



CITY OF POMONA PLANNING DIVISION

NOTICE OF DETERMINATION

TO:

[] County Clerk
County of Los Angeles
12400E Imperial Hwy., Rm. 2001
Norwalk, CA 90650

FROM:

City of Pomona
Development Services Department, Planning Division
505 S. Garey Ave.
Pomona, CA 91769

[X] Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

DATE: August 31, 2021

STATE CLEARINGHOUSE NO:

PROJECT NAME: (DPR 13326-2020); (TRACTMAP 13327-2020)

PROJECT APPLICANT: Melia Homes, Inc.

PROJECT ADDRESS: 2115 S. Garey Ave.

PROJECT CITY: Pomona

PROJECT COUNTY: Los Angeles

PROJECT DESCRIPTION:

In 2014 the City of Pomona adopted a Final Environmental Impact Report (EIR), State Clearinghouse Number: 2012051025, which analyzed the environmental impacts of the City of Pomona's General Plan Update, Corridors Specific Plan, Active Transportation Plan, and Green Plan (hereafter collectively referred to as the GPU EIR). On March 3, 2014, the City Council adopted Resolution No. 2014-26 certifying the GPU EIR as meeting the requirements of CEQA. Additionally, on March 3, 2014, the City Council adopted Resolution No. 2014-27 approving General Plan Amendment (GPA) Number 13-007 to adopt the Pomona General Plan Update and approving the adoption of the Active Transportation Plan and the Green Plan as implementation tools of the General Plan Update.

According to State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), "projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies." The applicant propose to develop 8.96 acres, currently vacant, with 156 residential units as well as associated on-site and off-site improvements including, utilities, private streets, common and private open space, tot lot, and community swimming pool. The units will consist of 115 attached, 3-story townhomes and 41 detached 2-story single-unit homes. The project site is designated as General Plan Place Type Urban Neighborhood, which is intended for moderately intense clusters of development that contain a mix of uses including residential as well as Transect Zone T4-A, which allows residential densities of up to 70 dwelling units per acre and up to 4 floors in height. The Project includes an entitlement for a development plan review and a tentative tract map.

A determination has been made that the project is consistent with the development density established by existing general plan policies for which an EIR was certified, and that no additional environmental review is required, pursuant to CEQA Guidelines Section 15183. The analyses conducted and the conclusions reached in the GPU EIR remain valid, and the project would not cause new significant impacts not identified in the Certified EIR. The proposed project is consistent with the City's General Plan; 1) the proposed project will not result in any peculiar impacts that were not identified as a significant impact under the 2014 General Plan Update EIR (GPU EIR); the project site has no value as habitat for endangered, rare or threatened species; 2) the proposed project will not have any significant effects upon the environment that were not identified as significant in the GPU EIR; 3) the proposed project will not result in a potentially significant offsite impact or cumulative impact not discussed in the GPU EIR; 4) the proposed project will not result in a more severe impact due to substantial new information that was not known at the time the GPU EIR; and the site can adequately be served by all required utilities and public services.

This Notice of Exemption has been filed in accordance with the provisions under paragraph 6 of Executive Order N-80-20 and paragraph 8 of Executive Order N-54-20.



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Pursuant California Code of Regulation 14, §753.5(e)(3), this Notice of Determination filing is not subject to the California Department of Fish and Wildlife (CDFW) environmental document fee. 14 CCR §753.5(e)(3) stipulates that only one fee is required when an existing certified EIR is used for multiple project approvals that would result in no additional effect to fish and wildlife. This Notice of Determination for the project approval described herein does not required the CDFW fee because the approval relies upon the GPU EIR (State Clearinghouse No. 2012051025).

This is to advise that the City of Pomona Planning Commission as the Lead Agency has approved the above described project on August 25, 2021 and made the following determinations regarding the project described above:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of project approval.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final Environmental Impact Report with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: City of Pomona, Development Services Department, Planning Division, 505 S. Garey Ave., Pomona, CA 91769.

LEAD AGENCY CONTACT:

Vinny Tam, Senior Planner
909-620-2284
vinny_tam@ci.pomona.ca.us

CERTIFIED: