COUNTY OF SAN BERNARDINO

NFC 2 0 2022

DATE FILED & POSTED

Removed On: 21 1/23

Receipt No: 36-12202022

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Notice of Determination

CLERK OF THE BOARD

To:

Office of Planning and Research Via CEQA Submit (CEQAnet)

San Bernardino County Clerk 385 N. Arrowhead Avenue #2 San Bernardino, California 92415 From:

Public Agency: City of Montclair

5111 Benito Street

Montclair, California 91763

Contact: Michael Diaz

909.625.9432

mdiaz@cityofmontclair.org

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2021010005

Project Title: Mission Boulevard and Ramona Avenue Business Park Project

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

Project Location: Approximately 27.74 acres located at the northwest corner of Mission Boulevard and Ramona Avenue (Assessor 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).

Project Description: Precise Plan of Design to approve the development of 513,295 square feet of flexible industrial space; Tract Map to consolidate the nine existing parcels on the Project site into eight parcels; General Plan Amendment (GPA) to change the Project site's General Plan land use designation from General Commercial to Limited Manufacturing and Industrial Park; and a Zone Change (ZC) to change the Project site's zoning from M1 Limited Manufacturing, MIP Manufacturing Industrial, and C3 General Commercial to M1 Limited Manufacturing and MIP Manufacturing Industrial.

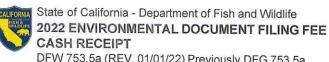
This is to advise that on December 19, 2022 the City of Montclair, acting as Lead Agency, certified the Project's Environmental Impact Report and made certain CEQA findings, approved Tentative Tract Map No. 20381 and a Precise Plan of Design, approved the General Plan Amendment, introduced for first reading Ordinance No. 23-1003 approving the Zone Change, which is scheduled to return to the City Council for a second reading on January 17, 2023, and made the following findings:

- 1. The Project will have a significant effect on the environment.
- 2. An Environmental Impact Report was prepared for this Project pursuant to the provisions of CEQA.
- 3. Mitigation measures were made a condition of approval of the Project.
- 4. A mitigation reporting or monitoring plan was adopted for this Project.
- 5. A statement of Overriding Considerations was adopted for this Project.
- 6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments, and responses, any necessary errata, and the record of Project approval is available to the General Public at 5111 Benito Street, Montclair, California 91763.

Signature: _______ Title: Michael Diaz, Community Development Director Date: ______ Date Received for filing at OPR: ______

Authority Cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.



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SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.		RECEIPT	RECEIPT NUMBER:			
			36 — 12202022 — 871			
		STATE CLEARINGHOUSE NUMBER (If applicable)				
		2021010005				
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City of Montclair				12202022		
COUNTY/STATE AGENCY OF FILING			ri .	DOCUMENT		
San Bernardino						
PROJECT TITLE						
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Mission Boulevard and Ramona Avenue Busine PROJECT APPLICANT NAME				T=		
Mission Boulevard Industrial Owner, L.P	PROJECT APPLICANT	ROJECT APPLICANT EMAIL			PHONE NUMBER (909) 625-9432	
PROJECT APPLICANT ADDRESS	CITY	07475			-9432	
5111 Benito Street	10000000	STATE		ZIP CODE		
PROJECT APPLICANT (Check appropriate box)	Montclair	CA		91763		
Local Public Agency School District	Other Special District	□s	ate Ag	iency	Private Entity	
AND ADDRESS CONTRACTOR OF THE PROPERTY OF THE						
CHECK APPLICABLE FEES:					0.500.05	
☑ Environmental Impact Report (EIR)		\$3,539.25				
Mitigated/Negative Declaration (MND)(ND)		\$2,548.00	\$ _		The section	
☐ Certified Regulatory Program (CRP) document - payment due of	directly to CDFW	\$1,203.25	\$ _		0.00	
☐ Exempt from fee						
☐ Notice of Exemption (attach)						
☐ CDFW No Effect Determination (attach)						
☐ Fee previously paid (attach previously issued cash receipt copy	/)					
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)			\$_		0.00	
County documentary handling fee			\$_		50.00	
Other W. 102			\$			
PAYMENT METHOD:					121 527844 0 11	
☐ Cash ☐ Credit ☑ Check ☐ Other	TOTAL	RECEIVED	\$ _		3,589.25	
SIGNATURE AGEN	ICY OF FILING PRINTED I	NAME AND T	TLF			
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Jeni Jeni	nifer Luna, Deputy	Clerk				