

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019050011

Project Title: Montclair Place District Specific Plan

Lead Agency: City of Montclair

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Project Location: Montclair

San Bernardino

City

County

Project Description (Proposed actions, location, and/or consequences).

The proposed Montclair Place District Specific Plan (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 (I-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 (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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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. The 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.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

- 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; and
- Monte Vista Water District approval for the Water Supply Assessment (WSA).