



April 6, 2012

To whom it may concern:

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration for the Proposed Monterey Station Project

The City of Pomona has coordinated the preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Monterey Station Project (the Project). The IS/MND addresses potential impacts associated with the development and operations of the Project.

The Monterey Station Project proposes a transit-oriented development (TOD) of up to 349 residential units and supporting improvements and amenities on an approximately 6.75 acre site. As a TOD, a primary attribute of the Project is its convenient access to the existing Pomona Transit Center offering Amtrak, Metrolink and bus service, which is located southwesterly of the Project site, across adjacent Garey Avenue. Proposed residential units will include a mix of studios, lofts, "live/work" units, and one and two bedroom units, ranging in size from approximately 380 sq. ft. for the smallest studio units, to 1,079 sq. ft. for the largest two-bedroom units.

The Project also includes demolition of existing structures and subsequent site preparation; vacation of rights-of-way internal to the Project site and related creation of on-site private streets; and realignment of/connection to existing utility services.

The Project site is located in the City of Pomona in eastern Los Angeles County. More specifically, the Project is located in the downtown portion of the City, approximately one (1) mile south of Interstate 10 (I-10, San Bernardino Freeway), and two (2) miles north of State Route 60 (SR-60, Pomona Freeway). The Project site is bounded by Garey Avenue to the west, Monterey Avenue to the north, Gibbs Street to the east. Railroad tracks and right-of-way border the Project site to the south. The Project site is not present on any of the lists enumerated under Section 65962.5 of the Government Code.

A complete description of the Project, its location and issues of potential environmental concern are presented in the enclosed Project Initial Study. The Initial Study provides an assessment of environmental impacts of the Project. In the case of the Project, the analysis presented in this Initial Study indicates that the mitigation measures included in the Project will reduce all identified potentially significant impacts levels that are less-than-significant.

There is no substantial evidence, in light of the whole record before the agency, that the Project may have a significant effect on the environment. On the basis of this finding, a Mitigated Negative Declaration has been prepared for the Project.

This notification of intent to adopt a Mitigated Negative Declaration for the Project is provided pursuant to §15072 of the *California Environmental Quality Act Guidelines (CEQA Guidelines)*. Written comments regarding the Initial Study will be accepted until the close of the public review period on April 27, 2012. Copies of the proposed Mitigated Negative Declaration and related supporting information are available through the City of Pomona (address below). Comments should be delivered to the following address:

Brad Johnson
Planning Division / City of Pomona
505 South Garey Avenue
Pomona, CA 91766

Comments may also be expressed at the public hearing for the Project, tentatively scheduled to be held on May 9, 2012, at 6:00 p.m. in the City Council Chambers at the address above.

Sincerely,

APPLIED PLANNING, INC.

A handwritten signature in black ink, appearing to read "Ross S. Geller", with a stylized flourish at the end.

Ross S. Geller
Principal

encl.: Initial Study/Mitigated Negative Declaration (on CD-ROM)