

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021010005

Project Title: Mission Boulevard and Ramona Avenue Business Park Project

Lead Agency: City of Montclair

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Project Location: Montclair  
*City*

San Bernardino County  
*County*

Project Description (Proposed actions, location, and/or consequences).

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 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially Significant Effects include the following resource areas: air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, and tribal cultural resources.

Mitigation Measures (MM) implemented to reduce potential impacts would include: MM-AQ-1 (Revised Employment Forecast), MM-AQ-2 (Construction Equipment), MM-AQ-3 (Vehicle Miles Traveled Reduction Strategies), MM-AQ-4 (Encourage Electric Vehicles), MM-AQ-5 (Idling Restriction), MM-AQ-6 (Energy Conservation), MM-AQ-7 (Electric Forklifts and Yard Trucks), MM-BIO-1 (Avoid and Minimize Impacts to Native and Migratory Nesting Birds), MM-CUL-1 (Workers Environmental Awareness Program Training), MM-CUL-2 (Inadvertent Discovery of Archaeological Resources), MM-GEO-1 (Inadvertent Discovery of Paleontological Resources), MM-GHG-1 (Water Conservation), MM-GHG-2 (Solid Waste Reduction), MM-HAZ-1 (Identification of Existing Subsurface Feature), MM-HAZ-2 (Hazardous Materials Contingency Plan), MM-HAZ-3 (Vapor Intrusion Mitigation System), MM-HAZ-4 (Hazardous Materials Encountered during Demolition), MM-NOI-1 (Construction Noise Control Plan), MM-NOI-2 (Construction Notification), MM-TCR-1 (Tribal Monitoring), MM-TCR-2 (Inadvertent Discovery of Tribal Cultural Resource).

However, while the Project would implement these mitigation measures to reduce potential impacts, impacts to air quality (conflict/obstruct implementation of the applicable air quality plan, cumulatively considerable net increase of any criteria pollutant, and cumulative effects), greenhouse gas emissions (significant impact on the environment, conflict with applicable plan/policy/regulation, cumulative effect), and land use and planning (conflict with applicable plan/policy/regulation) would be significant and unavoidable.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None known at this time.

Provide a list of the responsible or trustee agencies for the project.

Air Resources Board  
Caltrans District #8  
Fish and Game Region #6  
Native American Heritage Commission  
Regional WQCB #8