

CITY OF POMONA

ENVIRONMENTAL CHECKLIST

EXECUTIVE SUMMARY:

This Initial Study was prepared to analyze environmental impacts from a project involving a request to demolish a pre-1945 warehouse building located at 605 N. Park Avenue. Alternatively, if a willing buyer comes forward, the structure may be relocated. After demolition the project site will be paved and used for parking and recreational courts serving an existing school and school district office. No other improvements are intended as part of the project. A pre-1945 office building and eight temporary classroom structures also located on the site will remain in place and will not be a part of the project.

Project title: Demolition of a pre-1945 warehouse building at 605 N. Park Avenue

A. Lead agency: City of Pomona
505 S. Garey Avenue
Pomona, California 91767

Contact person: David Sanchez, Assistant Planner
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Project sponsor: Planning Division, Community Development Department,
City of Pomona

B. Project location: The project site is located in an area that transitions from commercial and office buildings to a residential neighborhood in the central portion of the City and is surrounded by commercial, office and residential uses. The property is occupied by a 7,400 sf warehouse building, a 4,200sf administrative office building and eight small portable classroom buildings. The site is relatively flat. Mature non-native landscaping is installed along Park Avenue and along the south side of the office building.

Regionally, the City of Pomona is located at the eastern edge of Los Angeles County, approximately 25 miles east of downtown Los Angeles.

C. Project description: The proposed project involves a request by the property owner to demolish the warehouse building located at 605 N. Park Avenue. The original 5,800 square foot structure was constructed in 1937 and approximately 1,600 square feet of space was added sometime between 1953 and 1959. Demolition of structures built before 1945 in the city of Pomona require approval of a Certificate of Appropriateness from the City. The structure is attached to a Pomona Unified School District administrative office by a covered breezeway. The wood trellis breezeway cover is also proposed for demolition. The purpose of the demolition is to allow the property owner to remove a dilapidated building from the property and add additional parking and recreation area to the Park North alternative school site.

The City of Pomona on behalf of the property owner has made available, through a notice in the local paper, of the warehouse located on the project site for relocation. All interested parties must submit a letter of intent to the City of Pomona by October 5, 2011. If a willing buyer comes forward, they will be required to submit an application for approval of a conditional use permit before moving the building or buildings from the site. No one has submitted a letter of intent as of the date of this Initial Study and, therefore, a future site for relocating the structure is not known at this time. Therefore, it is beyond the scope of this Initial Study to analyze the impacts relating to where a warehouse may be relocated. The scope of this Initial Study is limited to a general analysis of potential environmental impacts resulting from moving of the structure along public streets.

- D. Project Construction Schedule:** Demolition of the warehouse building is anticipated to begin in late summer of 2011 and take approximately one month to complete. The construction phases would include only demolition and site paving. There would be no further construction on the site after the demolition and site paving are completed. The administrative office building and temporary classroom buildings will remain on the site.

If a willing buyer comes forward, the project may also involve the relocation of the warehouse building. In this case, the project would include additional time for relocation of the building onto another site. Since a buyer has not come forward at of the date of this Initial Study, the location of the new site and the distance from the project site is not known at this time.

- E. General Plan Designation:** Institutional

- F. Zoning Designation:** O (Open Space)

- G. Existing land uses on the project site:** The warehouse building and administrative office building are located on a 1.90-acre site that is also occupied by eight temporary classroom buildings. The property is utilized for school district administrative offices and as an alternative middle and high school. The warehouse building is currently vacant and has not been used in recent years. The administrative office building and portable classroom buildings are not proposed for demolition and will remain on the property.

- H. Surrounding land uses and setting:** The project site is surrounded by commercial, office and residential properties. A private school is also located to the north of the subject property.

- J. Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): The proposed project would require the following discretionary approvals:

- City of Pomona: Approval of a major Certificate of Appropriateness from the Historic Preservation Commission
- City of Pomona Building and Safety Division: demolition permit
- South Air Quality Management District: notification of demolition
- Conditional Use Permit from the City of Pomona if the warehouse building is to be relocated

No discretionary approvals from any other agencies are known or expected to be required for the proposed project.