



**Notice of Intent to Adopt a Mitigated Negative Declaration for the  
Oakmont Kadota Warehouse Project  
CASE 2018-8**

**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 Oakmont Kadota Warehouse project (proposed 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** May 18, 2018

**Project Title** Oakmont Kadota Warehouse

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

**Project Applicant:** Oakmont Industrial Group

**Public Review Period: May 18, 2018 to June 6, 2018 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 May 18, 2018 to June 6, 2018, 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/Home/ShowDocument?id=6416>

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 June 6, 2018 at 5:00 p.m. (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](mailto: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 is located in the southwest part of the City at the western end of San Bernardino County. Regionally, the City is bordered by the Cities of Pomona, Claremont, Upland, Ontario, and Chino. Locally, the project site is bounded by State Street to the north, industrial and limited residential uses to the south, industrial uses to the east, Kadota Avenue to the west, and San Antonio Creek flood control channel to the northwest.

The project site (APN 1012-191-17) is approximately 7.13 acres in size and currently consists of two adjoining parcels that will be merged into a single parcel for the project. The project site is associated with the street address 10735 Kadota Avenue. 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 proposed project includes construction of an approximately 139,000-square-foot, one-story warehouse building. In addition to the warehouse building, the project would include approximately 80,000 square feet of landscaping area, loading docks, and surface parking spaces for passenger vehicles and truck trailers.

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

- Precise Plan of Design (Commercial)
- Lot Merger



**Public Hearing:** The City will hold a public meeting on **Monday, June 25, 2018 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.

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

Signature:   
Name/Title: Silvia Gutiérrez, Associate Planner

5/15/2018  
Date: