

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH #2019050011**

**Project Title:** Montclair Place District Specific Plan

Lead Agency: City of Montclair Contact Person: Michael Diaz  
 Mailing Address: 5111 Benito Street Phone: (909) 625-9432  
 City: Montclair, California Zip: 91763 County: San Bernardino

**Project Location:** County: San Bernardino City/Nearest Community: Montclair  
 Cross Streets: Moreno Street/Central Avenue and Moreno Street/Monte Vista Avenue Zip Code: 91763  
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 05 ' 12.6 " N / 117 ° 41 ' 37.7 " W Total Acres: 104.35  
 Assessor's Parcel No.: 31 parcels (1008-171-01, etc.) Section: 14 Twp.: 1S Range: 8W Base: Ontario  
 Within 2 Miles: State Hwy #: Interstate 10 Waterways: San Antonio Creek  
 Airports: Cable Airport Railways: Foothill Transit Schools: Cabrillo Elementary

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Specific Plan Amendment

**Development Type:**

Residential: Units 6,321 Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. 512,000 Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Zoning: C-3 General Commercial -North Montclair Specific Plan; General Plan - Regional Commercial; Land Use - Mall

**Project Description:** *(please use a separate page if necessary)*

The proposed Montclair Place District Specific Plan (MPDSP) would assign and create land use zones for parcels within the Plan area and would provide development standards and architectural guidelines to guide development in the Plan area through 2040. A key feature of the MPDSP would provide for the demolition of all or a portion of the existing Montclair Place Mall to construct a pedestrian-oriented, mixed-use downtown district, with structured parking facilities. 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board                    | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of                | <input type="checkbox"/> Office of Public School Construction                |
| <input checked="" type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of        |
| <input checked="" type="checkbox"/> California Highway Patrol              | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District #8                   | <input checked="" type="checkbox"/> Public Utilities Commission              |
| <input type="checkbox"/> Caltrans Division of Aeronautics                  | <input checked="" type="checkbox"/> Regional WQCB #8                         |
| <input type="checkbox"/> Caltrans Planning                                 | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board             | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                                | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                              | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                       | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                        | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                       | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                          | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                                 | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # 6                 | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of                 | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of       | <input checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of                   | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                    | <input type="checkbox"/> Other: _____  |
| <input checked="" type="checkbox"/> Housing & Community Development        |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission    |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date July 10, 2020 Ending Date August 24, 2020

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Dudek</u>	Applicant: <u>City of Montclair</u>
Address: <u>38 N Marengo Avenue</u>	Address: <u>5111 Benito Street</u>
City/State/Zip: <u>Pasadena, California 91101</u>	City/State/Zip: <u>Montclair, California 91763</u>
Contact: <u>Ruta K. Thomas</u>	Phone: <u>(909) 625-9432</u>
Phone: <u>(626) 204-9822</u>	

Signature of Lead Agency Representative:  Date: 7-9-20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.