



City of Montclair
Public Notice of Preparation of a Draft Environmental Impact Report for the
Mission Boulevard and Ramona Avenue Business Park Project

To: All Interested Agencies, Organizations, and Persons

-AND-

State Clearinghouse
Governor's Office of Planning and Research
1400 Tenth Street
Sacramento, California 95814

From: City of Montclair
5111 Benito Street,
Montclair, California 91763

Subject: Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting for the Mission Boulevard and Ramona Avenue Business Park Project

Project Title: Mission Boulevard and Ramona Avenue Business Park Project

Project Applicant: Mission Boulevard Industrial Owner, L.P.

Project Address: Northwest corner of Ramona Avenue and Mission Boulevard

Date of Notice: January 4, 2021

This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the City of Montclair (City), as Lead Agency, is commencing preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) to evaluate the potential environmental effects associated with the Mission Boulevard and Ramona Avenue Business Park Project (Project).

The City is requesting input from interested individuals, organizations, and agencies regarding the scope and content of the environmental analysis to be included in the upcoming Draft EIR. In accordance with CEQA, the City requests that agencies provide comments on the environmental issues related to the statutory responsibilities of their particular agency. This NOP contains a description of the Project, its location, and a preliminary determination of the environmental resource topics to be addressed in the Draft EIR.

Project Location: The approximately 27.74-acre Project site is located in the southeastern part of the City, which is located within the western edge of San Bernardino County (see Figure 1, Project Location). The Project site is located at the northwest corner of Mission Boulevard and Ramona Avenue. The Project site is bound by State Street to the north, Ramona Avenue to the east, Mission Boulevard to the south, and by a mix of residential and industrial development to the west.

The Project site is composed of nine existing parcels identified as Assessor's Parcel Numbers 1012-151-20, 1012-151-27, 1012-151-28, 1012-151-29, 1012-161-01, 1012 161-02, 1012-161-03, 1012-161-04, and 1012-161-05. The Project site is located in Sections 21, 22, 27, and 28 of Township 1 South, Range 8 West, as depicted on the U.S. Geological Survey Ontario, California 7.5 minute topographic quadrangle map. Currently, the Project site is developed with a drive-in theater/swap-meet use and a separate automobile-related use.

Project Description: The Project would include the demolition of all existing on-site structures and the construction of an eight-building business park.

The approximately 27.74-acre Project site is currently developed with a four-screen drive-in theatre and accessory ticket booth with capacity for approximately 1,450 cars, office, storage, and refreshment structures. In addition, the Montclair Tire Company occupies a metal building located on a triangular-shaped area at the northern corner of the Project site, but is not currently an operating business. The northwest corner of the Project site (a rectangular portion not associated with drive-in theater) contains concrete foundations and partially demolished masonry block walls associated with former industrial buildings were demolished at various points between 1989 and 2009. The central portion of the Project site (i.e., the portion currently used as a drive-in theater) is also used as a swap meet.

In total, the Project would provide approximately 514,269 square feet of flexible industrial space well suited to serve the requirements of a wide spectrum of industrial tenants, as well as associated improvements, including loading docks, tractor trailer stalls, passenger vehicle parking spaces, and street, sidewalk, and landscape improvements (see Figure 2, Site Plan). Implementation of the Project is anticipated to require the following approvals from the City:

- **General Plan Amendment.** Project implementation would require approval of General Plan Amendment to modify the Project Site's General Plan land use designation from General Commercial to Limited Manufacturing (for Buildings 7 and 8 on the north portion of the Project site north of Third Street) and Industrial Park (for Buildings 1 through 6 on the south portion of the Project site south of Third Street).
- **Zone Change.** Project implementation would require approval of a zone change to change the Project Site's zoning from M1 Limited Manufacturing, MIP Manufacturing Industrial, and C3 General Commercial to M1 Limited Manufacturing (for Buildings 7 and 8 on the north portion of the Project site north of Third Street) and MIP Manufacturing Industrial (for Buildings 1 through 6 on the south portion of the Project site south of Third Street).
- **Tract Map.** Project implementation would require approval of a Tract Map to consolidate the nine existing parcels on the Project site into eight on-site parcels.
- **Precise Plan of Design.** Project implementation would require approval of a Precise Plan of Design which provides precise details about the Project's final site plan, including details relating to all structures, setbacks, driveways, utilities, landscaping, architecture, and the general nature of the proposed use.
- **Other ministerial permits,** including an encroachment permit, grading permit, general construction permit, and street/land closure permit.

Although subject to change, demolition and preliminary construction is anticipated to commence in late 2021.

Potential Environmental Impacts of the Project: Based on the preliminary scope of the Project and preparation of an Initial Study, the City has determined that the Project could have a potentially significant environmental effect. Pursuant to CEQA Guidelines Section 15063, the City has determined that preparation of an Environmental Impact Report will be required, which will focus on the significant effects of the Project. The Project's potentially significant environmental effects will be addressed in the forthcoming Draft EIR. The potential environmental effects to be addressed in the Draft EIR will include, but may not be limited to the following:

- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Mandatory Findings of Significance

The EIR will also address all other CEQA-mandated topics, including cumulative impacts and Project Alternatives. A Notice of Availability will be published and circulated at a later date indicating that the Draft EIR will be available for public review and comment.

Public Scoping Comment Period and Meeting

Public Scoping Comment Period: The City has established a 30-day public scoping period from January 4, 2021, to February 3, 2021. During the scoping period, the City's intent is to disseminate Project information to the public and solicit comments from agencies, organizations, and interested parties, including nearby residents and business owners, regarding the scope and content of the environmental information to be included in the EIR, including mitigation measures or Project alternatives to reduce potential environmental effects. During this period, this NOP and the attached Initial Study may be accessed electronically at the following website:

<https://www.cityofmontclair.org/city-government/community-development/planning-division/current-projects-in-montclair>

A hard copy of the IS/NOP is available for review at Montclair City Hall by appointment on Monday throughout Thursday from 7:00 a.m. to 5:00 p.m. (except during office closures):

**City of Montclair
Community Development Department, Planning Division
5111 Benito Street
Montclair, California 91763**

To schedule an appointment to review the IS/NOP at Montclair City Hall, please contact Michael Diaz at (909) 625-9432 or mdiaz@cityofmontclair.org.

Public Scoping Meeting: The Project's Scoping Meeting will be held online, through a webinar type format. The Scoping Meeting will involve a presentation about the Project and the environmental review process and schedule. The purpose of the meeting is to facilitate the receipt of written comments about the scope and content of the environmental analysis to be addressed in the Draft EIR. The Scoping Meeting is for information-gathering, is not a public hearing, and no public testimony will be taken. No decisions about the Project will be made at the Scoping Meeting. A separate public hearing for entitlement requests will be

scheduled after the completion of the Draft EIR. The date, time, and website of the Project's Scoping Meeting are as follows:

Date and Time: Wednesday, January 13, 2021 at 6:00 PM

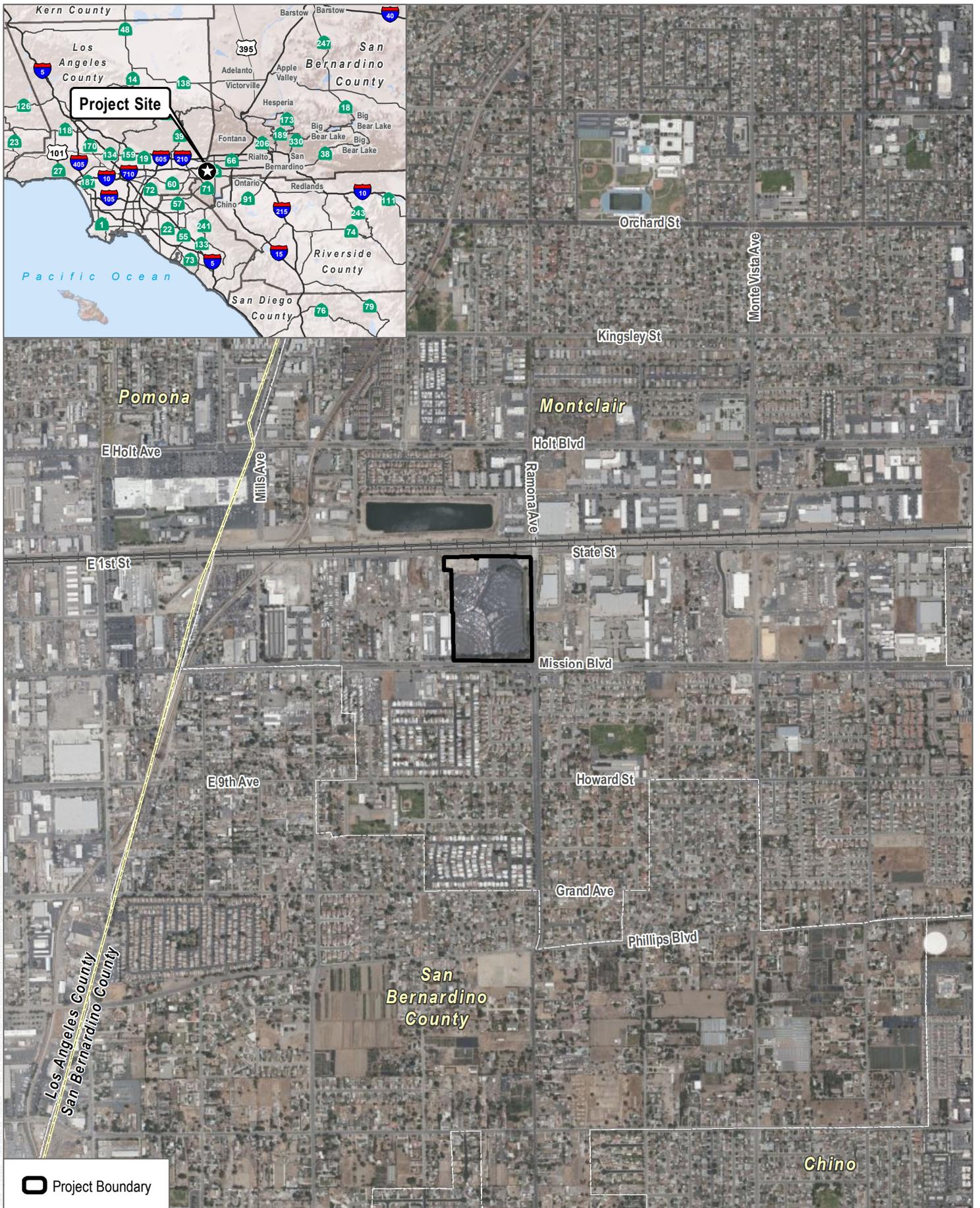
Scoping Meeting Log-In: <https://zoom.us/s/95233227193>
Dial (for higher quality, dial a number based on your current location):
US: +1 669-900 6833 or +1 301 715 8592 Webinar ID: 952 3322 7193
International numbers available: <https://zoom.us/j/95233227193>

Scoping Comments: All scoping comments must be received in writing by 5:00 p.m. on February 3, 2021, which marks the end of the 30-day public scoping period. All written comments should indicate an associated contact person for the agency or organization, if applicable, and reference the Project name in the subject line. Pursuant to CEQA, responsible agencies are requested to indicate their statutory responsibilities in connection with the Project when responding. Please mail or email comments and direct any questions to the following contact person:

Mr. Michael Diaz, Community Development Director
City of Montclair, Community Development Department, Planning Division
5111 Benito Street
Montclair, California 91763
Phone: (909) 625-9432
Email: mdiaz@cityofmontclair.org

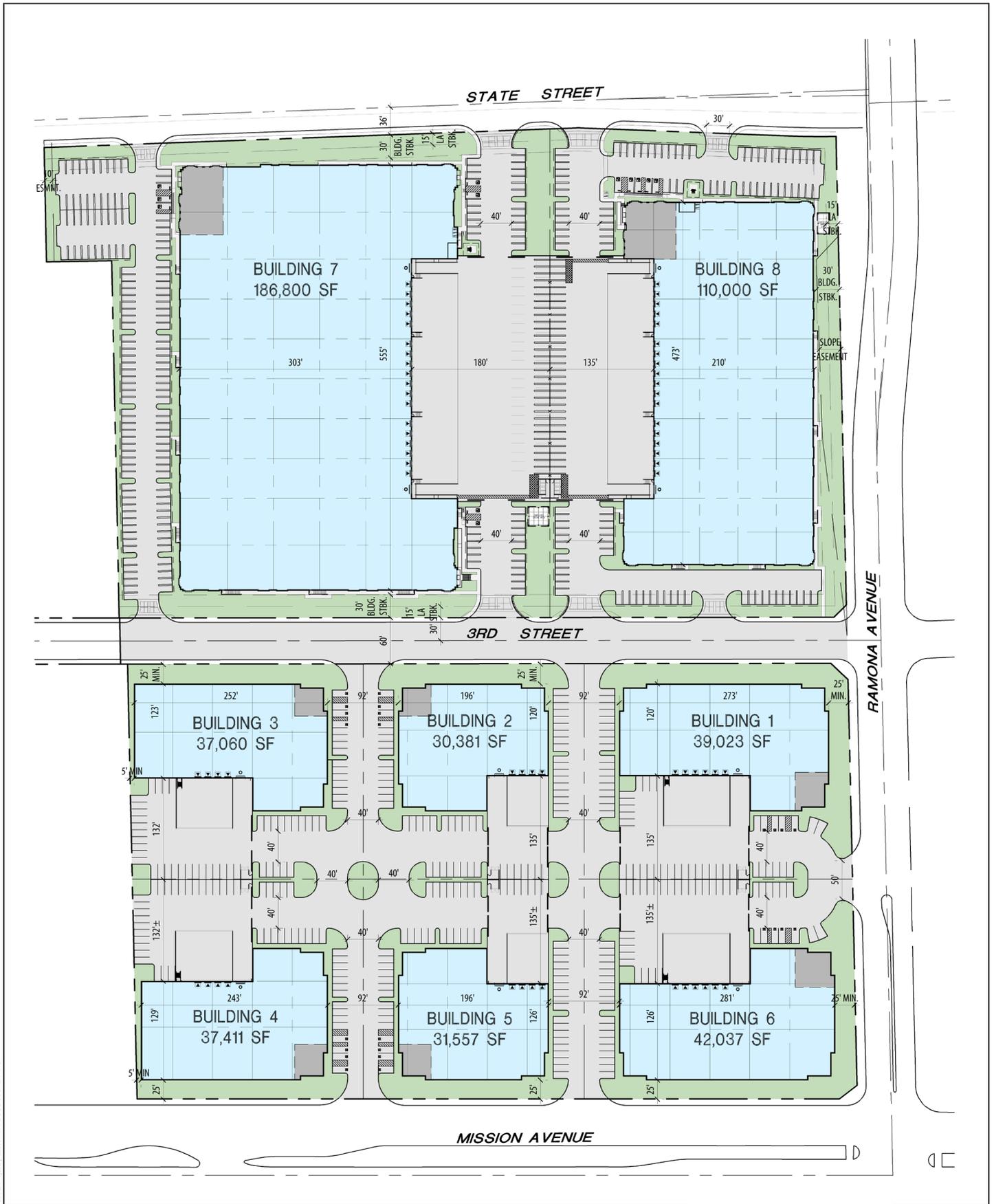
Si desea información en Español acerca de esta propuesta, por favor comuníquese con Silvia Gutierrez en la ciudad de Montclair, al teléfono (909) 625-9435.

Attachments: Figure 1, Project Location
Figure 2, Site Plan



SOURCE: Bing Maps 2020; Open Street Maps 2020

FIGURE 1
Project Location



SOURCE: GAA Architects 2020

FIGURE 2

Site Plan

Mission Boulevard and Ramona Avenue Business Park Project