

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: Tentative Tract Map (TRACTMAP-000181-2025)

Project Applicant: John Begin of 874 Arrow 2024 LLC

Project Location - Specific:
874 E. Arrow Hwy

Project Location - City: Pomona Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
For development of a new 21-unit housing condominium project with associated on-site and off-site improvements on a 0.9-acre site located in the Neighborhood Edge District 2 (NED2).

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

Name of Person or Agency Carrying Out Project: 874 Arrow 2024 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 15332 (In-Fill Development)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:
The proposed project is consistent with the City's General Plan and Zoning Ordinance; 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.

Lead Agency
Contact Person: Alina Barron Area Code/Telephone/Extension: 909-802-7729

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:  Date: 3/5/2026 Title: Senior Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.