



REVISED NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

DATE: May 15, 2020

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

SUBJECT: Notice of Intent to Adopt a Mitigated Declaration for 1561 Via Estrella Subdivision

PROJECT NAME: 1561 Via Estrella Subdivision

APPLICANT: Khalil Hamideh

PROJECT ADDRESS: 1561 Via Estrella, Pomona, CA 91766

CITY AND COUNTY: Pomona, Los Angeles County

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 project proposed the development of four two-story duplex residential buildings (eight single-family attached residential units) and associated utility infrastructure and improvements. The 2.79-acre site is composed of one parcel (Assessor Parcel Number 8349-010-033) on the north side of Via Estrella, on hillside topography in the private Mountain Meadows community, located in the northern portion of the City. The proposed project includes the subdivision of the subject site into eight lots that range from 12,332 square feet to 18,963 square feet. Approximately 1.05 acres (37.5 percent) of the project site would be developed and approximately 2.79 acres (62.5 percent) would remain vegetated open space.

Each lot would contain one two-story residential unit (sharing one wall with a neighboring residential unit), a landscaped front yard, two-car garage, and a hardscape side yard. Residential units would face south along Via Estrella would be built/graded into the existing hillside. The majority of the exterior colors expected to be used includes white, and light and dark earth-tones (e.g. Navajo White and Spanish Tan colors, natural wood and stone trim, and Spanish tile roofing). The entranceway to each residential unit would be located on the ground floor, at street level or elevated with stairs. A rear yard with a patio would be accessed from the second floor of each residential unit. Tiered landscaping in each rear yard would be split into two sections via the construction of two retaining walls. North of the landscaped areas, each lot would contain vegetated open space managed by the Mountain Meadows Homeowners Association.

New drainage features would be constructed on-site to minimize potential flooding, including four-foot wide drainage swales along two 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. An existing fire hydrant would be moved 21 feet to the west along the north side of Via Estrella. 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:

- **Specific Plan Amendment** to allow a maximum of 282 dwelling units, within the Mountain Meadows Specific Plan, which currently allows a maximum of 276 units.
- **Tentative Tract Map** to divide the project site into eight lots.
- **Variance** to allow retaining walls in excess of six feet.

ENVIRONMENTAL DETERMINATION: The City has prepared an Initial Study to determine the proposed project's potential impact on the environment. The City has determined that the project may have a significant effect on the environment' However, with implementation of the identified mitigation measures, the project's impacts would be reduced to less than significant levels. Accordingly, the City intends to adopt a Mitigated Negative Declaration.

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

PUBLIC COMMENT PERIOD: The City of Pomona requests your written comments on the Mitigated Negative Declaration during the public review period, which began on **April 29, 2020**, and has been extended to **June 4, 2020**. All comments must be received no later than 5:00 p.m. on the last day of the comment period. Please direct your comments or questions to Gustavo Gonzalez, Planning Manager, at 505 South Garey Avenue, Pomona, California 91766, by email at gustavo_gonzalez@ci.pomona.ca.us or by phone at (909) 620-2436.

DOCUMENT AVAILABILITY: The draft IS-MND and other supporting environmental documents are available for public review on the City's website at:
<http://ci.pomona.ca.us/index.php/forms-and-docs/planning-division>

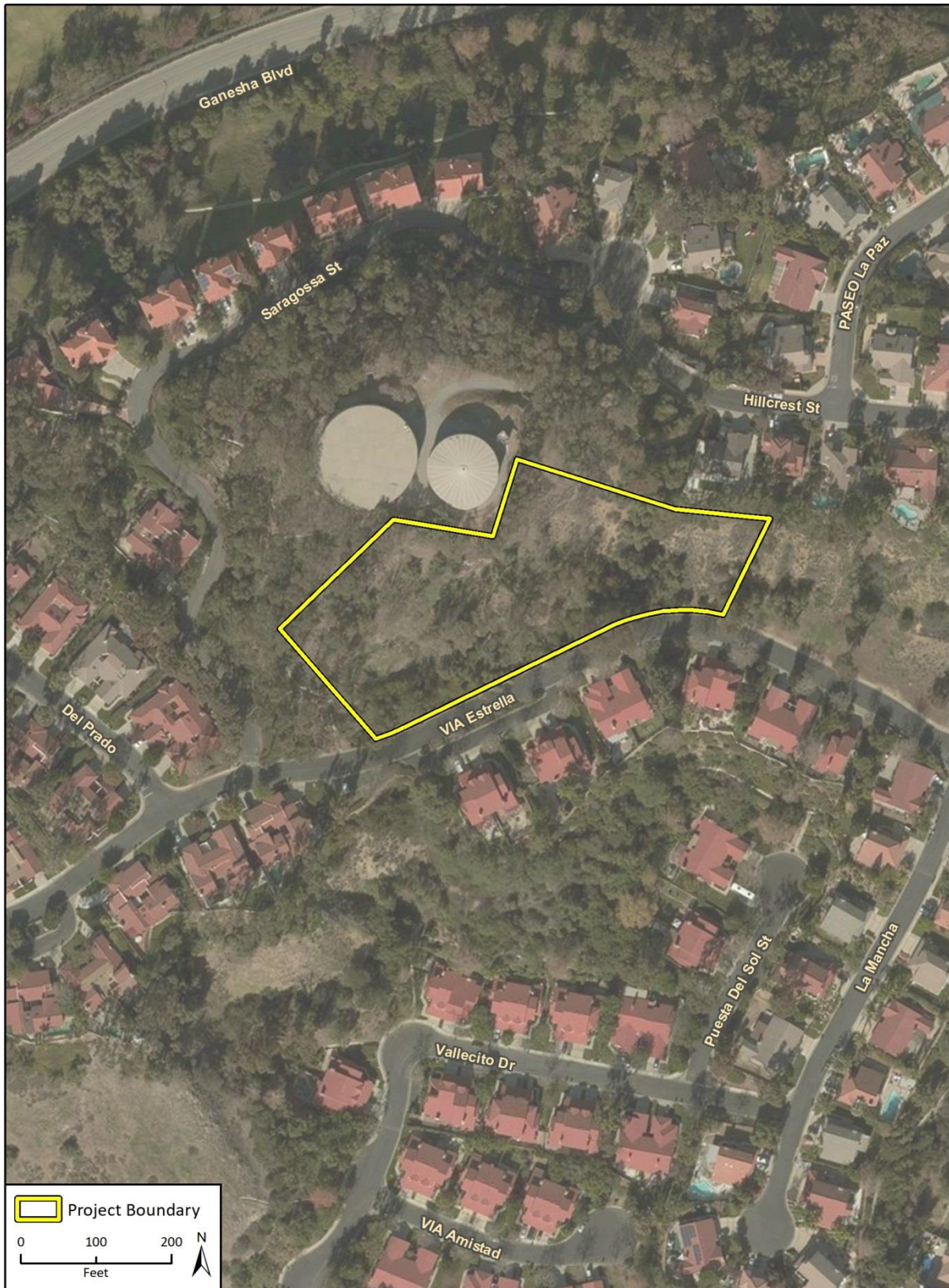
Due to the closure of City Hall and other public facilities as a result of the COVID-19 pandemic, hard copies of the draft IS-MND and supporting documents are not available for in-person review. Please call Mr. Gonzalez with any questions or concerns.

PLANNING COMMISSION MEETING (TENTATIVE):

7:00 p.m. – Wednesday, July 8, 2020

Via Teleconference (Please contact Mr. Gonzalez for more information)

Project Site Vicinity



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Fig. 2 Project Location