

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF AVAILABILITY

FROM: City of Pomona
Development Services Department, Planning Division
505 South Garey Avenue
Pomona, California

DATE: November 21, 2017

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration/Notice of Availability and Initial Study for the proposed Walnut Business Park to be located at 22122 Valley Boulevard.

PROJECT NAME: Walnut Business Park.

APPLICANT: Chalmers Equity Group, LLC. 7901 S. Crossway Drive, Pico Rivera, California 90660.

PROJECT ADDRESS: 22122 Valley Boulevard.

CITY AND COUNTY: Pomona, Los Angeles County.

DESCRIPTION: The City of Pomona is the designated Lead Agency for the proposed project's environmental review. The City of Pomona Development and Neighborhood Services Department, Planning Division, is reviewing a request to construct an industrial development consisting of five concrete tilt-up structures (referred to as Building 1 through Building 5). The project site consists of 5.76 acres and is located at 22122 Valley Boulevard. The Los Angeles County Assessor's Parcel Numbers (APNs) that are applicable to the project site include 8709-026-004 and 8709-026-061. The project site includes an area currently located both within the corporate boundaries of the City of Pomona and in an unincorporated County area. The Applicant and the City of Pomona also intends to pursue the annexation of those portions of the existing parcels located in the unincorporated County area into the City of Pomona.

The total floor area of the five new buildings will be 144,805 square feet. The floor area of Building 1 will be 21,500 square feet; the floor area of Building 2 will be 27,750 square feet; the floor area of Building 3 will be 26,400 square feet; the floor area of Building 4 will be 32,931 square feet; and the floor area of Building 5 will be 36,224 square feet. Access to the proposed project will be provided by three new driveways located on the east side of Valley Boulevard. The proposed project also involves the approval of a Conditional Use Permit (CUP 12-012), Tentative Parcel Map 73474 (TPM 7550-2017), General Plan Amendment (GPA 5394-2016), and a Change of Zone (ZONE 5395-2016). Note that this site is not included on lists of hazardous waste facilities identified by Section 65962.5 of the Government Code.

FINDINGS: The environmental analysis determined that the proposed project will not result in any significant adverse immitigable impacts. For this reason, the City of Pomona has determined that a Mitigated Negative Declaration is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained as part of the Initial Study's preparation:

- The approval and subsequent implementation of the project *will not* have the potential to degrade the quality of the environment.

- The approval and subsequent implementation of the project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The approval and subsequent implementation of the project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The approval and subsequent implementation of the project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

REVIEW: Copies of the Initial Study and Mitigated Negative Declaration are available for public review at the following locations:

City of Pomona Development and Neighborhood Services Department, Planning Division
505 South Garey Avenue
Pomona, California 91766
and
Pomona Public Library reference desk
625 South Garey Avenue
Pomona, California 91766

Copies of the Mitigated Negative Declaration may also be found online at: <http://www.ci.pomona.ca.us/>. Due to the time limits mandated by State law, your response must be submitted no later than 30 days after receipt of this notice or no later than December 22, 2017. Please send your comments to Mr. Mark Lazaretto, Development Services Director at the City of Pomona Development and Neighborhood Services Department, Planning Division, 505 South Garey Avenue, Pomona, California 91766.

Signature: _____
Mark Lazaretto, Development Services Director

Date: _____