

DOCKETED

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4.6 Land Use

4.6.1 Introduction

This section inventories existing land uses in the vicinity of the PRP site and discusses the potential land use and recreational impacts associated with the project. Land uses are described within one mile of the project. PRP will reconductor an existing 66-kV electrical transmission line, use existing water pipelines (potable, non-potable, and stormwater), and a natural gas supply pipeline already developed within existing rights-of-way. Therefore, land uses regarding linear infrastructure have not been analyzed because existing infrastructure is already in place and no new encroachment is anticipated.

The local, state, and federal jurisdictions potentially affecting the project are identified, as are their respective plans, policies, laws, regulations (including zoning) and potentially sensitive land uses. Planned development and land use trends in the area of the project are identified based on currently available development plans. Reasonably foreseeable future development projects within the affected area are noted, and the potential land use impacts associated with the project are assessed. The conformance of the project with local plans and regulations and the compatibility of the project with general land and recreational uses in the area are evaluated. No significant impacts to land use or recreation are expected to occur, therefore, no mitigation is necessary.

4.6.2 Laws, Ordinances, Regulations, and Standards

This section lists and discusses the land use LORS that apply to PRP. The PRP site, the water (potable and non-potable) pipelines, sewer and stormwater pipeline, sub-transmission line, and natural gas transmission line are within the jurisdiction of the City. City general plan and zoning land use designations within the study area are included in Table 4.6-1 (located at the end of this subsection). The land use issues for PRP have been identified and evaluated based on reconnaissance surveys, aerial photography, a review of local land use ordinances, polices and goals identified in the City's 2014 General Plan (City of Pomona, 2014a) and municipal code (City of Pomona, 2010), associated maps, and other related documents.

4.6.2.1 Federal Policies

FAA Regulations and 14 C.F.R. Part 77 establish standards for determining obstructions in navigable airspace and sets forth requirements for notification of proposed construction. See Section 4.12, Traffic and Transportation for further discussion.

4.6.2.2 State Policies

Warren-Alquist Act. The CEC has both policy development and permitting responsibilities for thermal generating projects that have a capacity of 50 MW or greater. Generating facilities such as PRP (that have more than 50 MW of increased output) require CEC approval. However, since the project is adding generating capacity of less than 100 MW and has no unmitigated adverse impacts, it may apply for an SPPE from the CEC. The CEC's siting process has been deemed functionally equivalent to the CEQA. The CEC serves as the lead agency and must follow appropriate State law and guidelines.

Cal. Pub. Res. Code Section 25500 of the Warren-Alquist Act provides that the CEC, "shall have the exclusive power to certify all sites and related facilities in the state." The CEC's regulations allow certain projects to be exempt from certification if they are 50 MW or greater, but less than 100 MW, and will not result in any significant environmental impacts. (Cal. Code Regs. Title 20, Sections 1934 et seq.; Cal. Pub. Res. Code Section 25541)

This SPPE Application conforms to the requirements of Cal. Code Regs. Title 20, Chapter 5, Article 5 (Sections 1934 et seq.). If approved, the project will be exempt from the CEC's certification provisions of Cal. Pub. Res., Chapter 6, Division 15. Pursuant to the SPPE requirements, the CEC will complete the

required environmental review and the project will be required to obtain all relevant state and local permits from those agencies.

California Land Conservation Act (Williamson Act). The Williamson Act is a State land use policy that serves to preserve open space and agricultural land. The act discourages unplanned urbanization and prevents landowners from being forced to develop their property because their property taxes are based on the greater value of the land as represented by commercial or residential use. The Williamson Act is implemented by creating a voluntary contract with property owners that restricts the use of the land for 10 years and the landowner receives preferential property tax rates based on the current use of the land rather than its market value. The Department of Conservation, Office of Land Conservation, administers lands under Williamson Act contracts. PRP is not subject to the Williamson Act.

4.6.2.3 Local Land Use Plans and Policies

Land use is controlled and regulated by a system of plans, policies, goals, and ordinances that are adopted by the various jurisdictions with land use authority over the area encompassed by the project. As discussed above, the PRP site is located in the City of Pomona; therefore, only the City of Pomona’s land use policies apply to the PRP site and are discussed in this section and listed in Table 4.6-1.

The Pomona General Plan serves to outline a long-range vision; provide strategies and specific implementing actions; establish guidance for development; enhance character of the community while preserving environmental resources; and establishing and setting priorities for detailed plans and implementing programs (City of Pomona, 2014a). Actions and approvals required by the City of Pomona Planning Department must be consistent with the Pomona General Plan. The Pomona General Plan covers the following elements of planning:

- Land Use & Density
- Economic Development
- Open Space Network
- Mobility & Access
- Conservation
- Community Design
- Noise & Safety
- Healthy In Pomona (to be completed by the City at a future date)

Each element contains goals, policies, and implementation measures that may be pertinent to the project.

Land use policies applicable to the project are summarized in Table 4.6-1. Analysis of land use policies focus on the policies relevant to the characteristics of PRP and related to the Urban Neighborhood designation. In general, relevant characteristics include, but are not limited to, the siting of a utility facility and linear elements, energy and infrastructure planning, public utilities, land supply, economic development in an area zoned for light industrial uses. Policies related to the other General Plan elements are found within their respective sections of this SPPE Application.

Table 4.6-1. Applicable City of Pomona General Plan Policies and Municipal Code Requirements

Small Power Plant Exemption Application for the Pomona Repower Project

Goal/Objective/Policy	Project Consistency
Pomona Tomorrow – Urban Neighborhoods	
6E.G4 Establish active, pedestrian-oriented neighborhoods with a mix of housing and workplace development, including clean light industry, manufacturing, flex and incubator spaces, and live/work units.	Yes. The project will replace older technology with clean, efficient technology using a LMS100 natural gas turbine.

Table 4.6-1. Applicable City of Pomona General Plan Policies and Municipal Code Requirements*Small Power Plant Exemption Application for the Pomona Repower Project*

Goal/Objective/Policy	Project Consistency
6E.P4 Establish development regulations that control the height, massing, orientation, and siting of buildings in these neighborhoods to ensure that all new development contributes positively to the character of the neighborhood and maintains an appropriate relationship to adjacent, stable residential neighborhoods.	Yes. Proposed design of the 90-foot stack will exceed the standard 75-foot height development requirement within M-1 Zoning District, but is subject to an exemption. PRP will apply for an amendment to the existing Conditional Use Permit (CUP) of the existing San Gabriel Facility for review and approval by the City.
Land Use and Density	
7A.G1 Ensure a balanced inventory of sufficient land offering appropriate use designations and development intensities in strategic locations to accommodate future growth.	Yes. The project is a permitted land use under the existing M-1 zoning designation and is consistent in nature with the existing use of the site.
7A.G2 Promote a balanced mix of uses throughout the City that can be part of an integrated and sustainable local economy that supports harmonious diversity and economic prosperity.	Yes. Project development (construction and operations) will create job opportunities. Refer to Section 4.10, Socioeconomics, for additional information on the economic benefits of developing the PRP.
7A.G3 Promote a more efficient pattern of permitted land uses throughout the City. Provide a better balance between permitted land uses and the amount of land available for each use.	Yes. The project is a permitted land use under the existing M-1 zoning designation and is consistent in nature with the existing use of the site.
7A.G4 Distribute land uses throughout the City in a way that takes advantage of the City assets that add value to those uses.	Yes. Project development (construction and operations) will create job opportunities and create further intensification of power generation technology to Pomona’s industrial zone. It will take advantage of City assets by using existing infrastructure (power lines, gas lines, water lines, etc.) Refer to Section 4.10, Socioeconomics, for additional information on the economic benefits of implementing the PRP.
7A.P2 Continually monitor land use in the City to ensure a balanced inventory of sufficient land offering appropriate use designations.	Yes. The project is a permitted land use (designated under Urban Neighborhood) and is consistent in nature with the existing use of the site.
7A.P4 Maintain minimum and maximum development intensities as stipulated in the Land Use & Density Component to ensure availability of land for future growth. Approval of developments at lower than stipulated densities should be accomplished by map amendments to the General Plan, not by providing exemptions from stipulated densities.	Yes. The project is a permitted land use (designated under Urban Neighborhood) and is consistent in nature with the existing use of the site.
Conservation Component	
7E.G1 Achieve the City’s vision for Pomona Tomorrow without adverse environmental impacts that compromise the ability of future generations to meet their needs.	Yes. Project has been designed to provide adequate protection to surrounding uses from the impacts of noise, light, visibility of activity, vehicular traffic, and other potential nuisance impacts, as discussed in Sections 4.7, Noise; 4.12, Traffic and Transportation; and 4.13, Visual Resources.
7E.G6 Protect the natural environment, including wildlife, from destruction during new construction or redevelopment within Pomona.	Yes. Project has been designed to provide adequate protection to surrounding uses from the impacts of noise, light, visibility of activity, vehicular traffic, and other potential nuisance impacts, as discussed in Sections 4.7, Noise; 4.12, Traffic and Transportation; and 4.13, Visual Resources.

Table 4.6-1. Applicable City of Pomona General Plan Policies and Municipal Code Requirements*Small Power Plant Exemption Application for the Pomona Repower Project*

Goal/Objective/Policy	Project Consistency
7E.P24 For both private and public construction in new development and renovations, encourage rainwater and wastewater BMPs to minimize rainwater runoff, and maximize rainwater and greywater collection and reuse.	Yes. The project will be repowered on an approximately 2-acre parcel and an NOI and SWPPP will be submitted prior to construction. Refer to Section 4.14, Water Resources, for additional information on the stormwater requirements for construction of PRP. The project will also use recycled water in the cooling tower instead of potable water previously used.
7E.G19 Ensure adequate energy supply to meet the needs of the City's growing population and economic base.	Yes. The project will generate an increase in energy supply by producing a nominal net output of 100 MW, significantly higher than the existing 44.5 MW output.
7E.G21 Increase City-wide energy supply from renewable sources.	Yes. The project will replace older technology with a newer clean and efficient technology. The LMS 100 natural gas turbine will generate increased output (supply) of approximately 55.5 MW. It will provide needed support required for reliability of renewable energy projects.
<p>Development Standards within the M-1 Zoning District – Section .413</p> <p>The following property development standards shall apply to all land and/or structures:</p> <ul style="list-style-type: none"> • LOT AREA – No Requirements • LOT DIMENSIONS –No Requirements • BUILDING HEIGHT – No building or structure erected in this district shall have a height greater than six stories or 75 feet. For exceptions, see Section .503-F for roof structures and hillside property. • MINIMUM DISTANCE BETWEEN BUILDINGS – No requirement. No buildings are permitted in the yard areas stated above. 	<p>The project is within an existing industrial development designated as Urban Neighborhood area and zoned for light industrial uses. The project complies with the requirements for lot area and dimensions within Light Industrial zoning (M-1) development standards as presented in Appendix I, Part II, Section .413 of City of Pomona Municipal Code. No adjustments to setbacks or landscaping are proposed. The 90-foot-tall stack will exceed the standard 75-foot height development requirement but is subject to an exception. PRP will apply for an amendment to the existing CUP of the existing San Gabriel Facility. The project proponent will submit design plans for review and approval prior to the commencement of construction, which will ensure design review consistent with the City's process.</p>

Sources: City of Pomona, 2014a; City of Pomona, 2010.

Note:

NOI = Notice of Intent

4.6.2.4 Discretionary Permits

Because the project is applying for an exemption from the CEC process via this SPPE Application, once the exemption is granted, PRP will need to obtain all discretionary permits required from the appropriate local, state and federal agencies. A CUP is required from the City.

4.6.3 Environmental Setting

4.6.3.1 Existing Land Uses within the Study Area

The affected environment of a project is defined as the study area boundary. For PRP, the affected environment includes, but is not limited to, the area within one mile of the project site. The study area is located in the central portion of Pomona situated south of San Bernardino Freeway (also known as Interstate I-10) and east of SR-71. Holt Avenue, Mission Boulevard, and Amtrak railroad are the main east-west transportation corridors in the study area. The surrounding areas are largely built-out; therefore, new large-scale development within the study area is unlikely to occur. Existing land uses within the vicinity of the proposed study area generally consist of residential, commercial, industrial, and other uses including institutions/schools and open space/parks.

Potentially sensitive land uses within the project study area (i.e., a one-mile radius) are generally limited. These uses include residential and related uses such as medical facilities; places of worship, educational facilities, and social services (community/neighborhood centers/shelters), arts and recreational sites inclusive of gardens. Thirteen sensitive land uses associated with educational facilities, inclusive of private and charter as well as public schools and universities, are located in all directions northwest, north, east, southeast, south, and west within the vicinity of the project site (Los Angeles County, 2014). Eight parks including John F. Kennedy Park, Kiwanis Park, Weber Street Park, Hamilton Park, Central Park, Welch Park, Westmont Park, and Veterans Park exist within 1 mile of the project site located to the northwest, northeast, east, southeast and southwest. See Section 4.3, Cultural Resources; Section 4.7, Noise; Section 4.9, Public Health; and Section 4.13, Visual Resources for descriptions of potentially sensitive land uses other than recreational areas.

Due to extensive development, there are no agricultural zones within the City of Pomona. The California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP) developed categorical definitions of important farmlands for land inventory purposes. Important farmlands provide the best opportunity for agricultural production. Land designated as Prime Farmland or Farmland of Statewide Importance has a good combination of physical and chemical features for the production of agricultural crops.

According to information available from the Department of Conservation and the Los Angeles County Williamson Act Map 2012/2013 (DOC, 2012/2013), Pomona is not currently mapped by the FMMP due to the highly urbanized character of the area. Therefore, PRP does not have a FMMP designation and does not have a Williamson Act contract. Further information describing the proximity of unique or prime farmland, as designated by the Natural Resources Conservation District is discussed in Section 4.11, Soils. The land use designations and zoning for each project component are discussed below.

PRP is located within an urbanized environment characterized by infill industrial development. The power plant is not within the area of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan (California Department of Fish and Wildlife, 2015).

4.6.3.2 Existing Project Site Land Use

The PRP site exists within the jurisdiction of the City of Pomona. This site encompasses approximately 2 acres and is located north of Mt. Vernon Avenue, south of West Holt Avenue, Erie Street to the west, and an unnamed alley to the east (see Figure 1.2-3). The site is currently developed as the San Gabriel Facility, a permitted operating electrical generating facility since 1986.

Existing land uses of the PRP and a 1-mile study area are summarized in Table 4.6-2.

Table 4.6-2. Existing Land Uses Within PRP and Surrounding 1-Mile Study Area
Small Power Plant Exemption Application for the Pomona Repower Project

Project Component	Jurisdiction	Existing Land Uses
PRP Site	City of Pomona	Developed with existing cogeneration facility; urban neighborhood development designation; M-1 Light Industrial Zoning
PRP Surrounding Study Area	City of Pomona	Industrial, commercial, residential and mixed uses of varying density/intensity; open space, activity center, and workplace district

PRP will use existing supply and discharge lines for potable water, recycled water, process wastewater, sanitary wastewater, and natural gas.

The LMS100 natural gas turbine will use the existing 66-kV Simpson transmission line connected to SCE's 66-kV Ganesha-Simpson transmission line. The existing poles will be upgraded with new conductors to handle the additional power generated by the LMS100. The approximately 0.2 mile overhead electrical subtransmission line route will occur within an existing right-of-way and the existing poles will be upgraded with new conductors (Figure 1.2-3).

The water supply (both potable and non-potable), sewer, wastewater, and stormwater pipelines for PRP will be provided by existing infrastructure already in place. The City of Pomona will continue to provide non-potable water for non-cooling tower production needs and firewater. For further detail about the linear elements, see Section 2, Project Description.

4.6.3.3 General Plan Land Use Designations

General Plan Land Use Designations within the Study Area. Land use provisions included in every California city and county general plan (California State Planning Law, Government Code Section 65302 et seq.) reflect the goals and policies that guide the physical development of land in each jurisdiction. The general plan is a broadly scoped planning document and defines planned development patterns over a relatively long timeframe. Figure 4.6-1 shows the general plan land use designations, including jurisdictional boundaries, within the study area and vicinity (all figures are located at the end of this section). Land use designations within the 1-mile study area consist of a mixture of activity center, neighborhood edge, open space, residential neighborhood, transit oriented district: core, transit oriented district: neighborhood, urban neighborhood, workplace district and workplace district edge designations provided by the City of Pomona General Plan. See Table 4.6-1 for an analysis of project consistency to the City of Pomona General Plan.

General Plan Land Use Designations, Project Site. The PRP site has a land use designation as Urban Neighborhood (Figure 4.6-1). The general plan divides all land into specific land use designations and sets out provisions for specifying acceptable uses. According to the City's General Plan, Urban Neighborhoods are *"moderately intense clusters of development that contain a mix of uses."*

4.6.3.4 Zoning Land Use Designations

Zoning Designations within the Study Area. The purpose of the City of Pomona Zoning Regulations (Appendix I of the Municipal Code) is to regulate land use development within the City of Pomona in conformance with the General Plan and to encourage, classify, designate, regulate, restrict, and segregate the highest and best location and use of buildings, structures, and land for agriculture, residence, commerce, trade, industry, water conservation, or other purposes in appropriate places (City of Pomona, 2010). The Pomona Zoning Ordinance provides specifications for specific land uses within areas designated by the Pomona General Plan, and provides detailed specifications for allowable uses and development standards. Typically, the land use designation and zoning district will be consistent with each other.

Several zoning districts are within the vicinity of the project site, as depicted in Figure 4.6-2. Zoning designations surrounding PRP include administrative professional, neighborhood stores, neighborhood shopping center, general commercial, highway commercial, community shopping center, commercial industrial, fairgrounds, special industrial, light industrial, general industrial, publically owned land, planned residential development, various densities for single and multiple family residential, and manufactured housing development.

Project Site Zoning Designations. The PRP site is zoned Light Industrial (M1) with a Supplemental (S) Overlay and is depicted in Figure 4.6-2. As defined in Appendix I, Part II, Section 410 of the Pomona Zoning Code, areas designated as M-1 are *"intended to provide for the development of industrial uses which include fabrication, manufacturing, assembly or processing of materials that are in a processed form and which do not in their maintenance, assembly, manufacture or plant operation create smoke, gas, odor, dust, sound, vibration, soot or lighting to any degree which might be termed obnoxious or*

offensive to persons residing in or conducting business in either this or any other zoning district of the city” (City of Pomona, 2010). Although power production facilities and power plants are not specifically cited as a permitted or conditionally permitted use, public utility transmission substations are an explicitly permitted use; per Appendix I, Part I Sections .411 F and H of the Pomona Zoning Code, *“other uses which the city planner may determine to be comparable in nature and not limited to a less restrictive district”* may also be permitted (City of Pomona, 2010). As such, public utilities and power plants are consistent in nature with the allowable land uses listed within this designation (City of Pomona, 2010). PRP exists within the M1 zoning district, for which the development of electrical utilities is an allowable permitted use (Williamson, 2015). A CUP was issued for the existing San Gabriel Facility, which has been in operation since 1986. Furthermore, the development and operation of PRP would be similar in use to the existing permitted facility. The project proponent will apply for an amendment to the existing CUP of the existing San Gabriel Facility.

Areas designated with a Supplemental (S) Use Overlay are *“intended to encourage orderly and harmonious development in areas where special attention is needed”* (City of Pomona, 2010). The project site is located within the S overlay for the designation within an Urban Neighborhood Expansion Zone as part of the Corridor Specific Plan (CSP) (Williamson, 2015). The CSP differentiates the Urban Neighborhood corridor center designation from the expansion zone areas. A specific plan, in its most basic practical function and form, is a plan (document) that encompasses a smaller and more specific geographic focus and contains a greater level of detail relative to the location and range of permitted land uses, allowable building densities, development standards, architectural design guidelines, necessary transportation and circulation systems, and infrastructure systems than are generally provided, or are legally required, within a jurisdiction’s General Plan. Under California Government Code (Planning, Zoning, and Development Laws) Section 65451, the goals, objectives, and policies contained within a specific plan must be found to be consistent with the goals, objectives, and policies of the adopted general plan of the city or county in which the specific plan planning area falls.

The CSP identifies several zoning designations for the plan area, two of which are Urban Neighborhood and Urban Neighborhood Expansion Zone. PRP is located within the Urban Neighborhood Expansion Zone because of its proximity to the Holt Avenue corridor. The Pomona CSP identifies Garey Avenue, Holt Avenue, Mission Boulevard, and Foothill Boulevard corridors as Focus Areas each with an Urban Neighborhood designation, and which require specific planning with regulatory direction and development codes to guide projects to ensure that the General Plan vision is achieved (City of Pomona, 2014b). Since the project site is within the Expansion Zone to the south of Holt Avenue and not within the Urban Neighborhood designation itself, form-based development standards do not apply (Williamson, 2015). However, a developer with a site within the Expansion Zone may submit a request for a project to be subject to the requirements of an Urban Neighborhood Zone. Furthermore, applications may be approved without a Plan Amendment (Williamson, 2015).

4.6.4 Impacts

Potential impacts to land use, planning, and recreation are summarized below.

4.6.4.1 CEQA Environmental Checklist

The checklist in Table 4.6-3 assesses the significance of potential impacts.

Table 4.6-3. CEQA Checklist to Assess Potential Impacts*Small Power Plant Exemption Application for the Pomona Repower Project*

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
LAND USE AND PLANNING — Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
RECREATION — Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X

4.6.4.2 Discussion of Impacts

Land Use Impacts. In accordance with the checklist criteria to address potential impacts to land use, the PRP will not have a significant impact to land use. The project is consistent in nature with allowable uses permitted under the existing CUP as well as within the existing land use designations and zoning districts prescribed by the jurisdictions affected by the project. PRP will exist in an area for which it is compatible with existing and surrounding land uses. Surrounding land uses within the vicinity of the project site include a mixture of urbanized uses including commercial and industrial developments.

The project conforms to Pomona land use policies and is consistent with the City of Pomona Planning Department's ability to permit the maintenance of public facilities within the city limits. Continued maintenance of the electrical subtransmission line and water pipelines are consistent with Pomona's policy on the use of public right-of-ways for public utility activities.

PRP is consistent with the current general land use designation and zoning district where it will be located. The tallest design feature will result from increasing the height of the exhaust stack from 75 feet to 90 feet exceeding the standard 75-foot height development limit. However, the exhaust stack is excepted from the standard height limit. An amendment to the existing CUP will be submitted prior to construction, consistent with the City's Zoning Code. The project proponent will submit design plans to the City for review and approval prior to the commencement of construction, which will ensure design review consistent with the City's process. PRP will be constructed within the light industrial site boundaries of an existing permitted cogeneration facility situated within the surrounding industrial/commercial landscape. As a result, the project is a permitted land use under an existing determination of similarity. Furthermore, linear elements associated with the project are already constructed and permitted uses for the zoning district within which they will exist.

PRP is not located within an area covered by an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Recreation Impacts. In accordance with the checklist criteria for addressing potential impact to recreational uses, the project will not have an impact. In general, PRP would not contribute to increased use of larger areas of designated open space resources that are located greater than a mile to the northeast and southwest of the plant. No smaller pockets of open space recreational areas, inclusive of local parks (as discussed earlier) would be affected such that increased use would contribute to the deterioration of a recreational resource. PRP does not involve a recreational project that could have an adverse physical effect on the environment.

4.6.5 Cumulative Effects

Other existing and planned land use projects for the City of Pomona within the project vicinity were reviewed with the City of Pomona Planning Department (Williamson, 2015). Table 4.6-4 presents a list of planned construction projects that are proposed to occur in the vicinity of the project site.

Table 4.6-4. Cumulative Projects List within PRP Vicinity

Small Power Plant Exemption Application for the Pomona Repower Project

Address and Project Description
<p>22122 Valley Blvd. Proposed construction of 5 industrial buildings on a 6.34-acre property located in the M-1 zoning district.</p>
<p>701 S. Garey Avenue New commercial development consisting of an approximately 28,000-square foot (SF) retail grocery tenant, approximately 6,225 SF general retail, and 2,800 SF restaurant with a drive-thru. Application consists of a General Plan Amendment and Change of Zone to "General Commercial"/C-3 designation. Conditional Use Permit to allow a new commercial development of four or more units & over 20,000 SF, and to allow off-sale alcohol in conjunction with the new 28,000 SF grocery use.</p>
<p>855 E. Phillips Blvd. Conditional Use Permit application for a 37 unit detached residential development in the R-2 zoning district.</p>
<p>675 E. Mission Blvd. Proposed mixed-use project (32 residential, 4 live/work, and 2 commercial spaces).</p>
<p>22 Rio Rancho Road Application for a new building and parking lot to accommodate a used car dealership.</p>
<p>Rancho Camino Drive – Pomona Ranch Plaza Lot 9 Conditional Use Permit application to construct a 6-story, 170-room hotel with 8,000 SF conference center, 2-story parking structure, multi-level office building, and an at-grade, 821 space parking lot.</p>
<p>1581 N. Orange Grove Avenue Conditional Use Permit application to develop 5,250 SF retail and medical office building in the Pomona Corridor Specific Plan (originally submitted under C-3 development standards).</p>
<p>1390 Palomares Street Conditional Use Permit application and Tentative Tract Map for the development of a 12-unit residential condominium project.</p>

Table 4.6-4. Cumulative Projects List within PRP Vicinity*Small Power Plant Exemption Application for the Pomona Repower Project*

Address and Project Description
<p>1137 E. Mission Blvd. Expansion of existing used car dealership (previously a gas station, currently vacant).</p>
<p>1400 E. Mission Blvd. Conditional Use Permit application to allow the establishment of a trucking facility.</p>
<p>2-16 Village Loop Rd. Conditional Use Permit application to allow the construction of 124 detached Single-Family Residential units and 6,000 SF of retail space.</p>
<p>158 W. Holt Avenue Proposing to operate a 10,907-square foot banquet facility with live entertainment and retail sales, onsite consumption of full line liquor, on a 7,420 SF commercial site.</p>
<p>1833 N. Garey Avenue Application to develop 35 apartment units over 2 levels of at-grade and subterranean parking and 6,640 SF of retail space.</p>
<p>1368 W. Mission Blvd. Application to development 36-unit residential development.</p>
<p>521 N. Erie Application to develop 30 residential condo units in the Midtown Segment of the Corridor Specific Plan.</p>
<p>1300 W. Mission Blvd. Application to develop 42 unit multi-family residential project.</p>
<p>1982 S. Garey Avenue Development Review to review conceptual plans associated with the development of a 3-story, 20-unit residential apartment buildings and associated onsite improvements.</p>
<p>969 Price Avenue Conditional Use Permit application to construct one warehouse at 4,755 SF and one warehouse at 9,640 SF.</p>
<p>1439 S. Signal Drive Conditional Use Permit application for a trucking facility (including repair and maintenance) on a property in the M-1 zoning district.</p>
<p>1324 E. Kingsley Avenue Application to construct 9 townhomes with attached garages.</p>
<p>1700 Gillette Road (1791) Conditional Use Permit application to allow the construction of a 6-story, 105-room hotel (Hampton Inn).</p>
<p>2072 N. Garey Avenue Application to construct a steel canopy, consisting of covered open space, two classrooms, one office, and storage space.</p>
<p>1798 N. Garey Avenue Development Review for the proposed construction of a 342-space, 152,700 SF, 4-story concrete parking structure on the medical center campus, with a rooftop heliport to support trauma center status given by the County of Los Angeles.</p>
<p>801 Rio Rancho Road Modification of approved CUP 13-011 replacing the approved 35,000 SF fitness building with two buildings of 11,097 SF and 6300 SF for a net reduction in building square footage of 17,603 SF.</p>
<p>3423 Pomona Blvd. Application to demolish an existing 4,000 SF retail building and construct a 2,100 SF Starbucks café with outdoor seating, drive-thru, and associated site improvements.</p>
<p>Garey Ave. & Arrow Hwy. Development Review for a proposed multiple-family residential development in the Pomona Corridor Specific Plan.</p>
<p>424-446 W. Commercial Street Development Review for a 61-unit senior housing project in the Downtown Pomona Specific Plan.</p>

In combination with these projects, PRP will not contribute to cumulative land use impacts or conflicts in current and planned land use designation, zoning, or policies. The project is compatible with urban neighborhood development consisting of a mixture of light industrial, residential, and commercial projects within the project vicinity. Similar to the project, these projects are consistent with goals for the area and are consistent with current land use designations, zoning, and policies.

4.6.6 Agencies and Agency Contacts

Table 4.6-5 provides a list of interested agencies and agency contacts.

Table 4.6-5. Agency Contacts

Small Power Plant Exemption Application for the Pomona Repower Project

Agency	Name/Title	Phone Number/Address
City of Pomona, Water/Wastewater Operations	Darron Poulsen*, Water/Wastewater Operations Director darron_poulsen@ci.pomona.ca.us	(909) 620-2253 505 S. Garey Avenue Pomona CA 91766
City of Pomona, Community Development Director	Mark Lazzaretto	505 S. Garey Avenue Pomona CA 91766
City of Pomona, Development Services Manager	Brad Johnson	505 S. Garey Avenue Pomona CA 91766

* The City of Pomona has asked us to use Mr. Poulsen as the point of contact for this project.

4.6.7 Permits and Permit Schedules

Table 4.6-6 lists the permits related to Land Use and the permit schedule.

Table 4.6-6. Permits and Permit Schedule

Small Power Plant Exemption Application for the Pomona Repower Project

Permit/Entitlement	Schedule
Amendment to the Conditional Use Permit	Prior to the start of construction
Demolition/Building Permit	Obtain prior to the start of demolition

4.6.8 References

California Department of Conservation (DOC). 2012/2013. Agricultural Preserves: Williamson Act Parcels, Los Angeles County and Orange County, California. <ftp://ftp.consrv.ca.gov/pub/dlrp/WA/>.

California Department of Fish and Wildlife (CDFW). 2015. Summary of Natural Community Conservation Plans. <http://www.dfg.ca.gov/habcon/nccp/status/index.html>.

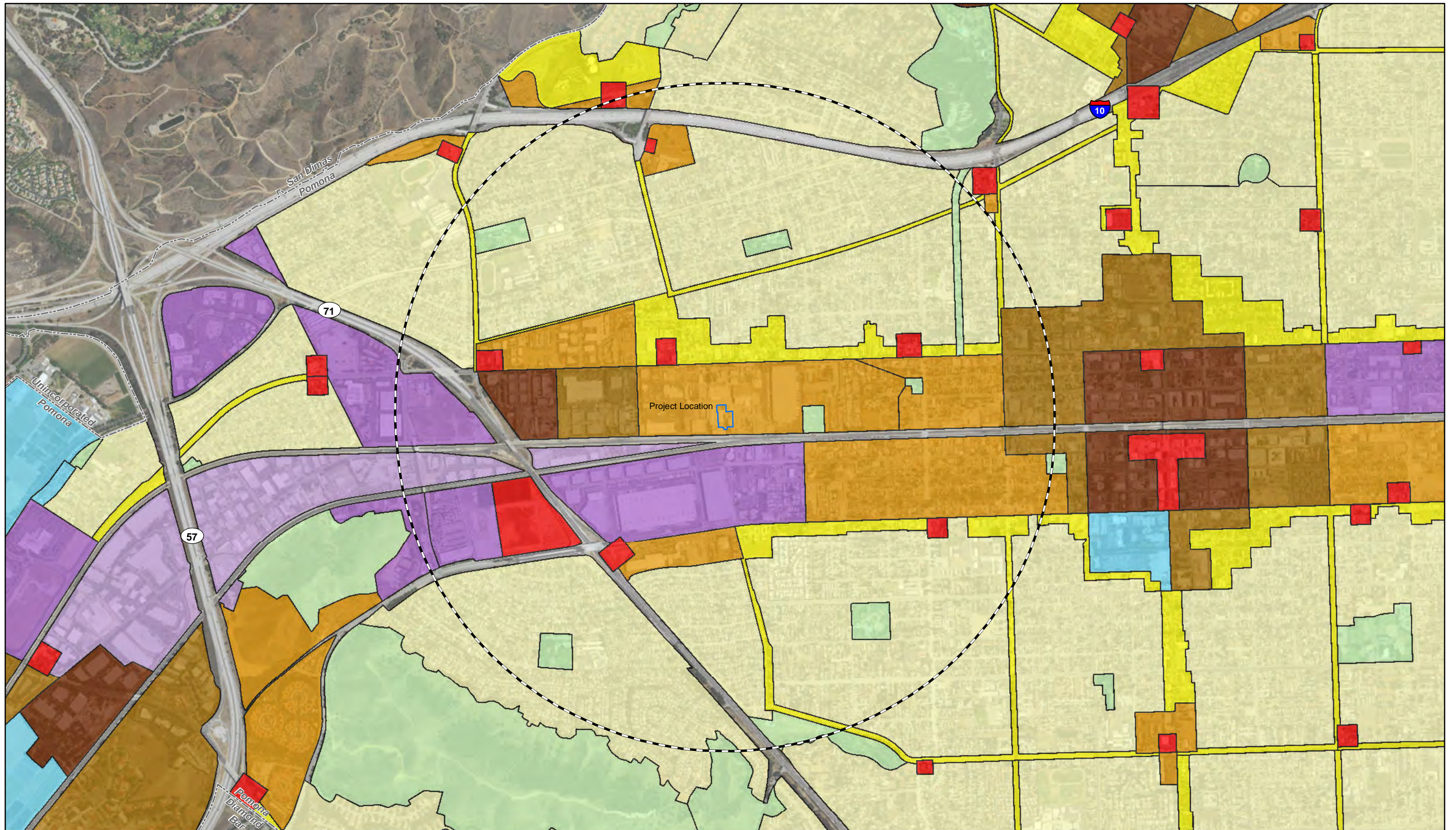
City of Pomona. 2014a. Pomona Tomorrow. City of Pomona 2014 General Plan Update.

City of Pomona. 2014b. Pomona Corridors Specific Plan. March.

City of Pomona. 2010. Comprehensive Zoning Ordinance of the City of Pomona. Appendix I, Zoning Ordinance. Online content updated on March 12.

Los Angeles County. 2014. GIS Data Portal. Locations/Points of Interest. Accessed in July.

Williamson, Dustin/Planning Intern. 2015. Personal communication with Angela Wolfe/CH2M HILL. October 19 and 29, and November 5 and 23.



- Legend**
- | | | | | |
|-----------------------|---------------------|--------------------------|---|-------------------------|
| Project Location | General Plan | Neighborhood Edge | Special Campus | Urban Neighborhood |
| 1-mile Project Buffer | Activity Center | Open Space | Transit Oriented District: Core | Workplace District |
| City Boundary | Fairplex | Residential Neighborhood | Transit Oriented District: Neighborhood | Workplace District Edge |

0 1,500 Feet

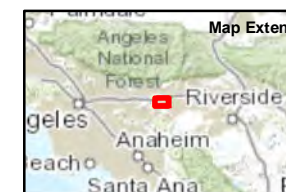
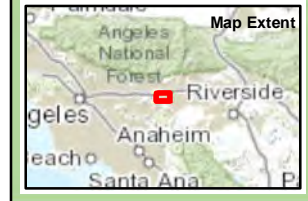
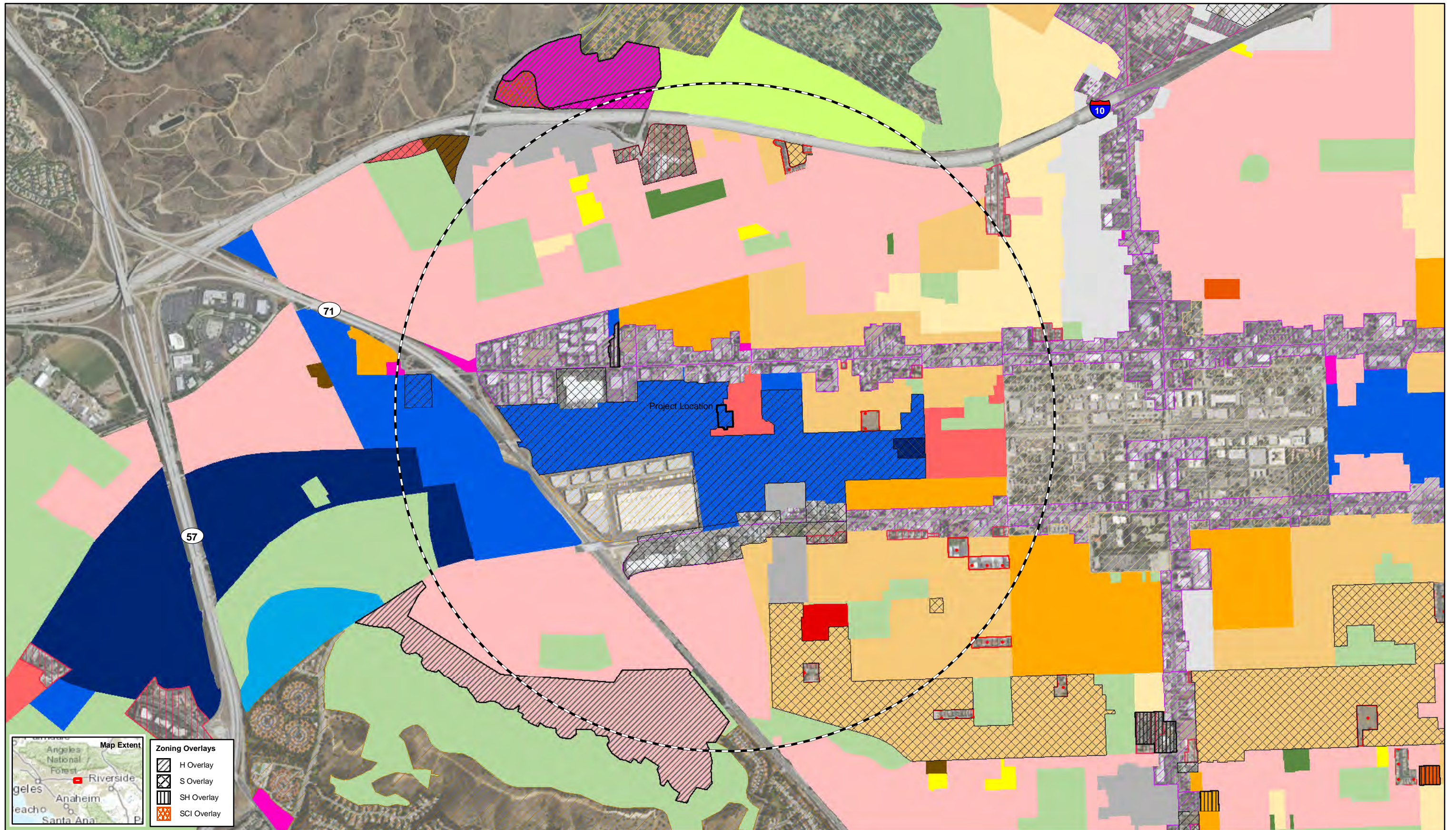


FIGURE 4.6-1
General Plan Land Use
 Pomona Repower Project
 Pomona, California



	H Overlay
	S Overlay
	SH Overlay
	SCI Overlay

	Project Location		CSP - Corridors Specific Plan		C-1 - Neighborhood Stores		M - Special Industrial		R-1-6000 - Single Family(min lot size 6000 sq ft)		R-3 - Medium Density Multiple Family(density range: 15-30 units/acre)
	1-mile Project Buffer		PVHMC - Pomona Valley Hospital Medical Center Specific Plan		C-2 - Neighborhood Shopping Center		M-1 - Light Industrial		R-1-7200 - Single Family(min lot size 7200 sq ft)		R-3-PD Medium Density Multiple Family PD
	City Boundary		Downtown Specific Plan Area		C-3 - General Commercial		M-2 - General Industrial		R-1-7500 - Single Family(min lot size 7500 sq ft)		R-4 - High Density Multiple Family(density range: 30-70 units/acre)
			Mission 71 Specific Plan Area		C-4 - Highway Commercial		O - Publicly Owned Land		R-1-E - Single Family(6000 sq ft/dwelling unit)		R-MHD - Residential-Manufactured Housing Development
			Mountain Meadows Specific Plan Area		C-C - Community Shopping Center		PRD - Planned Residential Development		R-1-PD - Low Density Single Family/Multiple Family PD		
			Phillips Ranch Specific Plan Area		C-IND - Commercial Industrial		R-1-10000 - Single Family(min lot size 10000 sq ft)		R-2 - Low Density Multiple Family(density range: 7-15 units/acre)		
			A-P - Administrative Professional		F - Fairgrounds		R-1-20000 - Single Family(min lot size 20000 sq ft)		R-2-PD - Low Density Multiple Family PD		

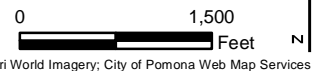


FIGURE 4.6-2
Zoning Designations
 Pomona Repower Project
 Pomona, California