



# NOTICE OF INTENT

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

**DATE:** November 4, 2021

**SUBJECT:** Notice of Intent to adopt a Mitigated Negative Declaration for 1561 Via Estrella Subdivision

**PROJECT NAME:** 1561 Via Estrella Subdivision

**CASE FILE NO.:** CUP-01579-2021; PARCELMAP-015780-2021; SPA-011850-2019; VAR-011849-2019

**PROJECT APPLICANT:** Ecoprana Investments, LLC

**PROJECT ADDRESS:** 1561 Via Estrella

**PROJECT CITY/COUNTY:** Pomona, County of Los Angeles

**NOTICE IS HEREBY GIVEN** that the City of Pomona (City), as Lead Agency under the California Environmental Quality Act (CEQA), has completed a draft Initial Study-Mitigated Negative Declaration (IS-MND) in accordance with the California Environmental Quality Act (CEQA) for the 1561 Via Estrella Subdivision (proposed project), as described below. The IS-MND discloses potential environmental impacts associated with the proposed project and recommends mitigation measures to reduce any identified impacts to less than significant levels.

## PROJECT DESCRIPTION:

The proposed project is the hillside development of a vacant 2.69-acre site with two, single family structures as well as associated improvements including, up to 16 foot retaining walls, utilities, and new drive entries. Each residence will be two-stories in height with a lower floor garage, kitchen and living space. There will be a rear yard to the rear of the second floor. The project is located within the Attached Residential District of the Mountain Meadows Specific Plan area, with a General Plan designation of Residential Neighborhood. The revised project would result in a subdivision of the existing lot into two lots.

New drainage features would be constructed on-site to minimize potential flooding, including four-foot wide drainage swales along retaining walls in each rear yard, new catch basins, and underground storm drains to convey the runoff to the public street via under-sidewalk culverts in nine locations. Utilities to be installed include sewer, potable and fire service water lines, a storm drain system, and gas, electrical, and telephone service. Connections for electricity, gas, and telephone service would be made at existing supply lines, junction boxes, and/or control panels adjacent to the project site along Via Estrella.

The project would require the following entitlements:

- Tentative Parcel Map to subdivide the subject lot into two lots.
- Specific Plan Amendment to change the land use designation for the project area from Attached Residential District to Detached Residential District.
- Conditional Use Permit to review the project's compliance with the Hillside Ordinance.
- Variance to allow a reduction in the front yard setback from twenty-feet to ten-feet.

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The project originally involved the subdivision of approximately 2.79 acres into eight lots composed of attached dwellings, with two units sharing a common wall.

**ENVIRONMENTAL DETERMINATION:**

The City prepared an Initial Study to determine the proposed projects impact on the environment. The Initial Study evaluated the development of eight attached residences on 2.79 acres, as opposed to the two single-family, detached residences on 2.69 acres. Thus, the revised project, would substantially reduce the number of units being built on a similar development footprint. As a result, the analysis in the existing Initial Study overestimates, and more than assesses the potential impacts of the revised project.

**TRIBAL CONSULTATION:**

The City is in consultation with Tribes pursuant to Senate Bill No. 18, enacted in 2004, and related to traditional tribal cultural places. The results of Tribal consultation will be documented, including any mitigation agreed to, in the final IS-MND.

**HAZARDOUS MATERIALS STATEMENT:**

The project site is not included on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

**DOCUMENT AVAILABILITY:**

The draft IS-MND and other supporting environmental documents are available for public review at the City of Pomona, Planning Division, located at 505 South Garey Avenue, Pomona, California 91766, between the hours of 7:30 a.m. and 6:00 p.m., Monday through Thursday. The document is also available electronically on the City's website at: <https://www.pomonaca.gov/government/departments/development-services/planning-division/environmental-documents>

**PUBLIC COMMENT PERIOD:**

The City requests your written comments on the draft IS-MND during the 20-day review period, which begins on **November 4, 2021**, and ends on **November 24, 2021**. All comments must be received no later than 5:00 p.m. on the last day of the comment period. Be sure to include the name, phone number, and address in your response. Please direct your comments or questions to:

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City of Pomona  
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Pomona, CA 91769  
909-620-2284  
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**PUBLIC HEARING (TENTATIVE):**

Planning Commission  
Wednesday, December 8, 2021 at 7:00 p.m.  
Zoom Video Conferencing (There will be no in-person public meeting location)

