CITY OF POMONA PLANNING DIVISION

# NOTICE OF EXEMPTION

TO:

[X] County Clerk
County of Los Angeles
12400E Imperial Hwy., Rm. 2001
Norwalk, CA 90650

[ ] Office of Planning and Research
Electronically via CEQA Submit

FROM:

City of Pomona
Development Services Department, Planning Division
505 S. Garey Ave.
Pomona, CA 91769

| | |
|---|---|
| DATE: | October 13, 2025 |
| PROJECT NAME: | DPR-001359-2024, TRACTMAP-001454 |
| PROJECT APPLICANT: | Brian Taylor, G3 Urban |
| PROJECT ADDRESS: | 700 & 704 E/ Foothill Boulevard |
| PROJECT CITY/COUNTY: | Pomona, County of Los Angeles |
| PROJECT DESCRIPTION: | A request to develop a Housing Development Project consisting of 59 for-sale condominium units along with associated on/off-site improvements on a 2.6-acre site. |
| EXEMPTION STATUS: | Section 15182 |
| REASON FOR EXEMPTION: | Based upon the facts and information contained in the application, together with all written and oral reports included for the environmental assessment for the application, the Planning Commission finds that the proposed project is exempt from further environmental review pursuant to State CEQA Guidelines, Section 15182 based on the following findings of fact: |

A. In March 2014, the City Council certified and approved the EIR for the General Plan Update and Pomona Corridors Specific Plan.

B. The proposed project is a housing development project consisting of 59 units and is undertaken pursuant to and in conformity with the Pomona Corridors Specific Plan. The proposed residential units were contemplated in the EIR and were evaluated as part of that environmental analysis.

C. None of the conditions in State CEQA Guidelines, Section 15162 are present. Specifically,

1. Substantial changes are not proposed in the project that would require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

The density, design, and infrastructure plan of the proposed development are consistent with the adopted Specific Plan in that the level and intensity of the proposed development are

consistent with the PCSP as well as the General Plan. Therefore, this event is not applicable to the proposed project.

2. Substantial changes with respect to the circumstances under which the project is undertaken that would require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects have not occurred; and

Staff has no evidence of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects, for all environmental impact categories identified in the Certified Final EIR. There are no known nearby properties that have been developed since 2014 along the Foothill Boulevard corridor that have significantly deviated from the PCSP and General Plan, which could have necessitated a study of new significant environmental impacts, nor any General Plan or Specific Plan Amendments adopted since 2014 in the project area that have increased the potential of new significant environmental impacts or previously identified significant effects, this event is not applicable to the proposed project.

3. New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified or adopted, as applicable, showing any of the following, has not come to light: (i) that the project would have one or more significant effects not discussed in the earlier environmental documentation; (ii) that significant effects previously examined would be substantially more severe than shown in the earlier environmental documentation; (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the applicant declined to adopt such measures; or (iv) that mitigation measures or alternatives considerably different from those previously analyzed would substantially reduce one or more significant effects on the environment, but which the applicant declined to adopt.

At the time of adoption of the Certified Final EIR, traffic impacts were analyzed using a Level of Service (LOS) model that studied roadway capacity on Holt Avenue for potential traffic and transportation impacts. Since that time, traffic impacts for CEQA purposes are now analyzed using a Vehicle Miles Traveled (VMT) model. Thus, the City Council subsequently adopted VMT thresholds in May of 2020. In addition, the City prepared a VMT Substantial Evidence Memo in May of 2021 to support the City's screening criteria. Pursuant to the findings of the VMT Substantial Evidence Memo, multi-family residential projects of 200 units or less are considered to not exceed the assumed to have a less than significant impact on regional VMT. Therefore, because the project contains 59 units, there is no evidence of any significant traffic-related CEQA impacts not previously studied in the Certified Final EIR. There is also no evidence that the project would result in different or more severe impacts not previously studied in the Certified Final EIR, and therefore this event is not applicable to the proposed project.

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D. Based on these findings and all evidence in the record, the Planning Commission finds that the project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15182 and no additional environmental review is required in connection with the City's consideration of Development Plan Review, DPR-0001359-2024 for the proposed 59-unit housing development project.

LEAD AGENCY CONTACT: Carlos Molina, Associate Planner
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carlos.molina@pomonaca.gov

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.