

Notice of Determination**To:**

- ☒ Office of Land Use & Climate
Innovation
P.O. Box 3044
Sacramento, CA 95812-3044

From:

Public Agency: City of Montclair
Address: 5111 Benito Street, Montclair CA 91763
Contact: Michael Diaz
Phone: (909) 625-9432

- ☒ County Clerk
County of: San Bernardino
Address: 385 N. Arrowhead Avenue,
2nd Floor, San Bernardino, CA 92415

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2016101001

Project Title: Case No. 2025-06 SP Amendment of the North Montclair Downtown Specific Plan (NMDSP)

Project Applicant: CRP/VP Montclair Village Owner, LLC

Project Location (include county): NMDSP Montclair, County of San Bernardino

Project Description: On March 20, 2017, the City certified a Supplemental Environmental Impact Report (SEIR) for the updated North Montclair Downtown Specific Plan (NMDSP) (SCH No. 2016101001). The 2016 NMDSP SEIR analyzed the environmental impacts of future development of the amended NMDSP. Subsequently, the City now proposes to amend the land use section of the NMDSP to allow "Medical Services – Doctor/Dentist Office" as a permitted use within the plan's Station District zone. Further, the existing definition of "Medical Services – Doctor Office" would be amended to include Dentist Office and remove the limitation of four licensed primary practitioners. These amendments are hereinafter referred to as the "modified project".

The City, as lead agency, has prepared a consistency evaluation to determine if conditions specified in Public Resources Code section 21166 and State CEQA Guidelines section 15162 would require subsequent environmental review for the proposed modified project. As outlined in the consistency evaluation, the City has determined that the proposed modified project is adequately covered by the certified 2016 NMDSP SEIR, and would not result in new impacts or any substantial changes to any significant effects previously identified.

On September 15, 2025, City Council conducted the first reading of Ordinance No. 25-1015, amending the NMDSP land use table to allow medical uses within the plan's Station District land use zone. On October 20, 2025, City Council conducted a second reading and adopted Ordinance No. 25-1015.

This is to advise that the City of Montclair (☒ Lead Agency or ☐ Responsible Agency) has approved the above described modified project on October 20, 2025 and has made the following determinations regarding the above described modified project.

1. The modified project [☐ will ☒ will not] have a more significant effect on the environment than previously identified in the certified 2016 NMDSP SEIR.
2. ☒ A consistency analysis to the certified 2016 NMDSP SEIR was prepared and adopted in full compliance with CEQA, and reflects the independent judgment of the City.
3. The modified project is subject to the previously identified mitigation measures identified in the previously certified 2016 NMDSP SEIR, and no additional mitigation measures were made a condition of approval of the modified project beyond those identified in the certified 2016 NMDSP SEIR.
4. A Statement of Overriding Considerations [☒ was ☐ was not] adopted for the original project in the previously certified 2016 NMDSP SEIR, and is not required for the modified project because the modified project will not have any new significant and unavoidable impacts.
5. The modified project does not present new information of substantial new information that was not known and could not have been known at the time the 2016 NMDSP SEIR was certified.
6. Findings [☒ were ☐ were not] made pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162 relating to subsequent environmental review.

This is to certify that the Consistency Analysis, the previously certified 2016 NMDSP SEIR, and the record of project approval, are available to the general public at:

City of Montclair, Planning Division, 5111 Benito Street, Montclair, CA 91763

Signature (Public Agency):  Title: Community Development Director

Date: 11/21/2025 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.

Reference: Sections 21000-21174, Public Resources Code.

CLERK OF THE
BOARD OF SUPERVISORS
2025 NOV 24 PM 1:14
SAN BERNARDINO COUNTY
CALIFORNIA