

# 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: Development Plan Review DPR-0445-2025 Tentative Tract Map TRACTMAP-0447-2025

Project Applicant: CPD Pomona, LLC

Project Location - Specific:

3101-3191 N. Garey Avenue (APN: 8370010016, 8370009038)

Project Location - City: Pomona

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

To allow for the development of 127, three-story, for-sale dwelling units, as well as associated on/off-site improvements and a privately-owned public area on a 240,681 square foot site (+/- 5.5 acre).

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

Name of Person or Agency Carrying Out Project: CPD Pomona, LLC

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));
- ☒ Categorical Exemption. State type and section number: Section 15182-Pursuant to a Specific Plan
- ☐ Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

Section 15182 (Projects Pursuant to a Specific Plan), where a public agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the requirements of State CEQA Guidelines Section 15182(c). The proposed DPR for the development of residential units on the subject site meets these criteria.

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: 11/21/25 Title: Senior Planner

☒ 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: \_\_\_\_\_