



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of Montclair (City) has completed an Initial Study dated June 2019 for the following project in accordance with the City and State environmental guidelines:

**Project Name:** Montclair Senior Living Project

**Project Location:** The 3.98-acre project site is adjacent to the east side of Monte Vista Avenue between Palo Verde Street to the north and San Bernardino Street to the south in the City of Montclair and encompasses Assessor's Parcel Numbers (APNs) 1008-651-09 through 12.

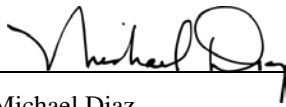
**Project Description:** The project includes two phases of demolition/construction. Phase I involves demolition of two on-site medical office buildings (approximately 20,100 square feet) at 9625 and 9645 Monte Vista Avenue followed by the construction of a 62,023-square foot senior living building. The Phase 1 senior living building includes 15 memory care units (28 beds) and 75 assisted living units (75 beds). Phase 2 involves demolition of a third medical office building (approximately 9,900 square feet) at 9635 Monte Vista Avenue. Phase 2 of the project entails the construction of 22,000-square foot senior living building with approximately 50 memory care/assisted living units (50 beds.) A 13,187-square foot medical office building (9655 Monte Vista Avenue) will be retained and repainted to conform to the theme of the proposed senior living facility.

The site is not on any of the hazardous site lists enumerated under Section 65962.5 of the Government Code.

The City prepared this study to determine the project's impact on the environment. A Mitigated Negative Declaration (MND) has been proposed, stating that the project will not have any significant negative impacts on the environment upon implementation of the recommended mitigation measures. The Planning Commission will consider the project and the Mitigated Negative Declaration at its meeting on June 8, 2019. The meeting will be held at the City Council Chambers.

Copies of the Initial Study and Mitigated Negative Declaration and related documents are on file and available for public review at the City of Montclair, Community Development Department located at 5111 Benito Street; Montclair, California 91763. The IS/MND and supporting technical data may also be accessed on the City's website at <https://www.cityofmontclair.org/comfit/cd/IS-2019-06-05-Montclair-Senior-Living.pdf>. This notice will also be posted with the San Bernardino County Clerk.

Any interested person or agency may comment on this matter by submitting their written comments before June 26, 2019. Comments should be sent to: Michael Diaz, Planning Manager; City of Montclair; Community Development Department, Planning Division; 5111 Benito Street; Montclair, California 91763. For additional information, please you may contact Mr. Diaz at (909) 625-9432 or at [mdiaz@cityofmontclair.org](mailto:mdiaz@cityofmontclair.org).

**Signature:**   
**Name:** Michael Diaz **Date:** June 6, 2019  
**Title:** Planning Manager  
**Review Date:** June 7 – June 26, 2019