

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles
P.O. Box 1208
Norwalk, CA 90650-1208

From: (Public Agency): Planning Division/City of Pomona
505 S. Garey Avenue
Pomona, CA 91766

(Address)

Project Title: Conditional Use Permit 20172-2022

Project Applicant: Syed Raza & Associates Inc.

Project Location - Specific:
2705 South Towne Avenue (APN: 8331-016-024)

Project Location - City: Pomona Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
To develop a vacant lot more than 20,000 sf in area with two commercial buildings (Building A is 3,314 sf and Building B is 1,423 sf) with on-site and off-site improvements, located at 2705 S. Towne Avenue in the C-4 Highway Commercial Zone and SB 330 Overlay District.

Name of Public Agency Approving Project: City of Pomona - Planning Commission

Name of Person or Agency Carrying Out Project: Aamir Raza for Syed Raza & Associates Inc.

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: Article 19, Section 15303(Class 3)
Statutory Exemptions. State code number:

Reasons why project is exempt:
The project falls under Article 19, Section 15303(l (New Construction or Conversion of Small Structures) in that the proposed project consists of two commercial buildings not exceeding 10,000 sf in floor area on a site zoned for such use, not involving the use of significant amounts of hazardous substances and where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Lead Agency
Contact Person: Alex Jimenez Area Code/Telephone/Extension: 909-620-2441

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? [] Yes [] No

Signature: Alex Jimenez Date: 7/03/24 Title: Senior Planner

[X] Signed by Lead Agency [] Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: