



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Notice of Preparation

May 20, 2019

To: Reviewing Agencies

Re: Montclair Place District Specific Plan
SCH# 2019050011

Attached for your review and comment is the Notice of Preparation (NOP) for the Montclair Place District Specific Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Michael Diaz
Montclair, City of
5111 Benito Street
Montclair, CA 91763**

with a copy to the State Clearinghouse in the Office of Planning and Research at state.clearinghouse@opr.ca.gov. Please refer to the SCH number noted above in all correspondence concerning this project on our website: <https://ceqanet.opr.ca.gov/2019050011/2>.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

cc: Lead Agency

NOP Distribution List

County:

San Bernardino

SCH#

2019050011

Resources Agency

- ☒ **Resources Agency**
Nadell Gayou
- ☐ **Dept. of Boating & Waterways**
Denise Peterson
- ☐ **California Coastal Commission**
Allyson Hitt
- ☐ **Colorado River Board**
Elsa Contreras
- ☐ **Dept. of Conservation**
Crina Chan
- ☒ **Cal Fire**
Dan Foster
- ☐ **Central Valley Flood Protection Board**
James Herota
- ☐ **Office of Historic Preservation**
Ron Parsons
- ☒ **Dept of Parks & Recreation**
Environmental Stewardship Section
- ☐ **S.F. Bay Conservation & Dev't. Comm.**
Steve Goldbeck
- ☐ **Dept. of Water Resources**
Resources Agency
Nadell Gayou

Fish and Wildlife

- ☐ **Depart. of Fish & Wildlife**
Scott Flint
Environmental Services Division
- ☐ **Fish & Wildlife Region 1**
Curt Babcock
- ☐ **Fish & Wildlife Region 1E**
Laurie Harnsberger
- ☐ **Fish & Wildlife Region 2**
Jeff Drongesen
- ☐ **Fish & Wildlife Region 3**
Craig Weightman

- ☐ **Fish & Wildlife Region 4**
Julie Vance
- ☐ **Fish & Wildlife Region 5**
Leslie Newton-Reed
Habitat Conservation Program
- ☒ **Fish & Wildlife Region 6**
Tiffany Ellis
Habitat Conservation Program
- ☐ **Fish & Wildlife Region 6 I/M**
Heidi Calvert
Inyo/Mono, Habitat Conservation Program
- ☐ **Dept. of Fish & Wildlife M**
William Paznokas
Marine Region

Other Departments

- ☐ **California Department of Education**
Lesley Taylor
- ☒ **OES (Office of Emergency Services)**
Monique Wilber
- ☐ **Food & Agriculture**
Sandra Schubert
Dept. of Food and Agriculture
- ☐ **Dept. of General Services**
Cathy Buck
Environmental Services Section
- ☒ **Housing & Comm. Dev.**
CEQA Coordinator
Housing Policy Division

Independent Commissions, Boards

- ☐ **Delta Protection Commission**
Erik Vink
- ☐ **Delta Stewardship Council**
Anthony Navasero
- ☐ **California Energy Commission**
Eric Knight

☒ **Native American Heritage Comm.**
Debbie Treadway

☒ **Public Utilities Commission**
Supervisor

☐ **Santa Monica Bay Restoration**
Guangyu Wang

☐ **State Lands Commission**
Jennifer Deleong

☐ **Tahoe Regional Planning Agency (TRPA)**
Cherry Jacques

Cal State Transportation Agency CalSTA

☒ **Caltrans - Division of Aeronautics**
Philip Crimmins

☐ **Caltrans - Planning**
HQ LD-IGR
Christian Bushong

☒ **California Highway Patrol**
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

☐ **Caltrans, District 1**
Rex Jackman

☐ **Caltrans, District 2**
Marcelino Gonzalez

☐ **Caltrans, District 3**
Susan Zanchi

☐ **Caltrans, District 4**
Patricia Maurice

☐ **Caltrans, District 5**
Larry Newland

☐ **Caltrans, District 6**
Michael Navarro

☐ **Caltrans, District 7**
Dianna Watson

☒ **Caltrans, District 8**
Mark Roberts

☐ **Caltrans, District 9**
Gayle Rosander

☐ **Caltrans, District 10**
Tom Dumas

☐ **Caltrans, District 11**
Jacob Armstrong

☐ **Caltrans, District 12**
Maureen El Harake

Cal EPA

Air Resources Board

☐ **Airport & Freight**
Jack Wursten

☒ **Transportation Projects**
Nesamani Kalandiyur

☐ **Industrial/Energy Projects**
Mike Tollstrup

☒ **California Department of Resources, Recycling & Recovery**
Kevin Taylor/Jeff Esquivel

☐ **State Water Resources Control Board**
Regional Programs Unit
Division of Financial Assistance

☒ **State Water Resources Control Board**
Cindy Forbes - Asst Deputy
Division of Drinking Water

☐ **State Water Resources Control Board**
Div. Drinking Water # _____

☐ **State Water Resources Control Board**
Student Intern, 401 Water Quality
Certification Unit
Division of Water Quality

☐ **State Water Resources Control Board**
Phil Crader
Division of Water Rights

☐ **Dept. of Toxic Substances Control Reg. # _____**
CEQA Tracking Center

☐ **Department of Pesticide Regulation**
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

☐ **RWQCB 1**
Cathleen Hudson
North Coast Region (1)

☐ **RWQCB 2**
Environmental Document
Coordinator
San Francisco Bay Region (2)

☐ **RWQCB 3**
Central Coast Region (3)

☐ **RWQCB 4**
Teresa Rodgers
Los Angeles Region (4)

☐ **RWQCB 5S**
Central Valley Region (5)

☐ **RWQCB 5F**
Central Valley Region (5)
Fresno Branch Office

☐ **RWQCB 5R**
Central Valley Region (5)
Redding Branch Office

☐ **RWQCB 6**
Lahontan Region (6)

☐ **RWQCB 6V**
Lahontan Region (6)
Victorville Branch Office

☐ **RWQCB 7**
Colorado River Basin Region (7)

☒ **RWQCB 8**
Santa Ana Region (8)

☐ **RWQCB 9**
San Diego Region (9)

☐ **Other** _____

☐ _____
Conservancy

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

2019050011
 SCH #

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, CA 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: STATE CLEARINGHOUSE

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:

Development Type:

☒ Residential: Units 6,321 Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☒ Commercial: Sq.ft. _____ Acres 47.26 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

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

The proposed Montclair Place District Specific Plan (MPDSP) would assign and create appropriate Specific Plan 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 regional mall, 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 Plan 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.

2019050011

Reviewing Agencies Checklist

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

<input 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 type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #8	<input 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 type="checkbox"/> Fish & Game Region #	<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 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 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 May 20, 2019 Ending Date June 18, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>City of Montclair</u>
Address: <u>38 North Marengo Avenue</u>	Address: <u>5111 Benito Street</u>
City/State/Zip: <u>Pasadena, CA 91101</u>	City/State/Zip: <u>Montclair, CA 91763</u>
Contact: <u>Ruta Thomas</u>	Phone: <u>(909) 625-9432</u>
Phone: <u>(310) 266-1921</u>	

Signature of Lead Agency Representative:  Date: May 17, 2019

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

Governor's Office of Planning & Research

MAY 20 2019

STATE CLEARINGHOUSE

Revised 2010