office and
10 other commercial uses that are up to 55 feet in height.

11 Residential uses would be allowed in this
12 district, but they would be somewhat discouraged, due to
13 the proximity to the I-10 Freeway.

14 The red area that you see on the screen here,
15 that's the District Commons. It would allow for urban
16 mixed-use buildings, extending up to 90 feet in height.

17 And then, the Central area, the blue area here
18 that you see, would allow for urban mixed-use buildings,
19 ranging between 55 and 240 feet in height; and that would
20 be referred to as the District Center.

21 There is numerous project objectives that
22 were -- that -- that the Applicant, the City and --
23 and -- and Dudek work together to create -- for -- for
24 the project; these were identified in the EIR. I am just
25 warning you, I'm paraphrasing here. Some of them are

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TRANSCRIPTION OF MONTCLAIR PLANNING COMMISSION MEETING - ITEM 6.B AUGUST 10, 2020

1 quite long, so for the sake of moving somewhat quickly
2 through this, I -- I paraphrased some of them.

3 But you know, the project objectives enable a
4 phase redevelopment of the existing Montcare -- Montclair
5 Place Mall, an area south of the mall, which would
6 include, like, the Ashley Furniture building in that
7 surrounding area. Create a pedestrian-oriented,
8 mixed-use downtown district within walking and biking
9 distance of the multi-modal -- of multi-modal transit
10 opportunities. Replace the existing C3 zoning with new
11 mixed-use zones that permit residential use and stand
12 alone in mixed-use configurations and office. Introduce
13 appropriate land use zones and uses, intensity levels and
14 future street patterns for properties in the plan area.

15 Continuing the project objectives, provide
16 zoning that is flexible and responsive to changing market
17 demands. Account for an increase in the maximum number
18 of dwelling units and additional commercial office square
19 footage allowed by the plan. Introduce form-based
20 development, massing and architecture -- architectural
21 standards to successfully implement the plan. Reduce
22 automobile trips by creating a mixed-use,
23 pedestrian-oriented, multi-modal, park-once environment,
24 with access to alternative modes of transportation.

25 Mike already touched upon discretionary

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TRANSCRIPTION OF MONTCLAIR PLANNING COMMISSION MEETING - ITEM 6.B AUGUST 10, 2020

1 approvals. Just to reiterate, there's a General Plan
2 Amendment, a zone change, Specific Plan Amendment and
3 ultimately, adoption or approval of these Montclair Place
4 Specific Plan would be all required for the project.

5 Next, I'm gonna just go into a brief review of
6 the CEQA process. So on May 20th of last year, of 2019,
7 an IS/NOP, Initial Study/Notice of Preparation, started
8 public circulation. There was a scoping meeting held
9 roughly a week later, on May 28th of last year. Purpose
10 of the initial study and circulating that to the public
11 is to solicit both agency and public input. It basically
12 outlines what is being proposed to be carried forward in
13 the EIR, versus what is being scoped out via the initial
14 study.

15 That led to the Draft EIR, which was publicly
16 circulated, starting on July 10th. And that will
17 circulate until August 25th for public and agency
18 comment. So there is still roughly, you know, two weeks
19 to provide comment on the -- on the document. And then,
20 we're having the first of what will be at least two
21 public hearings tonight.

22 And then, the final EIR, once those comments
23 are received, we will respond to those. We will prepare
24 a Mitigation Monitoring and Reporting Program, an MMRP.
25 And then, staff will bring that to City Council as part

12

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Cont.

TRANSCRIPTION OF MONTCLAIR PLANNING COMMISSION MEETING - ITEM 6.B AUGUST 10, 2020

1 of a final EIR, you know, roughly in the September,
2 October time frame.

3 All right. So the CEQA guidelines lists a
4 variety of topics that we must address through the
5 aforementioned Initial Study. We did focus out a handful
6 of topics that just based mainly on the very urbanized
7 nature of the project area, just weren't gonna be
8 impacted, and thus, didn't have to be carried forward to
9 the EIR. Those included agricultural enforced resources,
10 biological resources, cultural resources, mineral
11 resources and wildfire.

12 And through the Initial Study process and then,
13 ultimately, the Draft EIR process, there -- again, there
14 were areas that were identified as having no impact or
15 less than significant impacts and not requiring any
16 mitigation. That included ag -- agricultural enforce
17 resources, land use planning, mineral resources, noise
18 and wildfire.

19 There were other areas that were still less
20 than significant, but required mitigation, included
21 aesthetics, biological resources, cultural resources,
22 energy, geology and soils, hazards and hazardous
23 materials, hydrology water quality, public services,
24 tribal cultural resources and utilities and service
25 systems.

13

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Cont.

TRANSCRIPTION OF MONTCLAIR PLANNING COMMISSION MEETING - ITEM 6.B AUGUST 10, 2020

1 And there were still other areas that, despite
2 applying mitigation and other regulatory requirements,
3 they still resulted in impacts that could not be
4 mitigated to less than significant levels. So thus, they
5 are significant in unavoidable impacts. And again, these
6 are -- these are topics where there is mitigation in
7 most -- for most of them that was applied to minimize
8 or -- or -- or reduce the impacts, but they just couldn't
9 be reduced to -- to less than significant levels. That
10 included air quality, both for construction and
11 operational air emissions, including greenhouse gas,
12 population and housing, public services, recreation and
13 transportation.

14 And again, I know I'm going through this pretty
15 quickly and trying to summarize a very robust document in
16 a very short amount of time. So if there are comments
17 from the Commissioners or for the public or here, after
18 the presentations, and during the public hearing, to
19 respond.

20 And lastly, we just wanted to go over the
21 alternatives that were analyzed in the EIR. CEQA
22 guidelines require us to look at alternatives that, you
23 know, theoretically could reduce the aforementioned
24 significant, unavoidable impacts. So we did look at a
25 handful of alternatives. We are required to look at a

14

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Cont.

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1 no-project alternative.

2 We actually looked at two variations of the
3 no-project alternative. One was a no-project, no-build
4 alternative. Literally, business as usual, do nothing.
5 No redevelopment, no demolition, no nothing.

6 Under that -- under that exercise, we
7 identified that the significant, unavoidable impacts that
8 were identified for the project in the EIR could be
9 reduced. Albeit, you know, maybe not all avoided. But
10 none of the project objectives, which I previously listed
11 as well, would be achieved.

12 We also looked at a no-project existing plan
13 development alternative. Excuse me. There still are,
14 you know, in place, land use policies and programs, plans
15 that would govern development on the site today.

16 So that -- that -- this alternative basically
17 looked at, you know, theoretical scenario where -- where
18 it would be developed or redeveloped, per the existing
19 land use plans and policies. You know, there still were
20 significant unavoidable impacts, specifically, greenhouse
21 gas, and the project objectives weren't achieved in that
22 scenario as well.

23 Also, looked at a reduced residential
24 alternative that -- that involved a 15 percent reduction
25 in the number of residential dwelling units. Again, no

15

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Cont.

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1 significant, unavoidable impacts were reduced under that
2 scenario, despite reducing it 15 percent. So the same
3 impacts that would occur under the proposed project would
4 also occur under this alternative 3. And you know, we
5 say almost all project objectives were achieved. You
6 know, maybe just not to the same extent as the proposed
7 project would.

8 And then, lastly, we looked at a fourth
9 alternative as the reduced commercial office alternative.
10 We looked at a seven and a half percent reduction in
11 commercial and office space. Similar to alternative 3,
12 the -- there was no reduction in significant, unavoidable
13 impacts, and all project objectives -- or almost all --
14 excuse me, almost all project objectives were achieved.
15 Albeit, maybe not to the same extent as the proposed
16 project.

17 All right. And we are available to respond to
18 questions or comment. I know the Applicant and their
19 team have a presentation that will trail mine.

20 UNIDENTIFIED SPEAKER: All right. Thank you,
21 Collin. Chair Rowley, if you may -- if I may interrupt
22 for just a minute. I guess we've had some issues with
23 people being able to get to the right link to see the
24 presentation, so we're gonna take a couple minutes here
25 and see if we can get that information out to get people

16

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Cont.

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1 to the right spot.

2 CHAIR ROWLEY: Okay.

3 UNIDENTIFIED SPEAKER: So really quickly, the

4 link -- the -- the link that will get you to the meeting,

5 so you're able to view the meeting is gonna be on the

6 screen right now. We'll give you guys a few seconds or

7 few minutes to try to get into that so you're able to see

8 what's happening on the meeting. So for those of you

9 that are having trouble, take a look at -- go to this

10 link here and see if we can get you up -- up and running.

11 UNIDENTIFIED SPEAKER: Well, they can't see it. You

12 have to read it off.

13 UNIDENTIFIED SPEAKER: So for everyone, just to try

14 to write it down or just type it into the web browser.

15 I'll read it for you guys. So it's http://zoom,

16 Z-O-O-M, .us/j, lowercase j, /, and then 99838246887.

17 And I'll read that off again.

18 So it's http://zoom, Z-O-O-M, .u lowercase

19 j, /99838246887.

20 UNIDENTIFIED SPEAKER: Say that number again.

21 UNIDENTIFIED SPEAKER: And that number again is

22 99838246887. We'll give you guys a moment. All right.

23 And I'm gonna read it one more time really quick. So

24 it's going to be http://zoom, Z-O-O-M, .us/, lowercase j,

25 /99838246887. Again, that's 99838246887.

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Cont.

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1 DIRECTOR DIAZ: Okay. With that, hopefully
2 everybody will be able to get online and see the
3 presentation. Thank you, Collin, again, for going
4 through the Environmental Review Process for everybody.

5 And with that, I'd like to introduce Stefanos
6 Polyzoides. So Stefanos Polyzoides with a presentation
7 on the Specific Plan. And with that, when you're ready
8 to go, you may proceed. (Unintelligible) --

9 MR. POLYZOIDES: My -- my --

10 DIRECTOR DIAZ: We -- we're trying to get -- hi,
11 Stefanos. We were on mute, so you'll probably have to
12 start all over one more time.

13 MR. POLYZOIDES: One more time, yes. I'm sorry. My
14 role tonight is to summarize the subject, and to give you
15 a chance to -- to understand the -- both the -- the
16 process and the recommendation that -- that have led to
17 it over the last couple of years. And to -- to
18 appreciate the -- the -- the actual, in form result, that
19 is -- that is sought here through this plan over the --
20 over the next decade or two, the actual -- the actual
21 proposal for which is being -- is being assessed through
22 the -- through the EIR. Next, please.

23 The first -- these are -- many of these are
24 actual, direct images from the -- from the Specific Plan
25 document. On the left, you can see a couple of -- a

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Cont.

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1 couple of images that talk about the context of the
2 project. This is a very important project, not only to
3 the City of Montclair, but also the central part of the
4 Los Angeles basin, which is now redeveloping in its -- in
5 its core areas, in part -- partly through -- through
6 access to freeways and partly through access to -- to
7 rapid train transit.

8 And -- and Montclair is -- is very privileged.
9 As you can see, it's located very much in the center of
10 this -- of -- of this -- of this web of -- of -- of
11 infrastructure elements. And it's very much accessible
12 now, not only as a -- as a -- a place to go from here to
13 elsewhere, but is a destination in its own -- in its own
14 right.

15 The image to the left shows a quarter-mile
16 radius and a -- and a -- and a -- and a half-mile radius,
17 a five-minute walk and -- and a -- and a 10-minute
18 bike -- walk and -- and bicycle ride beyond, to -- to the
19 center, which is meant to be, along with the work that
20 was done in -- in blue for -- for the -- for the train
21 station, as part of the North Montclair Specific Plan, I
22 think would constitute the future 20-, 30-year
23 development horizon for -- for the City of -- of
24 Montclair; it's new -- it's new downtown.

25 Now, I talk about context, the -- the issues

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1 of -- of the site itself are very complicated, because in
2 gray here, you see the -- the gross mall -- mall
3 ownership, that -- which belongs to the actual owners of
4 the mall. But in gray, there are various -- various
5 areas that belong to the anchors.

6 So one of the -- the real complications for
7 devising this plan were how to put together a -- a -- a
8 phasing form that allows this to become a -- a -- a
9 future projects, through -- through various scenarios,
10 not only one. In other words, if this was an open piece
11 of land, one would be able to -- to put -- to put down an
12 overall singular strategy.

13 But as we don't know which particular sites,
14 particularly on the gray side of this equation, come into
15 play, it is -- it is -- it is very difficult to predict
16 the exact nature of the -- of -- of the conversion of the
17 mall into town center, so the plan has to work for a
18 variety of alternatives. Next. Next, please.

19 So the principals are not -- are not foreign to
20 you in the sense that we've been working on these, on the
21 North Montclair plan, and then the General Plan, for
22 almost a dozen years. To -- to have great public places,
23 to have there -- there, becomes identifiable, get there
24 through very supportive streets. Mixes uses. People can
25 live about -- above stores and businesses, build a

20

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Cont.

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1 variety of buildings, both private, public, civic and --
2 and -- and commercial.

3 Provide a variety of housing choices, so a
4 variety of families who'd end up choosing to locate in
5 Montclair get the retail right, in terms of volume and
6 mix. And make sure that streets and -- and -- and
7 blocks, and the way they're configured, enable access by
8 car, but also, at -- by stressing walkability and a
9 variety of uses reduce both traffic loads and -- and
10 parking loads; which are really the -- the basic
11 ingredients for making a great town center that have been
12 really very finely worked out in almost every center of
13 every Southern California city over the last 20 years.
14 Next.

15 So this -- this to the right is -- is the
16 final -- is the final pattern of -- of development for
17 this site, say 20 or 25 years from now. Showing
18 footprints of buildings that -- that when properly massed
19 and -- and vertically articulated can -- can result in --
20 in a yield of -- development yield of 6300 -- 6321 units,
21 about half a million square feet. 512,635 square feet of
22 commercial uses and eight acres of open land. The open
23 land issue, of course, is terribly important, because you
24 will see in a second. Next.

25 There's a very -- very powerful relationship in

21

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Cont.

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1 densifying a town center and in relating buildings to --
 2 to -- to open space. The width of -- of -- of streets is
 3 a Rambla, a combination of street and park in the middle
 4 of -- of -- of the plan is commensurate to actual -- to
 5 the actual height of the building. So the proportion of
 6 width to height, as you can see in -- in this
 7 illustration is extremely -- it is extremely important.
 8 And the presence of -- of -- of -- of people who stop and
 9 walk to more than one destination is an essential
 10 ingredient in -- in a -- in a successful mixed-use
 11 center. Next.

12 There are a couple more images. This one is an
 13 image of -- of -- of the relationship between a sidewalk
 14 development and -- and ground floor -- ground floor
 15 retail. Many of the users for these -- for these kinds
 16 of -- for these kinds of buildings and development
 17 projects would be the very residents of these -- of --
 18 of -- of this -- of this district. But this could also
 19 serve visitors, as well as the citizens of -- of -- of
 20 Montclair, either walking to this place or getting there
 21 by transit and/or car. Next.

22 So the multi-modality of this is -- is terribly
 23 important so the -- the -- the public space formation,
 24 the variety of building types, the variety of housing
 25 unit types, and then the multi-modality, getting there in

22

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1 a variety of ways and encouraging people to walk, you
2 know, take advantage of -- of this mixed use. As you can
3 see here, one of the parks with a public building on it,
4 in the denser part -- part of the project, decades from
5 now, possibly taller buildings.

6 The most interesting thing about a Specific
7 Plan is, although it has to be illustrated, of course in
8 order to be responsible to community and otherwise --
9 and -- and of course in setting of the rules as well --
10 it is not really a -- a kind of quilt planning form. One
11 does not predicate a pattern and just follow it through
12 development. Development has an awful lot to do with
13 opportunities in the market. It has to do with the cost
14 of land. It has to do with possible -- allow densities,
15 of course, within a -- a Specific Plan, but more than
16 anything else, has to do with the -- the -- the -- the
17 relationship between who is meant to live in a place like
18 this and how expensive the buildings that are -- that can
19 be built there.

20 So when you see taller buildings like this for
21 many decades from now, you have to keep in mind that
22 these are very expensive buildings to build. So at the
23 end of the development process we think -- you know, 30
24 years from now, maybe, there might be the horizon for
25 building. These kinds of buildings, otherwise, is

23

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1 buildings of course, would never build. In their place,
2 it would be less intense. Maybe buildings in the -- in
3 the -- in the wood frame territory of construction.
4 Next. Next, please.

5 So this is a -- this is an interesting aerial
6 view of the -- of the plan that illustrates the
7 importance of the public space, first and foremost. The
8 public space consists of parks and streets and there is a
9 very strong effort here to work the -- the -- the
10 streetscape and the -- the quality of the -- of the
11 street grade and the space it represents, along with
12 the -- with the -- with the parks, as a primary component
13 of the quality of life of those who live there.

14 You can also notice that there's a -- a
15 strong -- a strong connection between this area and to
16 the left of this drawing going downwards in -- in -- in
17 direction. The -- the gold line and -- and
18 (Unintelligible) station, both of which are -- are
19 related just off the frame of this -- of this drawing,
20 but the -- the purple trees in the foreground are
21 actually the Jacarandas of the -- of the streetscape land
22 that has just been completed and is soon to go into
23 construction.

24 So basically, this scheme also depends for it's
25 development potential on a linkage between this area,

24

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1 it's residents, it's economic performance and activities
2 and -- and -- and the -- and the train transit, while at
3 the same time, as you can see from the prominence of the
4 freeway, in this drawing, being fully fed by the freeway
5 and the arterial roads that are -- are crisscrossing
6 this -- this -- this area.

7 And you can see that the denser buildings are
8 in the middle. There's a layer of buildings around the
9 middle that are more dense, and the buildings on the
10 edge, particularly on the right, are the least -- are the
11 least dense. And the -- the -- the faint drawing in the
12 center bottom is the -- the -- the -- the -- the patios.
13 The project already build a very -- a very high quality,
14 and -- and certainly, whatever follows on this -- on this
15 project would be of similar high quality.

16 The last piece that I want to talk to you about
17 is this triangle on the -- on the -- up and right side,
18 with two and three-story office buildings. You can see
19 the surface park and -- and becoming potentially a
20 buffer -- a buffer to the freeway.

21 The -- the solar collectors in the center
22 foreground, in the -- in the center back, are really on
23 the top of parking garages, a lot of the parking, for the
24 commercial uses of this project is in parking garages,
25 eventually we build, which allow for people to park and

25

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1 walk in the very reason, the very way in which a welcome
2 environment could be -- can be generated. Next.

3 So this is some of the -- of the components of
4 the -- of the plan that -- that -- when we talk about the
5 public realm, we talked about the pieces of a -- of a --
6 of a development plan that are not within blocks, because
7 blocks are sub -- subdivided to lots and the lots are
8 subjects to individual ownership and to development plans
9 by individuals or -- or corporations and -- and -- and
10 generally commercial -- commercial groups.

11 What you see here, which is a very interesting
12 point of -- of theory, but also of practice is that in
13 order to actually make a plan like this happen, we need
14 to transform a very large mega block with -- with huge,
15 million-square-foot buildings into a very fine grid of
16 walkable streets, and these walkable streets have to do
17 two things: They have to enable life within this area,
18 being proportioned in size with the buildings. And also,
19 they have to allow for circulation in parking. And there
20 are -- there are about 11 different types of streets.
21 They're all in the right place, in terms of the way they
22 interconnect from a -- from a transportation point of
23 view.

24 You can see in purple, on the right grade
25 drawing, the arterial roads that go north and south on

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1 Fremont, and east and west on the principle street of
 2 this -- of this new development. This is diagonal that
 3 connects -- that -- that connects the -- the -- the --
 4 the project, as well, to -- to a second -- to a second
 5 way out on Monte Vista.

6 So generally, there is -- there is -- there is
 7 care in a plan, at least from a transformation point of
 8 view. But for -- for large scale access and -- and
 9 relatively rapid crossing of this -- of -- of
 10 (Unintelligible) project like this by car. And also, a
 11 more -- a more tender network of streets that allow
 12 people to -- to go more slowly and access their -- their
 13 individual buildings where these are residential or
 14 commercial. Next.

15 And then, there is -- there is -- the -- the --
 16 the reason why this multi-modal, of course, is because
 17 it's particularly stressing the question of -- of -- of
 18 pedestrian activity. Pedestrian activity is -- is
 19 fundamental to the organization of urban space. We
 20 talked about cars and this drawing shows a plan
 21 regarding -- regarding bicycle activity.

22 Moreno has a Class 2 bike line. Monte Vista is
 23 cycle track. Fremont is a -- is a -- is a Class 2 bike
 24 lane as well. And -- and the median boulevard -- the
 25 purple boulevard is -- is a -- a -- a number -- a -- a --

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1 a Class 2. And -- and generally, the thought here is the
2 principle of all of that is that whoever lives in this
3 area can actually get onto the -- the Fremont connection
4 by bike and get all the way to the station. And people
5 living to the east and west, north and south on -- on --
6 on Monte Vista and on -- and on Moreno can do the same.

7 The -- the -- the primary -- the primary effort
8 here is not only to reach some of the public spaces to
9 the -- to the -- to the west and other commercial
10 activities to the east, but also, to go primarily north
11 and south, which is the most important reason for
12 expecting a large number of people who want to live in a
13 place like this. Next. I'm talking about connection
14 train, of course.

15 There is no way that you can bring this many
16 people to a site without assemble -- assembling a -- a --
17 a robust network of -- of open space. These -- these are
18 the -- the seven parks inside this project area. There's
19 an east/west Rambla, which is a -- this type -- Spanish
20 types, with very -- very strong sidewalk in the -- in the
21 center -- in the center area, which is typically paved
22 and can be used for commercial activities as well.

23 There are various neighborhood parks, two,
24 three and four. There's a -- a theater plaza. Five is
25 dedicated to, you know, commercial use and access to the

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Cont.

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1 various activities surrounding it in -- in -- in what
2 might remain of them all, but -- or transform into
3 mixed-use buildings. There is a -- there is a -- an
4 entry park on the -- on the right, from Central Avenue,
5 and there's a long freeway park, which becomes a -- a --
6 a way to deal with some of the environmental measures and
7 the -- and the -- the engineering measures for -- taking
8 care of -- of -- of water percolation, the ground, and
9 also for providing a green edge to this -- to -- to the
10 project, protecting it, visually, and otherwise, from the
11 freeway. Next.

12 And this -- this illustration describes the --
13 the -- these parks by type and -- and also, by square --
14 square footage in acres, as you can see, when -- when
15 finally assembled into a single sum of -- of -- numerical
16 sum of -- of square feet, it is an eight-acre aggregate
17 open space location, which is -- a significant -- an
18 important number. Next.

19 Then, we have the -- the fundamental question
20 of how the streets are -- are developed as -- as -- as
21 posed with public space. One of the most important
22 things happening in our country is that people are
23 beginning to think about streets becoming integral places
24 for -- for -- for pedestrians to -- to both walk -- walk
25 along and cross, but also look down upon, so they have

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Cont.

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1 become almost equivalent in -- in their value to -- to
2 parks, and some ways more important, because they direct
3 people from one set of activities to another.

4 So as part of this -- of this Specific Plan, we
5 set forward the -- the standards that -- that would form
6 the -- the quality and character of their streets and --
7 and predicate what kinds of trees would go there so that
8 over time and as -- as the plan develops, we would have
9 an immediate way of knowing how to -- how to plant the
10 plant -- how to plant the streets and how to maximize
11 both the -- the visual, the -- the health related and the
12 environmental dimensions of -- of the -- of the
13 streetscape. The first project, of course, being the --
14 the -- the -- the Fremont extension here, as -- extension
15 to this plan, which hopefully it should be under
16 construction soon. Next.

17 And -- and this actually might be the most
18 interestingly complicated part of the entire -- of the
19 entire report. This talks about phasing. And you can
20 see that -- that in the beginning, the most interesting
21 thing to observe here is the drawing to the top left
22 shows the entire mall in place and the one to bottom
23 right shows the -- the mall absent or top and bottom to
24 the right -- to the right, you can see a -- a finished
25 project, with a mall in place, and on the bottom,

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Cont.

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1 unfinished mall with a -- a finished project with the
2 mall disappeared.

3 The way to read the sequence, from top to
4 bottom, from left to -- from -- from left to right, is
5 that one -- number one, which is Item A, I should say,
6 Item A, you can see there's one, begins to infill
7 whatever -- whatever piece of land belonged to the
8 developer and they're not tied up by the -- by the three
9 or four destination retailers on the side, the anchors.

10 On -- on Item B, some of these anchors have
11 sold; Sears, I think, may be one. And all of a sudden,
12 there's a possibility of -- of lining up all the more --
13 all the Moreno blocks into a singular development.

14 Then, on Item C, the -- the -- the -- all
15 the -- the -- all the sides to the west are developed,
16 because those two are under the -- the ownership of
17 the -- of the developer and those are the Monte Vista
18 sides.

19 And then, under D, we begin to see the
20 possibility of actually certain -- certain other sides
21 starting with development. For instance, the Macy side
22 gets redevelopment here or under -- under the -- under
23 the -- the -- the -- the -- the -- the -- the -- the
24 complete mall begins to -- begins to become thoroughly
25 redeveloped. Nordstrom's goes -- goes away and then a

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Cont.

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1 number of other pieces -- smaller pieces go away.

2 And by the time we get to F, we -- we are

3 completely and totally redeveloped. And so, the question

4 is: Is it going to happen this way? It may. It may

5 happen this way or it may happen another way. For

6 instance, you go from A to -- to D or you go from A to --

7 to C.

8 It -- the -- the really important thing is to

9 place the streets and the blocks in such a relationship

10 to each other that whichever piece of land becomes

11 available for -- for redevelopment, does develop and over

12 time, does tie to everything else that gets built,

13 eventually, in such a way to where the mall wholly stays

14 or wholly disappears. There -- there is a wholeness

15 about the -- the end result and -- and a functioning --

16 and a functioning, on some of the buildings and uses and

17 streets that -- and -- and -- and parking, and open

18 space, that can make a place like this a desirable

19 destination, a great -- a great place to live.

20 The chance that the mall will remain in its

21 entirety are probably very thin, 'cause as you know,

22 generally, big-box retail is suffering in our country now

23 for -- for quite a while. It might be that at the end of

24 this pandemic crisis there'd be even less of a chance for

25 this kind of very large form of retail to remain, but

32

6-1
Cont.

TRANSCRIPTION OF MONTCLAIR PLANNING COMMISSION MEETING - ITEM 6.B AUGUST 10, 2020

1 there's a very good chance that -- that half of it may
2 remain or some percentage of it will remain and would end
3 up with an interesting hybrid final scheme.

4 Certainly, our -- our clients required that --
5 that -- the -- the clients and the City working together
6 actually required that they -- this kind of -- of
7 alternative development process render the highest
8 possible of -- number of -- of -- of flexible options,
9 because in fact, it is the subject of -- of -- of
10 actually determining there would be one or two at this
11 point would be -- would just absolute total -- total
12 speculation. Next. Next, please.

13 The next drawing is a very interesting one,
14 though, not -- not graphically very compelling, but I
15 think a terribly important drawing. On the left, an
16 out -- an -- an outline of the -- of the utility
17 infrastructure provision for the site of this 20 or 30
18 years, that illustrates -- illustrates how provision has
19 been made for accommodating the entire development
20 process on all the -- on all the -- all the blocks
21 onto -- onto this site.

22 On the right-hand side, an illustration of how
23 the individual sites on this -- on this project,
24 individual blocks and combination of blocks, in whichever
25 combination of -- of phasing that would be developed

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6-1
Cont.

TRANSCRIPTION OF MONTCLAIR PLANNING COMMISSION MEETING - ITEM 6.B AUGUST 10, 2020

1 would have, also, the appropriate -- the appropriate
2 amount and type of infrastructure in -- in -- in place,
3 and in advance of -- of the building of -- of individual
4 projects and buildings. Next.

5 And we come to the end of this presentation.
6 The last sides that -- that -- that illustrate the --
7 the -- the new code and the new code is a form-based
8 code, in a way that it is not only about the regulation
9 of use, but about the regulation of -- of the nature of
10 buildings, and particularly, the relationships between
11 buildings, and in such a way that delivers -- that
12 delivers a -- a -- a continuous and -- and -- and
13 adequately coordinated, urban and architectural form.

14 Blue is the densest area. Red is the second
15 densest, orange the third, and -- and yellow the least
16 dense. What is interesting about this is that if,
17 indeed, a drawing like this does not show use, what does
18 it actually show? Well, it shows all the ingredients of
19 an urban environment. It shows the heights, the -- the
20 size of buildings, the relationship of -- of these
21 buildings to open space, the setbacks, the uses, of
22 course, the -- the frontages. All kinds of issues
23 that -- that would necessarily make the development form,
24 the actual result in buildings within each one of these
25 four areas, different from each other. Next.

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6-1
Cont.

TRANSCRIPTION OF MONTCLAIR PLANNING COMMISSION MEETING - ITEM 6.B AUGUST 10, 2020

1 And this is an illustration of -- of some
2 streets from this code. Notice that this is the least
3 dense. And -- and this is a very simple zoning direction
4 that tells people where to place their buildings, how
5 high building -- buildings are, how they're set back, how
6 they're parked and -- and illustrates, also, how wide and
7 long they may be, with very simple and very
8 understandable directions, in terms of -- of what is
9 written and what is drawn. So this is for one district.
10 Next.

11 The next one, you can see the -- the difference
12 in the height of buildings, is for the densest district,
13 for the center, in blue. Same strategy, same issues,
14 same -- same structuring of the argument, different
15 numbers, because one of them delivers the least dense
16 of -- of these places, and this one in blue, the most
17 dense. Next.

18 There -- there are many and important massing
19 standards in this -- in this code. We're trying to avoid
20 that buildings be very large and -- and without massing
21 variation. You can see, in the photographs on the left,
22 that their intention is to break the massing down, even
23 if the buildings are large. If they're divided into
24 pieces, they can be much more palatable to experience --
25 experience from pedestrian perspective, and much easier

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6-1
Cont.

TRANSCRIPTION OF MONTCLAIR PLANNING COMMISSION MEETING - ITEM 6.B AUGUST 10, 2020

1 to relay to each other, because they're various -- their
2 various, smaller volumes for each project end up
3 connecting and relating.

4 You can see in the diagrams that there's
5 definitely a strategy about -- about breaking down the
6 volumes into smaller volumes, and also, introducing
7 frontages that we're going to be talking about in the --
8 in a moment. Next.

9 The idea of -- of a frontage is that a building
10 does not crash on the ground. That provides particular
11 kinds of -- of form types, stoop, a shop front, a
12 gallery, an arcade, ways of actually making a threshold
13 between the places where people circulate and experience
14 buildings and the buildings themselves. So you don't
15 have the sheer wall of buildings that comes down on
16 sidewalks and it's so overwhelming that people cannot --
17 cannot relay to them. And where the transition from --
18 from what is public, what is private is also very sharply
19 delineated, to the point of being sometimes completely
20 unpleasant.

21 The other way around, stoops are slightly
22 raised. They're slightly deeper. Arcades can be used
23 for commercial activity. Shop fronts animate urban --
24 urban walls. And so all of these things become standards
25 that help architects and the City, you know, converge

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6-1
Cont.

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1 on -- on much better design decisions for individual
2 buildings.

3 And some of these things are not normal to the
4 City, because the last -- the last 12 years, we've used
5 this particular method in order to -- our office has
6 acted as -- as town architect for the North Montclair
7 Plan and -- and we have actually led developers to -- to
8 work and provide, by far, better buildings to be built in
9 this area then, in fact, would have been built if the
10 developers were acting on their own, without such a -- a
11 code to -- to direct them. Next.

12 And then the -- the signage -- the signage
13 standards, these are self-evident, but they're complex,
14 and complex, meaning that they are applicable to all
15 kinds of conditions, to canopies to hanging, to -- to --
16 to sidewalk standards, you know, the skyline standards.
17 All kinds of things here that, if properly adopted, then
18 utilized by developers could -- could -- could help
19 the -- the environment be created to be a -- a superior
20 mixed-use commercial place. Next.

21 And then, I think this is very close to the
22 end, but this might be very much the last -- the last
23 slide. There -- there are many other guidelines.
24 They're all very -- very crisp, very clear and provide
25 sharp direction. Very often, codes are very indefinite

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6-1
Cont.

TRANSCRIPTION OF MONTCLAIR PLANNING COMMISSION MEETING - ITEM 6.B AUGUST 10, 2020

1 and -- and are very difficult. To interpret this code is
2 very, very direct. There's some style guidelines in it.
3 There are parking design guidelines, bicycle parking
4 standards, solid waste standards, drive-thru standards,
5 landscape and outdoor lighting standards, subdivision
6 block and street design standards.

7 So we have -- we have used the experience of
8 the last 12 years to put into place the rules that we are
9 quite certain would result in a -- in a superior
10 environment here, and it's important that the City of
11 Montclair end up with a superior environment, because of
12 the -- the performance of it -- the performance of a
13 place like this, the presence of this number of people
14 living at the center, the kinds of services and the kinds
15 of places that are being made might become an economic
16 engine for the city.

17 And a -- and a -- and a -- and a -- and an
18 image, an (Unintelligible) kind of sign that would be
19 very great in the years to come, and it would also help,
20 while this -- all this going on, to preserve the --
21 the -- the -- the single time (Unintelligible) character
22 of -- of 95 percent of the -- of the rest of the -- of
23 the city.

24 So this is an extraordinary opportunity, a
25 unique moment in time, in which the development process

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6-1
Cont.

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1 is headed this direction, and I think this plan stands a
2 very, very good chance of -- of providing the -- the
3 impetus in the years to come, for individual developers
4 to come and realize this project, one great contribution
5 of the time.

6 Thank you for your -- for your attention and
7 for your time, and along with Collin, I'm here to -- to
8 answer your questions. And Juan Gomez-Novy, who field
9 marshaled this -- this study is also here and ready to
10 talk as well with answering questions.

11 DIRECTOR DIAZ: Thank you, Stefanos, for that
12 presentation. And that concludes our project
13 presentation of both the -- the plan, as well as the EIR
14 done for that. So with that, I'll turn that back -- the
15 meeting back to you, Mr. Rowley.

16 CHAIR ROWLEY: All right. Thank you very much for
17 those presentations. Those were -- does any of the
18 Planning Commissioners have any questions or comments
19 while we have these gentlemen here with us tonight?

20 COMMISSIONER SAHAGUN: Mr. Chairman Rowley, I had
21 a -- a couple questions and some comments. I had a
22 question for, I believe it was Collins, or City Staff:
23 Had -- has anybody made any public comments on the draft,
24 as of today, the one that's been recently published? And
25 I think it's, what, good through the 20 -- later this

6-1
Cont.

6-2

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1 month, two more weeks, I think it was said.

2 DIRECTOR DIAZ: I can answer that question. This is
3 Mike Diaz. The -- the -- up to this point, we've had two
4 direction comments. One was from a property owner within
5 the plan area, just asking about the future zoning of
6 their property.

7 And the second one was from the Gab --
8 Gabrielino Tribe -- Tribal consultants asking -- I mean,
9 representative. They're asking for consult --
10 consultation, which we have provided, with staff, for
11 them, a -- a year ago already, but we're still working
12 with them.

13 And those are really the only two comments
14 we've had thus far. As you mentioned, we have two more
15 weeks of -- of opportunity for people to submit comments,
16 in writing, or to -- for agencies, for them to provide
17 their responses to the EIR, and we won't know that until
18 the -- the public hearing period is over what -- what the
19 number of those comments might be.

20 COMMISSIONER SAHAGUN: Thank you for that. I have
21 another question. This is quite an undertaken, and it's
22 very nice, and so this was part of a question that I had,
23 also, for Collins, but it applies to this. And I
24 believe, Stefanos, when we did a -- what was it, the
25 General Plan update or the North Montclair Specific Plan,

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6-2
Cont.

6-3

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1 several years ago, he also was involved, and he said it
2 like something like this, "We need to set the standards
3 for future development or get it right the first one."

4 But my comment was, also -- had to do with the
5 infrastructure. This is quite an undertaken, and I
6 brought this up several years ago. We need to make sure
7 that -- that the infrastructure, the sewer, the water,
8 the utilities, the capacities are there, and do it right
9 the first time, so we don't have to tear up streets after
10 they're done. And I brought that up way back, and I want
11 to bring it up again.

12 This is a beautiful project. If it would ever
13 come to pass or, you know, if it will ever happen, in any
14 of it's forms, it's great. It's fantastic. But let's --
15 let's make sure that the planners there at the City that
16 are in charge, when it starts happening, get -- get the
17 infrastructure, you know, the capacities correct. And
18 primarily the sewer and the water. I guess -- but I'm
19 more concerned with -- with the sewer and stuff, you
20 know, so we don't have to tear things up again. It's,
21 like, oops. "Get it right the first time," as Stefanos
22 said one time. Set -- set -- set the standard. Set the
23 pace. And -- and that's it for me, thank you.

24 CHAIR ROWLEY: Thank you, Commissioner Sahagun.
25 Director Diaz, or staff, are we in any kind of dialogue

6-3
Cont.

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1 with CIM regarding this project? Are they aware of what
2 we're looking --

3 DIRECTOR DIAZ: Yes. They -- they are -- they've
4 been part of the -- the process. They're the -- one of
5 the major -- if not, the major land own there -- owner of
6 the site within the project boundaries. But yeah,
7 they -- they're on the line and they've been listening,
8 too, but they've been working with us, so they're well
9 aware of what's going on and supportive of the project as
10 a whole. They're actually looking forward, at some
11 point, to maybe consider bringing some projects forward
12 when the time's right.

13 So -- but I do want to answer, if I may, just
14 to quickly -- to Mr. Sahagun's question about utilities.
15 We understand your concerns and actually have made
16 provisions in the plan for the implementation of -- of
17 utilities to support the proposed growth in this
18 particular project. Mr. Stef -- Stefanos --
19 Mr. Polyzoides pointed out, in one of his exhibits, that
20 very fact that there are -- the plans, then, address the
21 utilities, and the provision of utilities as these
22 projects go forward -- or come forward for review and
23 approval. So our City Engineer is aware of the issues.
24 The Planning Department's aware of the issues and the
25 consultants are aware of the -- the concerns and issues

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6-3
Cont.

TRANSCRIPTION OF MONTCLAIR PLANNING COMMISSION MEETING - ITEM 6.B AUGUST 10, 2020

1 that you have, so we -- we think we got those covered.
 2 COMMISSIONER SAHAGUN: Good. Thank you. Thank you
 3 for that.
 4 CHAIR ROWLEY: Okay. Any of the other Commissioners
 5 wish to speak to this, before we open it up to the
 6 public?
 7 COMMISSIONER EATON: I would just like to say that
 8 when I got the plan, when it was delivered to me, my head
 9 almost exploded and -- going over the document. And
 10 thank you so much for your presentation, because it
 11 really helped me make more sense of it, and I think it's
 12 fabulous. Thank you very much.
 13 MR. POLYZOIDES: Thank you.
 14 CHAIR ROWLEY: It did certainly fill in some of the
 15 gaps.
 16 COMMISSIONER EATON: Oh, yeah.
 17 CHAIR ROWLEY: Director Martinez or Director
 18 Sanchez?
 19 COMMISSIONER SANCHEZ: I don't have any questions or
 20 comments at this moment.
 21 CHAIR ROWLEY: Thank you, Commissioner.
 22 Commissioner Martinez, would you like to speak to this
 23 before we open it up to the public?
 24 VICE CHAIR MARTINEZ: Yeah. Nothing tonight, at
 25 this point. Just a wonderful, wonderful plan.

6-3
Cont.

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1 CHAIR ROWLEY: Thank you, Commissioner. This has
2 been advertised as a public hearing. Do any of the
3 public that is wish -- with us this evening wish to speak
4 to, make any comments or have any questions regarding
5 this project? Mr. Culp, I see you've joined us. Would
6 you like to go ahead and take the floor?

7 MR. CULP: Hello. Can you guys hear me?

8 CHAIR ROWLEY: Yes.

9 MR. CULP: Okay. Well, I'll turn the video off and
10 see here. Just a -- a quick question and then a -- kind
11 of a comment here. The question I had, it shows,
12 basically, the very first phase being on the northwest
13 corner of this property, if -- if it starts out as
14 planned, it would start -- basically, they would
15 replace -- they would tear down a church and a 3.99
16 pizza, liquor store, all those businesses and -- and that
17 church up in the corner to start Phase A of the project.

18 CHAIR ROWLEY: Uh-huh, uh-huh.

19 MR. CULP: Looks like Phase B. So I was just
20 wondering if that's a true statement. Phase B would be
21 over in the northeast corner where the -- the hotel,
22 probably on Central and Moreno, as a planned second phase
23 of that project. I'm just wondering if those -- that's
24 the case.

25 And then, my comments are, mostly, I'm -- I'm

6-4
Cont.

6-5

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1 very excited to see some development. I know that
2 California has a -- a housing shortage and putting --
3 having Montclair do it's part to help with that,
4 alleviate the housing shortage, would be incredible,
5 especially next to a -- a transit center, where people
6 can live and then transit to work on either a gold line
7 or a -- the Metrolink train or one of the three bus --
8 bus organizations that come out of Montclair Transit
9 Center. I think having a world-class transit center and
10 high-density housing around it is -- makes a very
11 attractive place for people to come and live in the City
12 of Montclair.

13 My biggest concern, though, is -- is pollution.
14 You know, we live in the San Gabriel Valley, which is a
15 dumping ground of L.A.'s pollution, based on our
16 topography and the weather, basically, all the pollution
17 that's generated in L.A. County, rises, comes through the
18 winds and dumps itself, basically, centrally in
19 Montclair, Upland, Ontario and those areas. So we are,
20 you know -- pollution and greenhouse gases are a big
21 concern to me, living in this area all my life.

22 And so, I was excited to see that there's a lot
23 of solar generation on the rooftops of the parking
24 structures. But I would take that even further. I think
25 we really need to choose, carefully, our developers, and

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6-6
Cont.

6-7

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1 ensure that they have our health of the residents in mind
 2 and that they choose to develop wisely, so that they
 3 reduce all of our greenhouse gases that could be
 4 generated from this development.

5 I know it would be helpful if all the -- the
 6 housing units had options to have electric car recharging
 7 stations in their garages, whether that's high-density
 8 apartments, have the option to that have in there or
 9 condos or housing so that people can have electric cars
 10 available to them.

11 And, also, I'm a -- a big proponent of reducing
 12 or eliminating natural gas in homes and stuff, so it'd be
 13 nice to have developers who are innovative in the -- the
 14 reuse of heating and food generation, using electric
 15 rather than natural gas, see if we can eliminate that.
 16 Thank you very much.

17 CHAIR ROWLEY: All right. Thank you for your
 18 comments. Can his question be addressed?

19 MR. POLYZOIDES: Yes.

20 DIRECTOR DIAZ: Are you -- oh, go ahead, Stefanos.
 21 I'm sorry.

22 MR. POLYZOIDES: Yeah, this is Stefanos. Yeah.
 23 I -- I think that the -- the -- the question where the
 24 project begins is -- is something that has not been fully
 25 decided, but I -- I will say, in principle, that

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6-7
Cont.

6-8

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1 considering the -- the -- the relationship of the mall to
2 all the areas around it, you know, on the south side one
3 faces the freeway and the two other sides, one faces two
4 very high-volume arterials.

5 And so, the best place to begin, probably, is
6 to the north. In part, because developer owns many of
7 these lots. In part, that -- in part, that Moreno is
8 closer to develop -- to develop land closer to the
9 station. And it's probably a place where -- where some
10 of the first phases will happen, either the eastern most
11 and the western most being the -- the -- the -- the most
12 probable is exactly as you -- as you imagined.

13 And certainly appreciate your comments, also,
14 about environmental performance. And there are -- there
15 are serious environmental performance requirements in
16 this plan as well.

17 MR. CULP: Thank you.

18 MR. POLYZOIDES: Thank you.

19 CHAIR ROWLEY: Director Diaz, do you have anything
20 to add to that?

21 DIRECTOR DIAZ: No. I believe Stefanos covered the
22 answer appropriately. That was good.

23 CHAIR ROWLEY: Thank you very much. Thank you for
24 joining us, Bruce, and thank you for that sneak peek at
25 that COVID-19 beard.

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Cont.

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1 MR. CULP: You know it.

2 CHAIR ROWLEY: With that, do we have any other

3 questions or comments from the public, before we close

4 the public hearing and take this to a -- passing this on

5 to the City Council? I -- I don't see here, on my side,

6 anybody else wishing to speak to this.

7 With that, we'll call that public hearing

8 portion of this closed. Were there any other comments or

9 questions from the Planning Commission before we get a

10 motion to approve this resolution?

11 COMMISSIONER SAHAGUN: I have one final comment, and

12 I've brought it up in the past, and it's regarding once

13 this development starts -- hopefully it will -- that we

14 keep in mind that our City Planners -- and I wanted to

15 thank Michael and every -- all the staff there that's

16 worked hard, along with our Urban Planner, Stefanos --

17 Mr. Stefanos Polyzoides, Collin and Ron and everybody

18 else that we don't see. This is quite a -- quite a

19 document.

20 But I wanted staff to keep in mind --

21 hopefully, if you guys are still here when this starts

22 taking shape -- is, as Stefanos said, this is a

23 destination, so we want to make sure that we think about

24 maybe in a hotel, if a hotel comes, a large hotel -- we

25 don't need a convention center, but a civic center or a

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6-9

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1 cultural center -- I've brought it up in the past.

2 Commissioner Tenice Johnson, she was -- now
3 she's a Councilwoman -- she was a big proponent of it,
4 too. An art center or somewhere where we can meet, the
5 gathering. Not just the parks, but since we're gonna
6 have all of this, we should have something similar, like,
7 to the Lewis Family Art Center or play -- playhouse.
8 Just something.

9 What? I don't know. But just to keep in mind,
10 we -- we did have the -- the Pacific Ballet, and they
11 have to go somewhere else to perform. Somewhere where we
12 can have large gatherings. Maybe rent it out or, you
13 know, that -- that type. So keep in mind. And I know it
14 costs money. That was -- I was always told that, and I
15 know it -- it costs money.

16 And yes, we have our senior center and our --
17 and we have the -- the gym that we could use, and some of
18 the other facilities, but let's keep that in mind that --
19 that hopefully we can have somewhere to gather, a big --
20 a big location, whether it be a theater, performance or
21 just so we -- we can go, even though we have the -- the
22 pandemic right now.

23 Anyways, with that said, I wanted to thank --
24 thank everybody for this presentation and all the hard
25 work that's -- that's been done on this project. That's

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Cont.

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1 it for me.

2 CHAIR ROWLEY: Thank you, Commissioner Sahagun. If

3 we have no other comments or questions from staff or from

4 the Planning Commission to staff or -- staff has

5 recommended that we find tonight the proposed Draft EIR

6 General Plan Amendment Zone Change, amendment to the

7 North Montclair Specific Plan and the Montclair Place

8 District Specific Plan to be complete and appropriately

9 prepared for the proposed project, asking us to approve

10 Resolution No. 20-1943, a resolution of the Planning

11 Commission of the City of Montclair, recommending that

12 the City Council make findings pursuant to the CEQA Act,

13 certify the final Environmental Impact Report for the

14 project and adopt a Statement of Overriding

15 Considerations, a Mitigation Monitoring Program, a

16 General Plan Amendment, a zone change, a Specific Plan

17 Amendment and a New Specific Plan called The Montclair

18 Place Specific Plan for the Property, now Case No.

19 2018-13. Do we have a motion for approval? I'll make a

20 first. I'll -- do I have a second?

21 COMMISSIONER SANCHEZ: I'll second your motion.

22 CHAIR ROWLEY: We have a first and a second. Staff,

23 could you take a vote by roll call, please.

24 DIRECTOR DIAZ: I'd be glad to. Chair Rowley.

25 CHAIR ROWLEY: Strong aye.

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Cont.

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1 DIRECTOR DIAZ: Thank you. Vice Chair Martinez,
2 your vote. Vice Chair Martinez?
3 COMMISSIONER SAHAGUN: Maybe he's muted. Don't
4 know.
5 DIRECTOR DIAZ: Yeah. Okay. Well, I'll move onto
6 the next. Commissioner Eaton.
7 COMMISSIONER EATON: Well, it's a pleasure and honor
8 to say aye.
9 DIRECTOR DIAZ: Thank you. Commissioner Sahagun.
10 COMMISSIONER SAHAGUN: Yes vote.
11 DIRECTOR DIAZ: Thank you. And Commissioner
12 Sanchez.
13 COMMISSIONER SANCHEZ: Aye.
14 DIRECTOR DIAZ: Thank you. I will try Vice Chair
15 Martinez. Can you hear us? And your vote, please.
16 VICE CHAIR MARTINEZ: Yes.
17 CHAIR ROWLEY: Great.
18 DIRECTOR DIAZ: Yes, great. Thank you.
19 CHAIR ROWLEY: Okay. Let the --
20 DIRECTOR DIAZ: With that, all five have voted.
21 CHAIR ROWLEY: Yes. Let the record show all five
22 Planning Commissioners voted to approve Resolution No.
23 20-18-13. A resolution of the Planning Commission of the
24 City of Montclair recommending that the City Council make
25 findings pursuant to the CEQA Act, certify the final

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Cont.

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1 Environmental Impact Report for the project and adopt a
 2 Statement of Overriding Considerations, Mitigation
 3 Monitoring Program, General Plan Amendment, zone change,
 4 Specific Plan Amendment and a new Specific Plan called
 5 The Montclair Place Specific Plan for the Property, Case
 6 No. 2018-13.

7 MR. HOLDAWAY: Mr. Chairman, this is Richard
 8 Holdaway. The -- I just noticed the resolution number on
 9 the agenda --

10 COMMISSIONER EATON: Yes.

11 MR. HOLDAWAY: -- is different than the one on the
 12 resolution --

13 COMMISSIONER EATON: Yes.

14 MR. HOLDAWAY: -- and in the staff report.

15 COMMISSIONER EATON: Right.

16 MR. HOLDAWAY: We may want to clarify that.

17 DIRECTOR DIAZ: Where are we talking? Let's see.
 18 So the reso is 20-1943, and in the staff report it's
 19 20-1943, with a recommendation, and a note at the bottom.
 20 Rich, do you know where you're referring to?

21 MR. HOLDAWAY: Yes, on the agenda itself on page 3.

22 CHAIR ROWLEY: We have 2018-13 and 20 -- I'm sorry,
 23 20-17-20. It should be 20-8 -- oh, (Unintelligible).

24 DIRECTOR DIAZ: On page 3?

25 UNIDENTIFIED SPEAKER: (Unintelligible).

52

6-9
Cont.

TRANSCRIPTION OF MONTCLAIR PLANNING COMMISSION MEETING - ITEM 6.B AUGUST 10, 2020

1 DIRECTOR DIAZ: I don't --
2 CHAIR ROWLEY: Page 3 is the Monte Vista.
3 COMMISSIONER SAHAGUN: He's talking about the
4 resolution number.
5 CHAIR ROWLEY: Yeah.
6 COMMISSIONER EATON: No, he's -- he's saying the
7 resolution.
8 UNIDENTIFIED SPEAKER: Oh.
9 COMMISSIONER EATON: (Unintelligible) the
10 resolution.
11 UNIDENTIFIED SPEAKER: Oh.
12 DIRECTOR DIAZ: Yeah, page 3 in the resolution -- at
13 what point? (Unintelligible).
14 MR. HOLDAWAY: The -- the case number -- I'm sorry,
15 it was the case number I -- I saw. It was 2018-13.
16 DIRECTOR DIAZ: Oh.
17 MR. HOLDAWAY: So the resolution --
18 DIRECTOR DIAZ: Yes.
19 MR. HOLDAWAY: -- is not the same as the case
20 number. That was -- that was what threw me there for a
21 moment.
22 COMMISSIONER SAHAGUN: We're good, I think.
23 MR. HOLDAWAY: All right.
24 COMMISSIONER EATON: All right. Okay. All right.
25 DIRECTOR DIAZ: So we're okay?

53

6-9
Cont.

TRANSCRIPTION OF MONTCLAIR PLANNING COMMISSION MEETING - ITEM 6.B AUGUST 10, 2020

1 MR. HOLDAWAY: So did the motion include the -- I
2 thought I heard the Case No. 2018-13 in the motion and it
3 should be the Resolution No. 20-1943.

4 CHAIR ROWLEY: Correct. Resolution No. 20-1943, a
5 resolution of the Planning Commission of the City of
6 Montclair, recommending that the City Council make
7 findings pursuant to the California Environmental Quality
8 Act, certify the final Environmental Impact Report for
9 the project, and adopt a Statement of Overriding
10 Considerations, a Mitigation Monitoring Program, a
11 General Plan Amendment, a zone change, a Specific Plan
12 Amendment and a new Specific Plan, called The Montclair
13 Place Specific Plan for the Property, Case No. 2018-13.

14 MR. HOLDAWAY: Correct.

15 CHAIR ROWLEY: We get them both covered?

16 MR. HOLDAWAY: Yes.

17 DIRECTOR DIAZ: That's correct, yes.

18 CHAIR ROWLEY: You always got our back, Richard.

19 MR. HOLDAWAY: Well, once in a while I -- I pick up
20 a little thing, but you did a great job tonight, all of
21 you.

22 CHAIR ROWLEY: We want to thank those that presented
23 this and have been working on so many years for this.
24 The City of Montclair is really delighted to see how this
25 project, as fantastic as it is, will start to evolve and

54

6-9
Cont.

TRANSCRIPTION OF MONTCLAIR PLANNING COMMISSION MEETING - ITEM 6.B AUGUST 10, 2020

1 the transformation of that -- that property, and
 2 actually, even just the face of the City. We want to
 3 thank you all for your contributions and for joining us
 4 this evening.
 5 MR. POLYZOIDES: Thank you. Thank you for having
 6 us, very, very much. Good night.
 7 CHAIR ROWLEY: Thank you so much. For the end of
 8 the evening, do we have any information items from staff?
 9 DIRECTOR DIAZ: Not this evening, so back to you.
 10 CHAIR ROWLEY: Thank you very much. Any closing
 11 comments or questions from the Planning Commissioners
 12 before this meeting is agenda'd -- adjourned? Seeing and
 13 hearing none, I'm wishing everyone a wonderful week.
 14 Everyone continue to hang in there. Be safe. Be nice to
 15 your neighbor. And at 8:29, this meeting is adjourned.
 16 -oOo-

6-9
Cont.

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Response to Comment Letter 6

Montclair Planning Commission Meeting Transcript August 10, 2020

- 6-1** This comment includes introductory remarks and the presentations made about the Proposed Project by consultants and City staff. Since these comments provided an overview and did not raise any specific issue about the Draft EIR's analysis, no further response is necessary.
- 6-2** This comment is related to whether other comments have been received on the Draft EIR and the duration of the review period. Since the comment does not raise any specific issues regarding the Draft EIR's analysis, no further response is necessary.
- 6-3** This comment is related to infrastructure (sewer, water, utilities, etc.) and capacity. Refer to Draft EIR Section 3.15, Utilities and Service Systems, that addresses infrastructure and evaluates the Proposed Project's buildout demand against current capacity. The following paragraphs summarize the Proposed Project's impacts on utilities and service systems as discussed in the Draft EIR. Additionally, this comment includes a response from City staff regarding utilities, and indicates that this issue has been addressed in exhibits and plans for the Proposed Project. Additionally, the comment states the City Engineer and Planning Department are aware of potential issues related to utilities.

Water Infrastructure: The Proposed Project would involve the construction of water distribution infrastructure (i.e., pipes, valves, meters) to provide domestic water, firewater, and irrigation water to the Plan area. These water lines would connect to off-site water mains within Monte Vista Avenue, Moreno Street, and Central Avenue. Other than the lateral connections from the Plan area to existing water mains, the Proposed Project is not expected to require or result in construction or expansion of off-site infrastructure. Utility construction would primarily occur within the Plan area, but would also occur within adjacent City streets, as new water lines would tie into existing water mains within the street. Staging areas would be confined to the Plan area. Trenching results in a temporary stockpiling of soil along the length of the trench, pending backfilling, which could result in potential short-term erosion induced siltation of nearby waterways. Standard BMPs, installed as part of a National Pollutant Discharge Elimination System (NPDES) mandated Storm Water Pollution Prevention Plan (SWPPP), would reduce potential water quality impacts to less-than-significant levels. As such, impacts associated with construction of new water infrastructure would be less than significant.

Wastewater Infrastructure: The Proposed Project would be served by existing sewer mains located within Monte Vista Avenue and San Jose Street, to the east and south of the Plan area, respectively. As illustrated in Draft EIR Appendix H-4, Sewer Capacity Study Exhibits, each phase would incrementally add new sewer lines within the Plan area. All construction work of sewer tie-ins/lateral connections and upgraded sewer mains within the City public right-of-way, including construction-related traffic control, would be subject to City municipal code requirements. Installation of new sewer lines and associated laterals would consist of either trenching to the depth of pipe placement or using a variety of different trenchless technology, both of which could result in potential short-term erosion-induced siltation of nearby waterways. Standard BMPs, installed as part of an NPDES-mandated SWPPP, would reduce potential water quality impacts to less-than-significant levels. As such, impacts associated with construction of sewer infrastructure would be less than significant.

Storm Water Infrastructure: Each phase would incrementally add new 18-inch to 36-inch storm drains within the Plan area. In total, approximately 3,180 feet of 18-inch, 1,095 feet of 24-inch, 2,065 feet of 30-inch, and 220 feet of 36-inch new storm drains would be added as a result of Project development. Because impervious surfaces would not increase as a result of the Proposed Project, stormwater runoff volume and flow rates from the Plan area would not increase. Additionally, as a permittee subject to the municipal separate storm sewer system (MS4) permit, the City is responsible for ensuring that all new development and redevelopment projects comply with the performance criteria contained in the MS4 Permit and does so primarily through enforcement of Montclair Municipal Code Chapter 9.24 (Storm Drain System), including the Proposed Project. With the implementation of these water quality control features, runoff from the Plan area would be reduced in comparison to existing conditions. Therefore, no new off-site/downstream storm drain construction would be required.

Electric Power: Upgrades would be required with respect to electric power, based on the change in land use. However, based on the conceptual utility study (see Draft EIR Appendix H-2), it is unclear whether Southern California Edison (SCE) would have sufficient power to supply the later stages of development (Phases E through G). In a worst-case scenario, SCE may require that the Applicant balance the overall electrical load of the development on different Edison circuits. This task may mandate additional off-site infrastructure improvements by the Applicant, including new or extended off-site backbone system upgrades on the three surrounding streets in order to bring additional electrical circuits to the Plan area. Completion of these improvements could result in unknown environmental impacts. As such, **MM-UTIL-1** would be required. Impacts would be less than significant with mitigation.

Natural Gas: Upgrades would be required with respect to natural gas, based on the change in land use. Based on a conceptual utility study (Draft EIR Appendix H-2), it appears sufficient natural gas is available to complete Phases A through G of the Proposed Project. Gas mainlines are located in City streets on all three sides of the Plan area. The existing on-site natural gas main/service branches would be reconfigured to account for the proposed development layout, but this is typical of any proposed development. The Applicant would tie the upgraded gas system into all three surrounding streets. All construction work of natural gas tie-ins within the City public right-of-way, including construction-related traffic control, would be subject to City municipal code requirements. Installation of new natural gas lines and associated laterals would consist of either trenching to the depth of pipe placement or using a variety of different trenchless technology, both which could result in potential short-term erosion induced siltation of nearby waterways. Standard BMPs, installed as part of an NPDES-mandated SWPPP, would reduce potential water quality impacts to less-than-significant levels. As such, impacts associated with construction of natural gas infrastructure would be less than significant.

Telecommunication Facilities: Upgrades would be required with respect to telecommunication infrastructure, based on the change in land use. Based on a conceptual utility study (Draft EIR Appendix H-2), it appears that Frontier Communication (telephone services) and Spectrum (CATV) have enough existing source on-site to serve Phases A through D of the Proposed Project; only minor upgrades would be required. The existing system would require relocation in some areas, based on the ultimate layout of the phased development. However, existing Frontier and Spectrum infrastructure may not be sufficient to support Phases E through G of the Proposed Project. At a minimum, infrastructure relocation would be required, and new or extended off-site backbone system work may be required on the three surrounding streets in order to bring additional telephone and CATV facilities to the Plan area. Completion of these improvements could result in unknown environmental impacts. As such, **MM-UTIL-2** would be required. Impacts would be less than significant with mitigation.

Sufficient Water Supplies: The Proposed Project is estimated to generate a water demand of 767 acre-feet per year (AFY) in 2040, which is 531 AFY greater than calculated water demand under current development conditions. Approximately 83.6% (641 AFY) of water demand for the Project is proposed for residential land use categories, whereas 5.3% (40.4 AFY) of the water demand is proposed for commercial land use, and 11.1% (85.1 AFY) is proposed for open space land use (outdoor irrigation) (Draft EIR Appendix H). The 2015 Monte Vista Water District (MVWD) Urban Water Management Plan (UWMP) has planned growth within the MVWD service area over the next 20 years. Based on these projections, MVWD has adequately made allowance for water supply-demand increases for both domestic and commercial water supply, including groundwater, over the next 20 years. According to the MVWD 2015 UWMP, MVWD projects an increase in water demand of 1,164 AFY from 2020 (35,200 AFY) to 2040 (36,364 AFY) (MVWD 2016). As a result, the Proposed Project would represent approximately 45.6% of this projected growth. However, MVWD's projected water resources for 2040 is approximately 51,828 AFY. an analysis of water supply and demand projections for MVWD (Draft EIR Appendix H-1, Water Supply Assessment), including the Proposed Project, demonstrates that projected supplies exceed demand through the year 2040, under normal, single-dry, and multiple-dry year scenarios. These projections consider land use, water development programs and projects, and water conservation. As the MVWD would have sufficient water supplies available to serve the Project during normal, dry, and multiple-dry years, impacts would be less than significant.

Adequate Capacity for Wastewater Treatment: At the final buildout, the Proposed Project would not generate wastewater that would exceed the municipal wastewater trunk capacity. Off-site wastewater would be conveyed through municipal sewage infrastructure to Inland Empire Utilities Agency's Carbon Canyon Wastewater Reclamation Facility or Regional Plant No. 1, which collectively have the capacity to treat 55.4 million gallons per day (mgd) of wastewater and treat, on average, 27.4 mgd of wastewater. The average net wastewater expected to be generated by the Proposed Project is approximately 1.58 mgd. Projected wastewater from the Project would represent approximately 7.7% of the remaining capacity of the treatment facilities. Therefore, the Project would have adequate capacity to serve the projected demand in addition to the provider's existing commitments.

In addition, MVWD is empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the MVWD's sewerage system for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the sewerage system to accommodate the Proposed Project. Furthermore, water conservation measures established by the City's General Plan (e.g., xeriscaping, improved irrigation systems, public education about conservation) would be implemented and would help reduce the amount of wastewater generated by the Project. As a result, Proposed Project impacts would be less than significant.

- 6-4 These comments do not raise any specific issue regarding the Draft EIR's analysis, and no further response is necessary.
- 6-5 This comment raises a question regarding Proposed Project phasing plans. Since the comment does not raise any specific issue regarding the Draft EIR's analysis, no further response is required.
- 6-6 This comment points out benefits of the Proposed Project. Since the comment does not raise any specific issue regarding the Draft EIR's analysis, no further response is required.

6-7 This comment presents concerns generally related to air quality and GHG emissions. The Draft EIR considered issues related to air quality and GHG emissions in Sections 3.2 and 3.5, respectively. See Response to Comment 5-1 for further discussion on these topics.

The commenter also mentions including electric car recharging stations in housing units and elimination of natural gas in homes. Issues related to energy usage are addressed in Draft EIR Section 3.3, Energy. Since these comments do not raise issues related to the Draft EIR's analysis, no further response is required.

6-8 This comment includes a response by City staff and consultants to comment 6-5, related to phasing of the Proposed Project. Since the comment does not raise any specific issue regarding the Draft EIR's analysis, no further response is required.

6-9 These comments include conclusory information on the public hearing component on Proposed Project, including a motion to approve the Proposed Project, a second motion, and a vote by roll call. Since these comments do not raise any specific issue regarding the Draft EIR's analysis, no further response is required.

3 Changes to the Draft Environmental Impact Report

3.1 Introduction

All additions or corrections to the Draft Environmental Impact Report (EIR) text, tables, and figures generated either from responses to comments or independently by the City of Montclair (City) are stated in this chapter of the Final EIR.

As provided in Section 15088(c) of the California Environmental Quality Act (CEQA) Guidelines, responses to comments may take the form of a revision to a Draft EIR or may be a separate section in the Final EIR. This chapter complies with the latter, and provides changes to the Draft EIR presented in strikethrough text (i.e., ~~strikethrough~~) signifying deletions, and underline text (i.e., underline) signifying additions. These notations are meant to provide clarification, corrections, or minor revisions needed as a result of public comments or because of changes in the proposed Montclair Place District Specific Plan (MPDSP, or Proposed Project), since the release of the Draft EIR, as required by CEQA Guidelines Section 15132. None of the corrections or additions constitutes significant new information or substantial program changes requiring recirculation of the EIR, as defined by CEQA Guidelines Section 15088.5. The Draft EIR revisions are incorporated as part of the Final EIR for consideration by City of Montclair's City Council.

3.2 Changes to the Draft Environmental Impact Report

Executive Summary

Population and Housing			
a. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Potentially Significant Impact	MM-AES-1 MM-AQ-1 through MM-AQ-9 MM-GHG-1 MM-GHG-2 MM-HAZ-1 MM-HYD-1 MM-HYD-2 MM-PUB-1 (See Public Services Section of this Table) MM-TCR-1 (See Tribal Cultural Resources Section of this Table) MM-TCR-2 (See Tribal Cultural Resources Section of this Table) <u>MM-UTIL-1 (See Utilities and Service Systems Section of this Table)</u> <u>MM-UTIL-2 (See Utilities and Service Systems Section of this Table)</u>	Significant and Unavoidable Impact
b. Would the project displace substantial numbers of	No Impact	None required	No Impact

Population and Housing			
existing people or housing, necessitating the construction of replacement housing elsewhere?			
Would the project have a cumulative impact on population and housing?	Potentially Significant Impact	MM-AES-1 MM-AQ-1 through MM-AQ-9 MM-GHG-1 MM-GHG-2 MM-HAZ-1 MM-HYD-1 MM-HYD-2 MM-PUB-1 (See Public Services Section of this Table) MM-TCR-1 (See Tribal Cultural Resources Section of this Table) MM-TCR-2 (See Tribal Cultural Resources Section of this Table) <u>MM-UTIL-1 (See Utilities and Service Systems Section of this Table)</u> <u>MM-UTIL-2 (See Utilities and Service Systems Section of this Table)</u>	Significant and Unavoidable Impact

Section 3.6 Hazards and Hazardous Materials

C. *Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Less Than Significant Impact With Mitigation Incorporated. There are five schools located within 0.25 mile of the Plan area. International Montessori School is located on the west side of the Plan area on the Unitarian Universalist church property; Moreno Elementary School is located approximately 0.08 mile west of the Plan area; Serrano Middle School is located approximately 0.16 mile west of the Plan area; US Colleges of San Bernardino is located approximately 0.25 mile east of the Plan area; and OPARC (a center for adults with disabilities) is located approximately 0.25 mile northeast of the Plan area.

As discussed previously, implementation the Proposed Project could result in the handling of hazardous materials, substances, or waste during demolition, grading, and construction activities. However, compliance with local, state, and federal regulations, as well as mitigation measure **MM-HAZ-1**, would ensure that the handling of hazardous materials, substances, and wastes is conducted in a safe manner and does not result in adverse effects to surrounding land uses. As such, construction of the Proposed Project is not expected to create a significant hazard to nearby schools, and children, teachers, staff, and visitors at the nearby schools would not be exposed to hazardous materials.

During operation of the Proposed Project, hazardous materials that are routinely used for building and grounds maintenance would be present on-site, such as chemical reagents, solvents, fuels, paints, and

cleansers. The Proposed Project could also involve the use, storage, transport, and disposal of a variety of medical materials and medical wastes, some of which may be considered hazardous. A release or accident involving potentially hazardous materials and/or wastes may create a hazard for the public, with the potential to affect students, staff, and visitors at nearby schools. However, due to the types of materials that would be used on the Plan area and the existing regulations that are required to be put in place, the Proposed Project is not expected to create a significant hazard to nearby schools, and children, teachers, staff, and visitors at the nearby schools would not be exposed to hazardous materials.

Many of the hazardous materials that would be used for building and grounds maintenance are common to businesses and households and pose a lower risk to people and the environment relative to some less common hazardous materials. Furthermore, such materials would be stored, transported, used, and disposed of in accordance with local, state, and federal laws, which would minimize the potential for such materials be released to the environment and to affect nearby schools. Additionally, as described in the discussions above, hazardous materials and medical wastes would be handled in accordance with an MWMP and an HMBP. These plans would set forth safety and management protocols for medical wastes and other hazardous materials. Implementation of these plans would ensure that hazardous materials used any potential future medical use would be handled and treated in a manner that minimizes releases and accidents to the extent practicable. These plans would also require oversight and enforcement from CDPH's Medical Waste Management Program, from the City, and from SBCFD. As described in the discussions above, the hazardous materials used on-site would also be subject to a variety of local, state, and federal laws, which require proper handling and storage of hazardous materials. Upon preparation and implementation of a MWMP and a HMBP, as well as compliance with applicable federal, state, and local regulations for the use of hazardous materials, the Proposed Project is not expected to result in effects related to hazardous materials or hazardous emissions at nearby schools. As such, upon compliance with applicable regulations involving hazardous materials, operational impacts would be **less than significant with mitigation incorporated**. ~~No mitigation is required.~~

Section 3.10 Population and Housing

Summary

In summary, the maximum development potential allowed under the MPDSP would provide a residential population of 18,331, 6,321 dwelling units, and 1,404 jobs. The Proposed Project would exceed the SCAG population, housing, and employment growth projections for the City; however, the Proposed Project would represent a nominal percentage of the overall projected population, housing, and employment projections for the County and SCAG region. Although the Proposed Project exceeds the City's projected population growth, the Proposed Project would not stimulate substantial growth outside of the Plan area. Additionally, the Proposed Project would contribute to the County's RHNA housing production goals. Further, the Proposed Project would contribute to the City's job-housing balance, but providing more housing units than jobs in a "jobs rich" City.

Nonetheless, the Proposed Project's estimated population of 18,331 persons, 6,321 dwelling units, and 1,404 jobs would exceed SCAG's growth projections for the City. To reduce potential impacts that substantial population growth could have on the environment, mitigation measures **MM-AES-1, MM-AQ-1 through MM-AQ-9, MM-GHG-1, MM-GHG-2, MM-HAZ-1, MM-HYD-1, MM-HYD-2, MM-PUB-1, MM-TCR-1, and MM-TCR-2, MM-UTIL-1, and MM-UTIL-2**

are included within Section 3, Environmental Analysis, of this EIR. Additionally, as further discussed in Section 4, Alternatives, Alternative 3 (Reduced Residential Alternative) and Alternative 4 (Reduced Commercial/Office Alternative) present reduced project alternatives, both of which discuss a reduction in development potential and its potential to lessen environmental impacts associated with the Proposed Project. However, even upon implementation of mitigation measures identified throughout this EIR, implementation of the MPDSP would still exceed SCAG's forecasted population growth within the City. Therefore, impacts related to population growth are considered **significant and unavoidable**.

3.10.5 Cumulative Impacts

As defined in the State CEQA Guidelines Section 15130, cumulative impacts are the incremental effects of an individual project when viewed in connection with the effects of past, current, and probable future projects within the cumulative impact area for population, housing, and employment. The cumulative study area used to assess potential cumulative population and housing impacts includes the City of Montclair, the County of San Bernardino, and the SCAG region because employees of the MPDSP may live within or outside the City's jurisdictional boundaries.

SCAG's 2020-2045 RTP/SCS serves as a regional guide for future development in the counties of San Bernardino, Imperial, Los Angeles, Orange, Riverside, and Ventura. As previously discussed in Section 3.10.4, Impacts Analysis, the Proposed Project would exceed the SCAG population, housing, and employment growth projections for the City; however, the Proposed Project would represent a nominal percentage of the overall projected population, housing, and employment projections for the County and SCAG region. The Proposed Project would contribute to the RHNA housing production targets for the County. Additionally, the Proposed Project is consistent with increasing the number of households compared to jobs within the City.

As discussed in Section 3.10.1, Existing Conditions, projected percentage of growth per year for 2016-2045 is slightly higher for housing than population, while employment is declining in the City and growing at a slower rate than projected in the County and SCAG region. While the SCAG region is well within the projected growth for population, the SCAG region was below the projected housing growth by 5,322 dwelling units from 2016 to 2018. Further, based on 2016 to 2018 data, the housing projections within the SCAG region are not being met. Although the Proposed Project's residential population would exceed the SCAG's population, housing, and employment growth projections for the City, the proposed 6,321 housing units aims to create a balance of jobs and housing within the City, and help the region meet housing projections. Nonetheless, since the Proposed Project would induce substantial population growth, a cumulatively considerable effect would result when combined with population growth caused by other projects within the City, County, or SCAG region. Even with the implementation of mitigation measures **MM-AES-1**, **MM-AQ-1** through **MM-AQ-9**, **MM-GHG-1**, **MM-GHG-2**, **MM-HAZ-1**, **MM-HYD-1**, **MM-HYD-2**, **MM-PUB-1**, **MM-TCR-1**, and **MM-TCR-2**, **MM-UTIL-1**, and **MM-UTIL-2**, the effects of substantial population growth combined with other future projects would be cumulatively considerable. As such, cumulative impacts to population and housing would be **significant and unavoidable**.

3.10.6 Mitigation Measures

Section 15126.4 of the State CEQA Guidelines requires EIRs to describe feasible measures that can minimize significant adverse impacts. Mitigation measures **MM-AES-1** (see Section 3.1 Aesthetics), **MM-AQ-1** through **MM-AQ-9** (see Section 3.2 Air Quality), **MM-GHG-1** and **MM-GHG-2** (see Section 3.5 Greenhouse Gas Emissions), **MM-HAZ-1** (see Section 3.6 Hazards and Hazardous Materials), **MM-HYD-1** and **MM-HYD-4** (see Section 3.7 Hydrology and Water Quality), **MM-PUB-1** (see Section 3.11 Public Services), and **MM-TCR-1** and **MM-TCR-2** (see Section 3.14 Tribal Cultural Resources), **MM-UTIL-1** and **MM-UTIL-2** (see Section 3.15, Utilities and Service Systems) would be required to help reduce potential impacts to population and housing.