



**Notice of Intent to Adopt a Mitigated Negative Declaration for the
5006 and 5010 Mission Boulevard Warehouse Project (Case No. 2022-7)**

NOTICE IS HEREBY GIVEN that the City of Montclair (City), as Lead Agency under the California Environmental Quality Act (CEQA), has completed a draft Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with the CEQA Guidelines for the 5006 and 5010 Mission Boulevard Warehouse project (project), as described below. The IS/MND discloses potential environmental impacts associated with the project and recommends mitigation measures to reduce any identified impacts to less than significant levels.

Date February 24, 2022

Project Title 5006 and 5010 Mission Boulevard Warehouse

Lead Agency City of Montclair
Community Development Department
Planning Division
5111 Benito Street
Montclair, CA 91763

Project Applicant: New Crossings Development LLC

Public Review Period: February 25, 2022 to March 16, 2022 at 6:00 PM

The IS/MND will be released for public review and comment pursuant to CEQA Guidelines Sections 15073(a) and 15105. The City has established a 20-day public review period from **February 25, 2022 to March 16, 2022 at 6:00 PM**, in accordance with CEQA Guidelines Section 15073 (14 CCR 15073). During this period, the IS/MND will be posted on the City's website at: <https://www.cityofmontclair.org/current-projects-in-montclair/>

The IS/MND, and any supporting documents will also be available for review at the following:

City of Montclair
Community Development Department
5111 Benito Street
Montclair, CA 91763
Monday through Thursday
7:00 a.m. to 6:00 p.m. (except during office
closures)

Montclair Branch Library
9955 Fremont Avenue
Montclair, CA 91763
Monday through Wednesday from 11:00 a.m. to
7:00 p.m., Thursday and Friday 10:00 a.m. to
6:00 p.m. and Saturday from 9:00 a.m. to 5:00
p.m. (except during library closures)

Public Comments: At this time, the City is soliciting comments on the environmental impact analysis presented in the IS/MND for the proposed project. Comments may be submitted by mail or e-mail. All comments must be received in writing by March 16, 2022 at 6:00 PM (end of the 20-day public scoping period). Please send all comments via mail to Silvia Gutiérrez, Associate Planner at the address indicated above, or via email to sgutierrez@cityofmontclair.org. All written comments should indicate a contact person for your agency or organization, if applicable, and reference the project name indicated on the subject line above. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding.

Project Location and Setting: The project site lies near the northeast corner of Mission Boulevard and Monte Vista Avenue and is located in the southern part of the City at the western end of San Bernardino County (Figure 1, Project Location). Regionally, the City is bordered by the Cities of Pomona, Claremont, Upland, Ontario, and Chino. Locally, the project site is bound by State Street to the north, multi-family and single-family residences and commercial uses to the south, industrial uses to the west, and industrial uses and Central Avenue to the east.

The project site is composed of three parcels (APN 1101-311-15, 1101-311-17, and 1101-311-19) and is approximately 5.13 acres in size. Two of the parcels are currently undeveloped and are largely comprised of disturbed soils and minimal vegetation. The remaining parcel is developed and features an unoccupied building that was previously used as an auto-sales office. The project site is associated with street address 5006 and 5010 Mission Boulevard. The project site is located within a highly developed part of the City and is surrounded by a mix of urbanized land uses.

The project site is not identified on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that section.

Project Description: The project includes the construction of an approximately 115,350 square-foot, one-story industrial/warehouse facility on an approximately 5.13-acre property. In addition to the industrial/warehouse building, the project would include passenger vehicle parking spaces, trailer parking spaces, tractor-trailer loading docks, and other associated site improvements such as landscaping, sidewalks, and internal driveways.

The following discretionary approvals would be required before implementing the project:

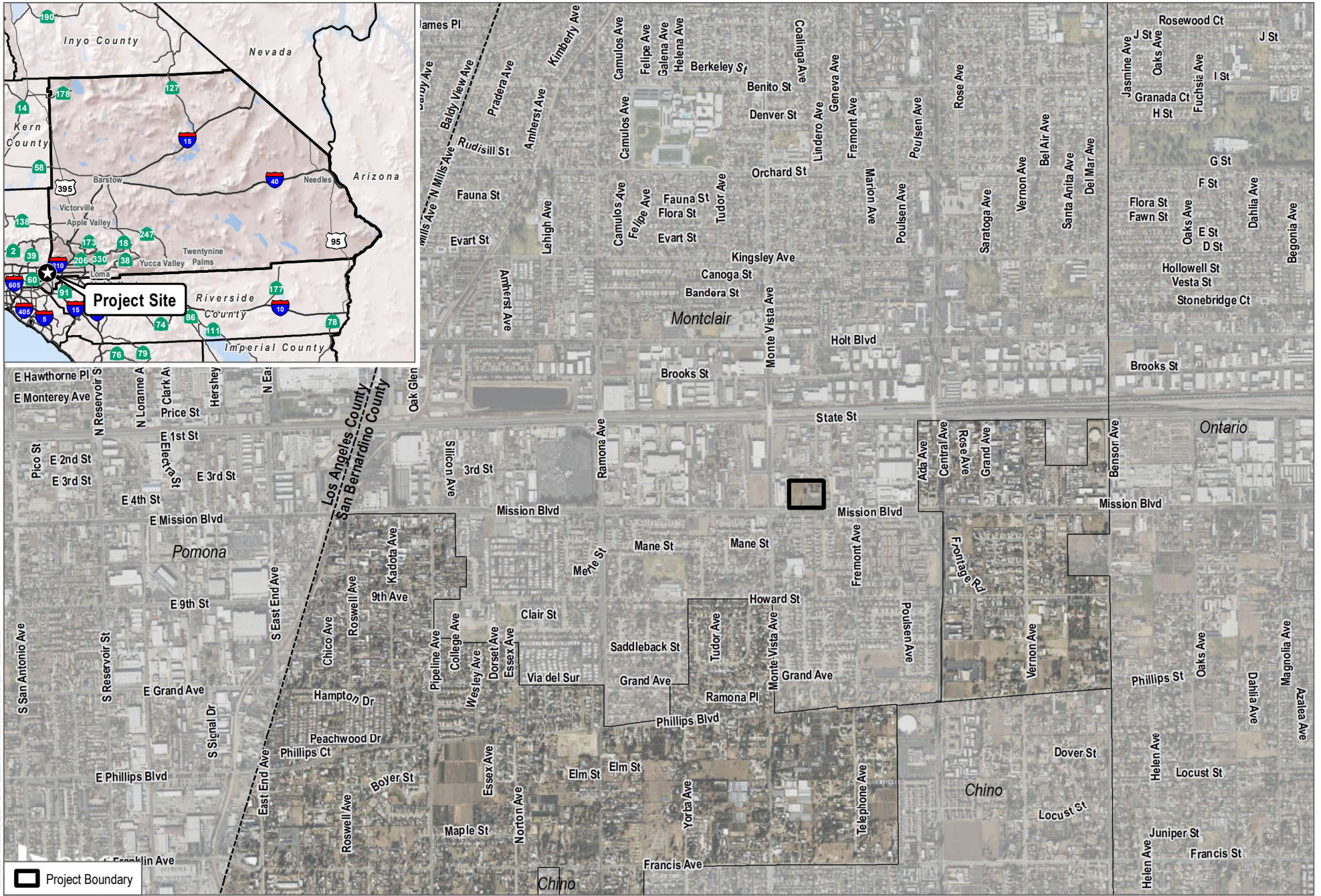
- General Plan Amendment
- Parcel Map
- Precise Plan of Design
- Other ministerial permits

Public Hearing: A public hearing on the project 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 State law.

If you have any questions, please contact Silvia Gutiérrez at (909) 625-9435 or sgutierrez@cityofmontclair.org.

Signature: 
Name/Title: Silvia Gutiérrez, Associate Planner

February 24, 2022
Date:



SOURCE: County of Los Angeles; County of San Bernardino; Bing Maps

FIGURE 1

Project Location

Mission Boulevard Warehouse