



CITY OF POMONA PLANNING DIVISION

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: May 15, 2025

PROJECT NAME: DPR-000439-2024, TRACTMAP-001503-2024

PROJECT APPLICANT: Frank Gallo

PROJECT ADDRESS: 857 W. Monterey Avenue (AIN: 8348-009-016)

PROJECT CITY/COUNTY: Pomona, County of Los Angeles

PROJECT DESCRIPTION: A request to develop a .54 acre site with three, three-story structures totaling 17 attached residential units feature podium parking, rear yard open space, 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 Urban Neighborhood in the T4-A General Plan Transect, which allow for a maximum residential development density of 70 dwelling units per acre. The proposed residential use is permitted under the existing General Plan designation and would propose a density of 32 dwelling units per acre. Staff's analysis of the project concluded that the proposed development will further support General Plan Goal 7B. G12 which serves to, promote housing—especially move-up workforce housing—of various types in diverse settings that serve the needs of Pomona's core household population while also attracting compact, one- and two-person households.

- 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 0.55-acre parcel within a developed urban neighborhood. It is immediately surrounded by urban 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



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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

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 15 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.



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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.