



NOTICE OF EXEMPTION

TO:

[X] 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

[] Office of Planning and Research
Electronically via CEQA Submit

DATE: June 18, 2025

PROJECT NAME: DPR-022373-2023

PROJECT APPLICANT: Eleventh And Buena Vista LLC, Jorge Gutierrez

PROJECT ADDRESS: 1438 W. 11th Street [APN: 8349026059]

PROJECT CITY/COUNTY: Pomona, County of Los Angeles

PROJECT DESCRIPTION: A request to develop a 10-unit housing development project on a +/- .72-acre property with three, two-story structures featuring parking garages, common open spaces, and guest parking.

EXEMPTION STATUS: Section 15332 - Class 32 (In-fill Development)

REASON FOR EXEMPTION: The proposed project meets the criteria for a Class 32 (In-Fill Development) Categorical Exemption in that the proposed project site is less than five (5) acres; the project site has no value as habitat for endangered, rare or threatened species; the proposed project will not have any significant effects upon the environment; and the site can adequately be served by all required utilities and public services. Staff recommends that the Planning Commission adopt the Class 32 Categorical Exemption for the proposed project based on the following findings:

- 1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The project site is currently designated as Residential Neighborhood in the T3 General Plan Transect, which allow for a maximum residential development density of 20 dwelling units per acre. The proposed residential use is permitted under the existing General Plan designation and would propose a density of 15 dwelling units per acre. Staff's analysis of the project concluded that the proposed development will further the following General Plan Goals & Policies:

Goals & Policies	Consistency
6G. G6: Ensure that new residential development is well-integrated into adjacent neighborhood street patterns and provided with pedestrian connections.	Consistent: Surrounding development consists mostly of low density residential. The proposed units would be similar in scale and orientation to surrounding development, and would be compatible with the character and quality of the area.
6G. G9: Ensure continuity in development scale and character with careful transitions between areas of differing use composition and density.	Consistent: The project is an appropriate improvement within the established single- and multi-family residential properties within the surrounding neighborhood.



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Goals & Policies

6G. G8: Ensure safe, family-oriented, human-scaled, walkable and livable residential neighborhoods.

Consistency

Consistent: The proposed project would provide pedestrian access throughout the entirety of the development and provide family-oriented common open space amenities including shaded seating and playground equipment.

7F.P8:

- Ensure that garages do not dominate streetscapes.
- Locate parking to the side of or behind buildings and along alleyways to
- Maintain an active street edge, especially where pedestrian activity is desired.
- Allow for reductions of front yard setbacks
- Incorporate design elements on the second level above garages (such as bay windows or balconies) to reduce the scale and visual dominance of the garage.

Consistent: Garages have been designed not to be visible or fronting the street and have incorporated elements on the second level. All ground floor front facing units have been oriented to the street frontage and include front porches.

- 2) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is located on a 0.72-acre parcel within a developed residential neighborhood. It is immediately surrounded by residential uses on all sides.

- 3) The project site has no value as habitat for endangered, rare or threatened species.

The project site is comprised of two detached dwelling units. The project site is not located within the areas identified in the General as special status for species habitat. In addition, the project site has is located within a highly developed urban area surrounded by existing development on all sides; therefore, the site has no value as habitat for endangered, rare or threatened species.

- 4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

a. Traffic

Staff analyzed the project in accordance with CEQA Guidelines for evaluating traffic impacts using the VMT methodology. The City's Transportation Study Guidelines for VMT & LOS provide the methodology for analyzing VMT. Multi-family residential projects that include fewer than 200 units are screened out for further analysis of VMV impact. Therefore, the proposed project would not constitute a VMT CEQA impact.

b. Noise



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Staff can conclude that the project is not expected to result in a significant long-term increase in traffic noise levels, and that temporary construction noise would be less than significant, based on compliance with the City's time restrictions on construction activities, contained in the City's Municipal Code, and compliance with standard conditions of approval which will include sound blanketing during construction. In addition, Staff can also conclude that the project's operational noise would be similar to noise from other adjacent residences, including noise from nearby residences, and would be less than significant in the context of the existing noise in the surrounding area. Therefore, noise-related impacts resulting from development of the proposed project would be less than significant.

c. Air Quality

Staff can conclude that the maximum emissions would occur during site preparation and grading activities; however would last for approximately one month. For construction activities, odors would be temporary in nature and would be subject to SCAQMD Rule 402, Nuisance. Construction activities would be temporary and transitory and associated odors would cease upon construction completion. The project would not result in any significant air quality-related impacts.

d. Water Quality

The proposed project is conditioned by the Public Works Department to comply with Good Housekeeping Best Management Practices (BMPs) for the site to ensure that pollutants are not discharged to the municipal storm drain system during construction and throughout occupancy. With this condition in place, Staff can conclude that the impacts related to water quality would be less than significant.

5) The site can be adequately served by all required utilities and public services

The project site is in a developed urban area served by existing public utilities and services. A substantial increase in demand for services or utilities would not be anticipated with addition of 8 residential units to the neighborhood. The City of Pomona provides water, sewer, and solid waste collection services to the existing residential buildings and would continue to provide these services to the proposed project. Other services, including gas and electricity, would also continue to be provided to the proposed project by existing service providers.

LEAD AGENCY CONTACT: Alina Barron, Senior Planner
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CERTIFIED: _____

This is to certify that the Notice of Exemption with comments/responses and record of project approval is available for public review at: City of Pomona, Development Services Department, Planning Division, 505 S. Garey Ave., Pomona, CA 91769.