



NOTICE OF DETERMINATION

TO:

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

FROM:

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

[X] Office of Planning and Research
Electronically via CEQA Submit

DATE: January 13, 2022

PROJECT NAME: 1561 Via Estrella (CUP 15779-2021), (PARCELMAP 15780-2021), (ENV 9676-2018)

PROJECT APPLICANT: Ecoprana Investments, LLC

PROJECT ADDRESS: 1561 Via Estrella (Assessor's Parcel Number 8360015035)

PROJECT CITY: Pomona

PROJECT COUNTY: Los Angeles

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.

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.

DETERMINATION:

The City has performed an environmental review of this project. The environmental review examines the nature and extent of any adverse effects on the environment that could occur if a project is approved and implemented. Based on the review, the City has prepared a draft Mitigated Negative Declaration for this project. A Mitigated Negative Declaration is a statement by the City that the project will not have a significant effect on the environment if protective measures (mitigation measures) are included in the project.

This is to advise that the City of Pomona Planning Commission as the Lead Agency has approved the above described project on January 12, 2022 and made the following determinations regarding the project described above:



CITY OF POMONA PLANNING DIVISION

NOTICE OF DETERMINATION

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of project approval.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Initial Study, Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program and the record of project approval, is available to the General Public at: City of Pomona, Development Services Department, Planning Division, 505 S. Garey Ave., Pomona, CA 91769.

LEAD AGENCY CONTACT: Vinny Tam, Senior Planner
909-620-2284
vinny.tam@pomonaca.gov

CERTIFIED:

DATE: January 13, 2022