

COUNTY OF
SAN BERNARDINO
DEC 20 2022

DATE FILED & POSTED

Posted On: 12/20/22

Removed On: 2/1/23

Receipt No: 36-12202022
-871

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: December 19, 2022

Date Received for filing at OPR: _____

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



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 36 — 12202022 — 871
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2021010005

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

| | | |
|---|-------------------|------------------|
| LEAD AGENCY City of Montclair | LEAD AGENCY EMAIL | DATE 12202022 |
| COUNTY/STATE AGENCY OF FILING San Bernardino | DOCUMENT NUMBER | |

PROJECT TITLE
 Mission Boulevard and Ramona Avenue Business Park Project

| | | |
|---|-------------------------|--------------------------------|
| PROJECT APPLICANT NAME Mission Boulevard Industrial Owner, L.P | PROJECT APPLICANT EMAIL | PHONE NUMBER (909) 625-9432 |
| PROJECT APPLICANT ADDRESS 5111 Benito Street | CITY Montclair | STATE CA |
| | | ZIP CODE 91763 |

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

| | | | |
|--|-----------------------|----|-----------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,539.25 | \$ | 3,539.25 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | 0.00 |
| | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |
| <hr/> | | | |
| PAYMENT METHOD: | | | |
| <input type="checkbox"/> Cash <input type="checkbox"/> Credit <input checked="" type="checkbox"/> Check <input type="checkbox"/> Other | | | |
| | TOTAL RECEIVED | \$ | 3,589.25 |

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| SIGNATURE X <i>Jennifer Luna</i> | AGENCY OF FILING PRINTED NAME AND TITLE Jennifer Luna, Deputy Clerk |
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