



**NOTICE OF THE AVAILABILITY OF THE  
MISSION BOULEVARD AND RAMONA AVENUE BUSINESS PARK PROJECT  
FINAL ENVIRONMENTAL IMPACT REPORT (SCH 2021010005)  
AND NOTICE OF A PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on November 15, 2022, the City of Montclair, acting as the Lead Agency, released a Final Environmental Impact Report (EIR) for the proposed Mission Boulevard and Ramona Avenue Business Park Project (Project). The Final EIR contains responses to comments on the Draft EIR, and any necessary errata to the Draft EIR.

The Final EIR is available for review on the City's website at <https://www.cityofmontclair.org/current-projects-in-montclair>. Copies of the Final EIR are also available for public review at the following:

City of Montclair  
Community Development Department  
5111 Benito Street, Montclair, CA 91763

By appointment on Monday through Thursday 7:00 a.m. to 5:00 p.m. (except during office closures).

Montclair Public Library  
9955 Fremont Avenue  
Montclair, CA 91763

During Library operating hours (check Library website for business hours).

**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 Section 27 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 that were demolished at

**CITY OF MONTCLAIR**

5111 Benito Street, P.O. Box 2308, Montclair, CA 91763 (909) 626-8571 FAX (909) 621-1584

Mayor Javier John Dutrey • Mayor Pro Tem Bill Ruh • Council Members: Tenice Johnson, Corysa Martinez, Benjamin Lopez • City Manager Edward C. Starr

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November 15, 2022

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 513,295 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(s), and street/land closure permit(s).

**ENVIRONMENTAL IMPACTS:** The Initial Study and Draft EIR identified that the Project would result in no impact or a less than significant impact in the following environmental impact categories: aesthetics, agricultural and forestry resources, energy, hydrology and water quality, mineral resources, population and housing, public services, recreation, transportation, and wildfire. With incorporation of mitigation measures identified in the Draft EIR, the potentially significant impacts of the Project in the following would be reduced below a level of significance: biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, tribal cultural resources, and utilities and service systems. The Draft EIR identifies that the Project would have a significant and unavoidable impact in the following environmental impact categories: air quality, greenhouse gas emissions, and land use and planning. No new or more severe impacts were identified during the Draft EIR public review period. Pursuant to Section 15087(c)(6) of the CEQA Guidelines, the Project site is not on any of the lists enumerated under Section 65962.5 of the Government Code.

**PUBLIC HEARING:** The Montclair Planning Commission will conduct a public hearing to consider recommending to the Montclair City Council certification the Final EIR and approval of the Project and its associated requested entitlements. The date, time, and location of the public hearing are set for below. The agenda for the hearing will also be posted on the City website (<https://www.cityofmontclair.org/planning-commission-meetings/>).

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**Hearing Date/Time: November 28, 2022 at 7:00 PM**  
**Location: 5111 Benito St, Montclair 91763**

Remote participation will be available via Zoom video/teleconference at the following: (Zoom Link: <https://zoom.us/j/95858571900> or Dial Number: 1-(669)-900-6833 Meeting ID: 95858571900.

A public hearing to be held by the Montclair City Council has not yet been scheduled. Once this hearing has been scheduled, a separate notice of public hearing will be publicly circulated consistent with all applicable public noticing requirements set forth by the City and in State law.

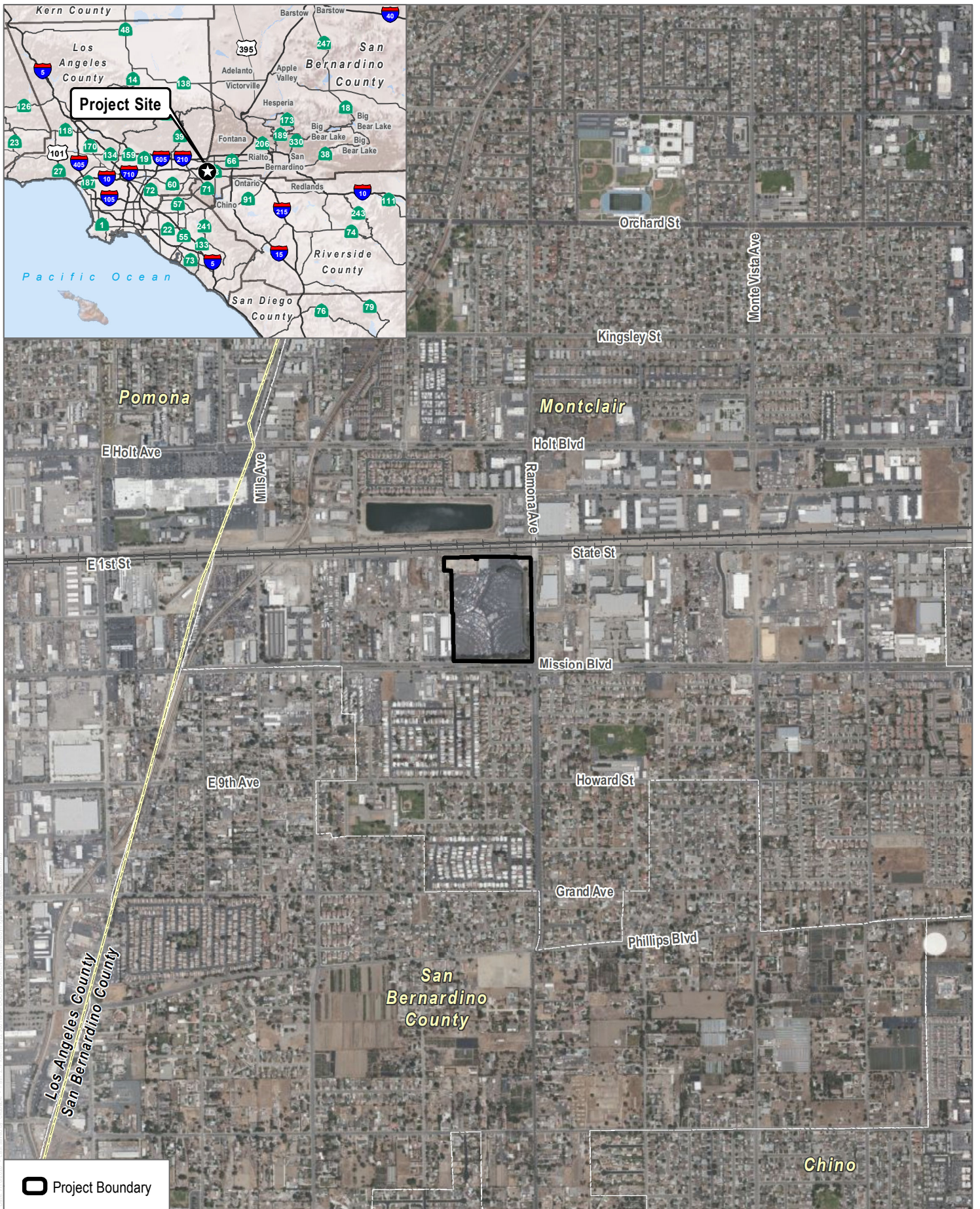
Si desea información en Español acerca de esta propuesta, por favor comuníquese con Silvia Gutiérrez en la Ciudad de Montclair, al teléfono (909) 625-9435.

**Attachments:**

Figure 1, Project Location

Figure 2, Site Plan

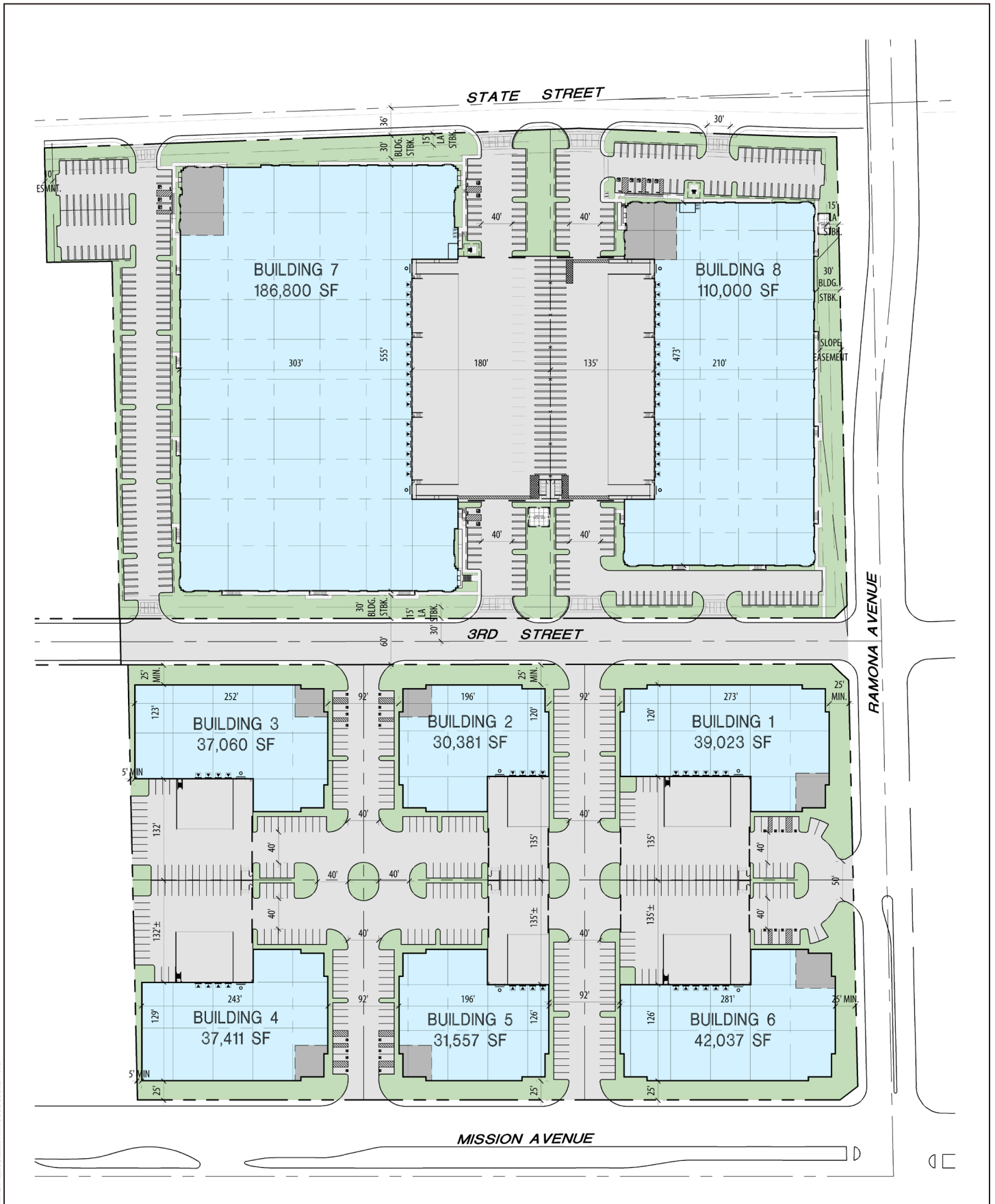




SOURCE: Bing Maps 2020; Open Street Maps 2020

**FIGURE 1**  
**Project Location**  
 Mission Boulevard and Ramona Avenue Business Park Project





SOURCE: GAA Architects 2020

**FIGURE 2**

**Site Plan**