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**VIA EMAIL**

January 6, 2021

Michael Diaz, Director  
Community Development Department  
Planning Division  
City of Montclair  
5111 Benito Street  
Montclair, California 91763  
[mdiaz@cityofmontclair.org](mailto:mdiaz@cityofmontclair.org)

Andrea Phillips, City Clerk  
City of Montclair  
5111 Benito Street  
Montclair, CA 91763  
[cityclerk@cityofmontclair.org](mailto:cityclerk@cityofmontclair.org)

**Re: CEQA and Land Use Notice Request for Mission Boulevard and Ramona Avenue Business Park Project (SCH 2021010005)**

Dear Mr. Diaz and Ms. Phillips,

I am writing on behalf of **Supporters Alliance for Environmental Responsibility (“SAFER”)** regarding the Mission Boulevard and Ramona Avenue Business Park Project (SCH 2021010005), including all actions related or referring to the proposed demolition of all existing on-site structures and the construction of an eight-building business park providing approximately 514,269 square feet of flexible industrial space, located on approximately 27.74 acres at the northwest corner of Mission Boulevard and Ramona Avenue in Montclair (bounded by State Street to the north, Ramona Avenue to the east, Mission Boulevard to the south, and by a mix of residential and industrial development to the west), as proposed by Mission Boulevard Industrial Owner, L.P. (“Project”).

We hereby request that the City of Montclair (“City”) send by electronic mail, if possible or U.S. mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act (“CEQA”), including, but not limited to:
  - Notices of any public hearing held pursuant to CEQA.
  - Notices of determination that an Environmental Impact Report (“EIR”) is required for the Project, prepared pursuant to Public Resources Code Section 21080.4.
  - Notices of any addenda prepared to a previously certified or approved EIR.
  - Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.

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- Notices of preparation of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21092.
- Notices of availability of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
- Notices of approval and/or determination to carry out the Project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of determination that the Project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
- Notice of any Final EIR prepared pursuant to CEQA.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which require local counties to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

In addition, we request that the City send to us via email, if possible, or U.S. Mail a copy of all Planning Commission and City Council meetings and/or hearing agendas.

Please send notice by electronic mail or U.S. Mail to:

Richard Drury  
Komalpreet Toor  
Stacey Osborne  
Lozeau Drury LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612  
[richard@lozeaudrury.com](mailto:richard@lozeaudrury.com)  
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Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,



Stacey Osborne  
Lozeau | Drury LLP