

STAFF ENVIRONMENTAL ANALYSIS/DETERMINATION EXHIBIT

As part of the project submittal, the applicant completed an Environmental Information Form. Upon receipt of the form, staff reviewed the proposed project in accordance with the California Environmental Quality Act (CEQA) guidelines. After examining the proposed project, staff has determined that the proposed project meets the criteria for a Class 32 Categorical Exemption pursuant to Section 15332, (In-Fill Development Projects) of CEQA. The following five criteria were evaluated as part of the Class 32 Categorical Exemption:

1. The proposed project is consistent with the City's General Plan and Zoning Ordinance

The proposed project is for a single-story, 47,199 square foot industrial warehouse on three developed parcels totaling 2.53 acres. The parcels are zoned M-1 Light Industrial. This zoning district permits new industrial facilities over 20,000 square feet of gross floor area or a lot greater than one acre in area in any "M" zone with the approval of a Conditional Use Permit. The parcels are designated as "Work Place District Edge" in the City of Pomona's General Plan. The project as proposed is consistent with both the City's General Plan and Pomona Corridors Specific Plan zoning requirements.

2. The proposed project will occur within city limits on a site less than five (5) acres substantially surrounded by urban uses

The parcels to be developed are within the boundaries of the City of Pomona and total 2.53 acres. The property fronts S. Reservoir St., a major thoroughfare with a significant mix of industrial, residential, and commercial land uses. All of the surrounding land uses can be classified as urban uses. Surrounding uses include industrial uses to the north and south, the Pomona Valley Transfer Station to the east, and residential uses to the west. The property is not surrounded by open space, trails, or other protected or natural habitats.

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

The 2014 *City of Pomona General Plan Update, Corridors Specific Plan, ATP and Green Plan Environmental Impact Report* evaluated habitat for endangered, rare or threatened species under *Chapter 4.3 Biological Resources*. The chapter "identifies major plant and animal resources within Pomona and discusses potential impacts on biological resources from implementation of the General Plan Update and Corridors Specific Plan." The proposed property is not identified as having value for a possible endangered, rare or threatened species (*Figure 4.3-2a: Special-status Wildlife Species Locations and Critical Habitat*).

4. The proposed project will not have any significant effects upon the environment relating to traffic, noise, air quality, or water quality;

The *City of Pomona Noise Ordinance, Section 18-310, "Designated Noise Zones,"* establishes standards of noise based on type of land use. Furthermore, Section 4.9.2: Regulatory Framework of the 2014 *City of Pomona General Plan Update, Corridors Specific Plan, ATP and Green Plan Environmental Impact Report* establishes thresholds for noise decibel level that each land use must adhere to. The proposed project must comply with these noise standards and the project as designed is not anticipated to generate noise in excess to be considered significant upon the environment and related uses.

As part of a requirement from City of Pomona's Public Works Department, the project was reviewed to determine if the proposal would meet thresholds requiring a Traffic Impact Study (TIS). Upon review by the Public Works Department it was determined that the project did not meet the thresholds requiring a Traffic Impact Study. The thresholds include:

- a) If a project generates 50 or more trips without consideration of pass-by trips during any peak hour.
- b) If a project is located within 300 feet of the intersection of two arterial streets as defined in the City's General Plan or impacted intersection as determined by the City Traffic Engineer.
- c) If a project is anticipated to generate controversy or opposition as determined by the City Traffic Engineer.
- d) As directed by the City Traffic Engineer.

As such, the proposed project is not anticipated to have a significant traffic impact on the environment and surrounding area.

Section 4.9.3: Air Quality Thresholds of Significance in the 2014 *City of Pomona General Plan Update, Corridors Specific Plan, ATP and Green Plan Environmental Impact Report* states that "General Plan Update policies and the Corridors Specific Plan development standards focus on strategic infill development and land re-use, as only 600 acres (5%) of the city remain vacant. Therefore, growth facilitated by the General Plan Update and Corridors Specific Plan is anticipated to be within Air Quality Mitigation Program (AQMP) forecasts. Also, by promoting intensification and reuse of already developed lands as opposed to low density development of undeveloped lands, the General Plan Update and Corridors Specific Plan aim to reduce reliance on the drive-alone automobile. A reduction in vehicle use and vehicle miles traveled can result in a reduction in fuel consumption and air pollutant emissions." The proposed project represents in-fill development of already developed land within the City of Pomona. Therefore, additional significant air quality impacts beyond those previously studied are not anticipated.

The project, as conditioned, must comply with Water Resources Department requirements, and is currently served by an existing ten-inch (10") DIP water main within S. Reservoir St. Significant water quality impacts are not anticipated from this project as proposed.

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

The project has been reviewed by multiple utility and public service agencies, including the City of Pomona Public Works Department, City of Pomona Water Resources Department, City of Pomona Police Department, and County of Los Angeles Fire Department. No objections were raised about the ability of this site to adequately be served by all required utilities and public services, and, as conditioned, the project must comply with all applicable requirements from these departments.

Therefore, based on the above findings, staff is recommending that the Planning Commission adopt a Categorical Exemption for the proposed project.