



City of Montclair 2020 General Plan Update and Arrow Highway Mixed-Use District (AHMUD) Specific Plan



Notice of Preparation (NOP) of a Draft Environmental Impact Report

The City of Montclair will be the Lead Agency for the preparation of an Environmental Impact Report (EIR) that will analyze the environmental impacts associated with a proposed update to the Montclair General Plan and adoption of a new Arrow Highway Mixed-Use District (AHMUD) Specific Plan. These two related actions are described below. More information on the 2020 General Plan Update and the AHMUD Specific Plan are available on the project website at: <https://www.montclairplan.org/>. The Plan Area for the 2020 General Plan Update (the entire City and its Sphere of Influence, or SOI) and the area encompassed by the AHMUD Specific Plan are shown in the map at the end of this NOP.

2020 General Plan Update (the Plan)

The proposed project is a comprehensive update of the City's General Plan, which has not been comprehensively updated since 1999. The General Plan will be reorganized and reformatted, with updated goals and policies that reflect the community's vision of Montclair that the General Plan seeks to achieve. The General Plan Land Use Map will also be updated. The City plans to process any zoning amendments required to bring zoning into conformance with the Plan's land use recommendations concurrently with approval of the Plan.

The Plan includes the following eight chapters:

- Our Natural Community
- Our Prosperous Community
- Our Well Planned Community
- Our Accessible Community
- Our Resilient Community
- Our Healthy and Safe Community
- Our Active Community
- Our Creative Community

The Plan will also include an update of the City's Housing Element, in compliance with the requirements of State Housing Element law, which requires the City to adopt an updated Housing Element by October 2021. This Housing Element update will also be analyzed in the EIR.

A Climate Action Plan (CAP) will also be prepared and relevant portions of the CAP will be integrated into General Plan goals, policies, and implementation programs throughout the relevant General Plan elements and sections. The General Plan will act as the comprehensive policy document and the CAP will provide mechanisms to implement and monitor the GHG reduction opportunities associated with City planning policies. Additionally, in this format the City's General Plan will be prepared to meet the criteria of a "qualified plan for the reduction of greenhouse gases" according to the criteria specified in the CEQA Guidelines, which provides a mechanism for tiering and streamlining of GHG emissions analysis for projects that are consistent with such a plan.

The goals of the 2020 General Plan Update and AHMUD Specific Plan are the following:

- Thrive in balance with the natural ecosystems
- Attract and retain high-wage and high value enterprises and diversify and increase the local tax base
- Preserve stable neighborhoods and create great places in the community
- Balance pedestrian, bike, and transit connections
- Improve health and access to healthy food
- Protect and improve the social well being and security of the Montclair community
- Provide enriching recreational options for the entire community
- Weave arts, cultural events, and community programs into everyday life

The Plan focuses on a green network for the City mainly through the San Antonio Channel Creek connecting the western portion of the city from south to north with open parks, public space, and more to increase amenities and ecology. The City streets are to be used for increased green and transit infrastructure for the public, the four main street corridors that will be focused on are Central Avenue, Holt Boulevard, Arrow Highway, and Mission Boulevard. For most of the City, the Plan preserves the existing pattern of uses and establishes improvements, polices, and protection for long-term maintenance of established neighborhoods. A transit-oriented downtown will incorporate a new downtown north of the I-10 freeway. Transforming the mall into a town center and preserving and enhancing the current industrial areas will also be a part of the Plan. These key concepts will assist in fulfilling the vision of the City of Montclair.

Based on its objectives and input from the community, the Plan includes the overarching purposes listed below to guide Plan policies and City decision-making. Each purpose is a vision statement that provides general direction for the chapter. The goals in each chapter specify ends that help achieve the overarching purpose of the Plan. The policies are specific statements that guide decision-making.

- *Our Natural Community.* Promote and ensure equitable access to clean air and water, parks and open space, and develop an integrated green infrastructure
- *Our Prosperous Community.* Attract and retain jobs within growth industries; nurture small entrepreneurial businesses; redevelop underutilized properties along key corridors and districts; and build the city's fiscal capacity
- *Our Well Planned Community.* Conserve and enhance stable areas, promote contextual infill, and direct new growth to downtown, Arrow Highway Mixed-Use District, and corridors
- *Our Accessible Community.* Transportation networks support and encourage mobility and broader community goals of safety, health, economic development, and environmental sustainability
- *Our Healthy Community.* Promote health and well-being for all through inclusive approaches where healthy habits are encouraged
- *Our Safe Community.* Promote a safer community by minimizing threats to life from natural and man-caused hazards
- *Our Active Community.* Promote and ensure inclusive and equitable access to a range of opportunities for physical activities including parks, open space, and recreation
- *Our Creative Community.* Enhance our creative community through strengthening partnerships, integrating public art, creating and enhancing venues; and leveraging our creative economy

AHMUD Specific Plan

The AHMUD Specific Plan is a component of the General Plan and focuses on the northwest and northeast corners of Montclair, along the Arrow Highway Corridor. Community engagement is a core part of this Specific Plan. The AHMUD Specific Plan builds off the previous specific plans of increased pedestrian and a transit oriented downtown and is organized into two areas: AHMUD West and AHUMD east. The focus in AHMUD West, is on Arrow Highway enhancements and new residential development west and south of San Antonio Channel Creek. The focus in AHMUD East is on Arrow Highway enhancements, a new public park, new development on the north and south side of Arrow Highway, and new development facing Central Avenue. The AHMUD Specific Plan incorporates public areas, such as greenways, a central park, private and public open spaces. It also increases mobility through updated streetways, transit, sidewalks, bike lanes, and more. The AHMUD Specific Plan includes phasing of public infrastructure such as improvements to streetscapes, San Antonio Channel Creek, and parks.

Environmental Impact Report

The Draft EIR will be a program EIR. Per Section 15168 of the State *CEQA Guidelines*, a program EIR is an EIR that may be prepared on a series of actions that can be characterized as one large project. The purpose of a program EIR is to allow the lead agency to consider broad policy alternatives and program wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts.

The EIR will examine each of the issue areas on the City's environmental checklist. Issues to be discussed include the following:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance

In addition to the CEQA-required "no project" alternative, the EIR will examine a range of land use scenarios that address one or more of the projects' potential environmental effects.

The City of Montclair would like to know the views of your organization as to the scope and content of the environmental information that should be addressed in connection with the proposed project. Public agencies may need to use the EIR prepared by the City of Montclair when considering permits or other approvals regarding certain aspects of the proposed actions. Due to time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Michael Diaz, Community Development Director/City Planner, at

City of Montclair
Planning Division
5111 Benito Street
Montclair, California 91763

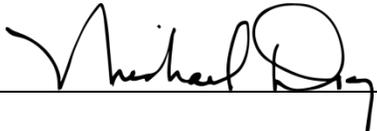
Mr. Diaz can be reached at (909) 625-9432, or by emailing mdiaz@cityofmontclair.org. When responding to the NOP, please provide the name for a contact person in your agency.

The City of Montclair will hold an EIR Scoping Meeting to provide an additional opportunity for input on the scope and content of the EIR. The Scoping Meeting is tentatively scheduled for Tuesday, December 1, at 6:00 p.m. Please check the project website (www.montclairplan.org) to confirm this meeting time prior to the meeting. Due to ongoing restriction related to the COVID-19 pandemic, the meeting will be conducted remotely. Information on how to access the meeting is provided below:

To join from a PC, Mac, iPad, iPhone or Android device please use the following URL: <https://zoom.us/j/95992983928>. To join by phone dial US: +1 669 900 6833 or +1 301 715 8592 (for higher quality, dial a number based on your current location). Use Webinar ID: 959 9298 3928. International numbers are available at <https://zoom.us/u/adGQtig6pr>.

Project Title: City of Montclair 2020 General Plan Update and AHMUD Specific Plan

Project Sponsor: City of Montclair

Date	<u>11/16/2020</u>	Signature	<u></u>
		Title	<u>Community Development Director/City Planner</u>
		Telephone	<u>(909) 625-9432</u>

City of Montclair, Montclair SOI, and AHMUD Specific Plan

