



Revised



PUBLIC NOTICE OF THE AVAILABILITY OF THE  
MONTCLAIR PLACE DISTRICT SPECIFIC PLAN PROJECT  
DRAFT ENVIRONMENTAL IMPACT REPORT  
(SCH 2019050011)

NOTICE IS HEREBY GIVEN that on July, 10, 2020, the City of Montclair, acting as Lead Agency, released for public review and comment a Draft Environmental Impact Report (EIR) that evaluates potential environmental effects associated with the proposed Montclair Place District Specific Plan, referred to as the "MPDSP" or "Proposed Project."

The 45-day public comment period will commence on July 10, 2020 and conclude on August 24, 2020. The Draft EIR is available for review on the City's website at [www.cityofmontclair.org](http://www.cityofmontclair.org). Copies of the Draft EIR are also available for public review at the following:

City of Montclair  
Community Development Department  
5111 Benito Street, Montclair, CA 91763

- By appointment on Monday through Thursday from 7:00 a.m. to 5:00 p.m. (except during office closures).

Montclair Public Library  
9955 Fremont Avenue  
Montclair, CA 91763

- During Library operating hours (check Library website for business hours).

Please submit comments on the environmental analysis in the Draft EIR to the address provided below no later than 6:00 p.m. on August 24, 2020.

Michael Diaz  
Community Development Director  
City of Montclair  
5111 Benito Street  
Montclair, CA 91763  
[mdiaz@cityofmontclair.org](mailto:mdiaz@cityofmontclair.org)

In accordance with state law, a 45-day public review period has been established for the Draft EIR. Following the close of the public review period, responses to comments on the Draft EIR will be prepared, and, together with the Draft EIR and any necessary errata to the Draft EIR, will constitute the Final EIR. This notice of availability is required to be filed with the County Clerk's office for a period of not less than 30 days.

**PROJECT LOCATION:** The approximately 104.35-acre site ("Plan area") is located in the City of Montclair (City), within the western end of San Bernardino County, and approximately 36 miles east of downtown Los Angeles (see Figure 1, Regional Map). The topographical area encompassing Montclair is known as the Chino Basin. The City lies in the northwest corner of the Basin. Montclair is bordered by the cities of Pomona and Claremont to the west (in Los Angeles County), Upland to the north, Upland and Ontario to the east, and Chino to the south (see Figure 2, City of Montclair and Plan Area). The Plan area is bounded by and includes the right-of-ways of Monte Vista Avenue on the west, the I-10 on the south, and Central Avenue on the east. The northern boundary of the Plan area extends along the southern boundary of the North Montclair Downtown Specific Plan (NMDSP), which occurs generally along the existing center line of Moreno Street. Local

CITY OF MONTCLAIR

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

access to the Plan area is provided via Central Avenue, Moreno Street, and Monte Vista Avenue. The area surrounding the Plan area is characterized as urban and is largely built out with a mix of commercial, retail, and residential uses (see Figure 3, Plan Area and Surrounding Land Uses). The Plan area is currently located within the City's North Montclair Specific Plan (NMSP) area.

**PROJECT DESCRIPTION:** The proposed MPDSP would assign and create land use zones for parcels within the 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 (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 and the parking structure to construct a pedestrian-oriented, mixed-use downtown district, with structured parking facilities through a series of planned phases. The maximum number of dwelling units envisioned by the MPDSP is approximately 5 million square feet of residential uses (or 6,321 dwelling units) and the total additional commercial square footage envisioned by 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 NMSP 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. The Proposed Project would require the following discretionary approvals that are being sought by the City:

1. General Plan Amendment (GPA);
2. Zone Change;
3. Specific Plan Amendment; and
4. Approval of the MPDSP.

Other regulatory agencies whose approval is required (e.g., permits, financing approval, or participation agreement) include:

- a. Airport Land Use Commission review for the Cable Airport and the Ontario International Airport;
- b. Native American Heritage Commission and affiliated Tribes for the Assembly Bill 52 consultation process;
- c. California Native American tribes for the Senate Bill 18 consultation process; and
- d. Monte Vista Water District approval for the Water Supply Assessment.

**ENVIRONMENTAL IMPACTS:** The Initial Study and Draft EIR identifies that the Proposed Project would result in no impact or a less than significant impact in the following environmental impact categories: agricultural and forestry resources, land use and planning, mineral resources, noise, and wildfire. With the incorporation of mitigation measures identified in the Initial Study and Draft EIR, the potentially significant impacts of the Proposed Project in the following categories would be reduced below a level of significance: aesthetics, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, tribal cultural resources, and utilities and service systems. This Draft EIR identifies that the Proposed Project would have a significant and unavoidable impact in the following environmental impact categories: air quality, greenhouse gas emissions, population and housing, public services, recreation, and transportation.

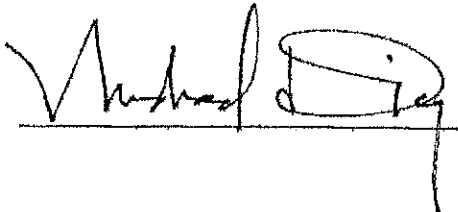
**PUBLIC MEETING:** The City of Montclair Planning Commission will hold a public hearing on the Proposed Project and the Draft EIR on Monday, August 10, 2020. However, due to ongoing concerns for public safety related to the COVID-19 virus, it has not been determined whether the meeting will be conducted in person at City Hall or remotely via the ZOOM virtual meeting platform. Please check the City of Montclair website at [www.cityofmontclair.org](http://www.cityofmontclair.org) prior to the meeting date to determine how the meeting will be conducted.

The purpose of the meeting is to present information about the Proposed Project, the City's process and timelines, and to solicit input, including written comments, on the content of the Draft EIR. Interested parties, including public agencies, are encouraged to attend the meeting to learn more about the Proposed Project and the environmental review process and to express any concerns about the Proposed Project, including any mitigation measures and alternatives. Pursuant to Government Code §65009, any challenge of these matters in court may be limited to raising only those issues raised at the public hearing or in written or e-mailed correspondence delivered to the Planning Commission at, or prior to, this hearing.

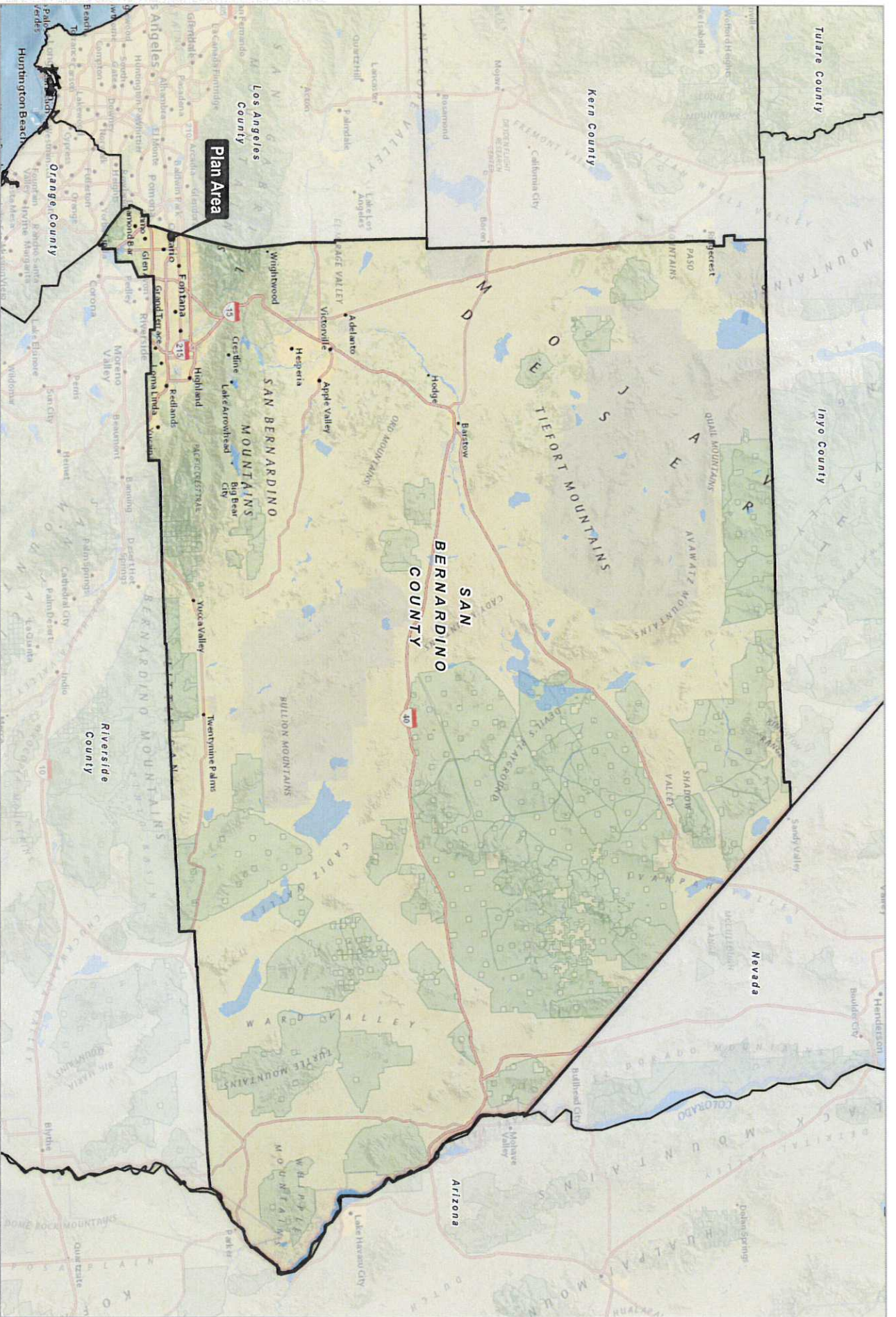
If you have any questions, please contact Michael Díaz at (909) 625-9432 or mdiaz@cityofmontclair.org.

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

Date: July 10, 2020

Signature: 

- Attachments: Figure 1, Regional Map  
Figure 2, City of Montclair and Plan Area  
Figure 3, Plan Area and Surrounding Land Uses



SOURCE: ESRI 2018

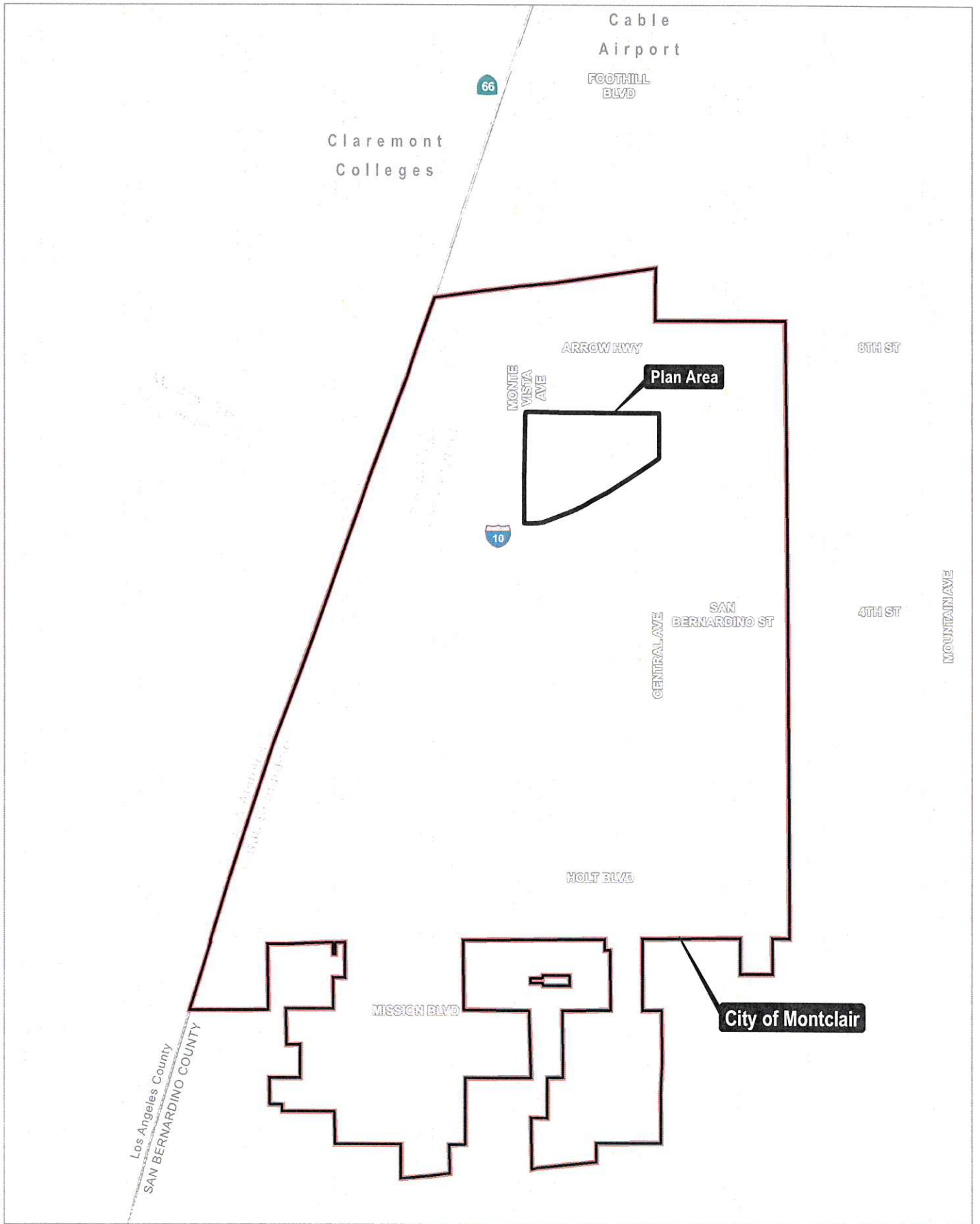
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**FIGURE 1**

**Regional Map**

Mojave Place District Specific Plan EIR



SOURCE: ESRI 2018



**FIGURE 2**  
**City of Montclair and Plan Area**  
 Montclair Place District Specific Plan EIR

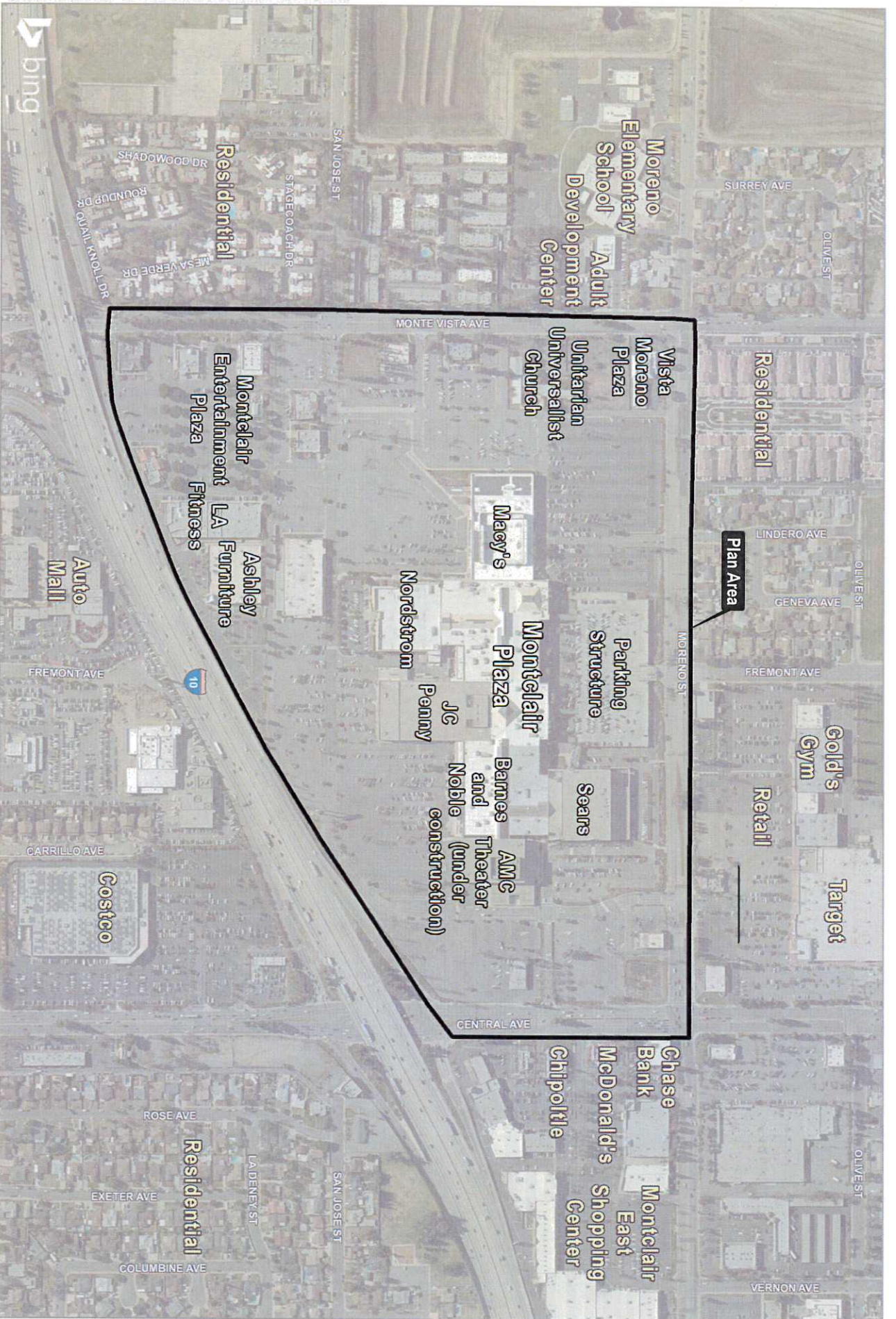


FIGURE 3

Plan Area and Surrounding Land Uses

Montclair Place District Specific Plan EIR