



**Notice of Intent to Adopt a Mitigated Negative Declaration for the  
Ada Development Expansion Project  
CASE 2018-21**

**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 Ada Development Expansion Project, as described below. The IS/MND discloses potential environmental impacts associated with the proposed project and recommends mitigation measures to reduce any identified impacts to less than significant levels.

**Date** March 15, 2019

**Project Title** Ada Development Expansion

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

**Project Applicant:** JLR Group LLC

**Public Review Period: March 15, 2019 to April 3, 2019 at 5:00 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 March 15, 2019 to April 3, 2019, 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/comfit/as/Ada-Expansion-MND.pdf>

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

City of Montclair  
Community Development Department  
Planning Division  
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 April 3, 2019 at 5:00 p.m. (end of the 20-day public scoping period). Please send all comments via mail to Yvonne Nemeth, Associate Planner at the address indicated above, or via email to [ynemeth@cityofmontclair.org](mailto:ynemeth@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:** 10830 Ada Avenue, Montclair, CA 91763

**Project Request:** The project applicant proposes to construct a 69,182 square foot industrial building on the westerly vacant area of the site adjacent to an existing 64,812 square foot industrial building on a 6.15 gross-acre site located on the west side of Ada Avenue between Mission Boulevard on the south and State Street on the north. The existing 64,812 square foot industrial building with seven truck docks occupies approximately the eastern half of the site. The proposed 69,182 square foot building includes 3,897 square feet of office space, 2,757 square feet of mezzanine space and 62,528 square feet of warehouse space. The project proposes 144 surface parking spaces, 4 handicap spaces and 28 future stalls in the truck court. The project proposes five new truck docks and 1,742 square feet of landscaping in addition to the existing 28,353 square feet of landscaping on the site. The project includes all applicable California Title 24 energy conservation measures to reduce energy consumption, including all CALGreen building code standards. The project will require approximately 18 months to complete with construction scheduled to start in mid 2019 and completed in July 2020.

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

- Precise Plan of Design (Commercial)

**Public Hearing:** The City will hold a public meeting on **Monday, April 22, 2019 at 7:00 p.m.** at 5111 Benito Street Montclair, CA 91763 (City of Montclair City Council Chambers). The purpose of this meeting is to present information about the proposed project and the IS/MND. Adoption of the IS/MND and approval of the project is scheduled to be considered by the Montclair Planning Commission at this time. Interested parties, including public agencies, are encouraged to attend this public hearing.

For questions, please contact Yvonne Nemeth at (909) 625-9433 / [ynemeth@cityofmontclair.org](mailto:ynemeth@cityofmontclair.org).

Signature:   
Name/Title: Yvonne Nemeth, Associate Planner

  
Date: