

# CITY OF POMONA

## ENVIRONMENTAL CHECKLIST

### EXECUTIVE SUMMARY:

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This Initial Study was prepared to analyze environmental impacts from a project involving a request to demolish a pre-1945 two-story single-family residence and associated garage located at 1335 E. Grand Avenue. Alternatively, if a willing buyer comes forward, the single-family may be relocated. After demolition the project site will be graded. No other improvements are intended as part of the project. An industrial building also located on the site will remain in place and will not be a part of the project.

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- A. Project title:** Demolition of a pre-1945 single-family residence and associated garage located at 1335 E. Grand Avenue
- B. Lead agency:** City of Pomona  
505 S. Garey Avenue  
Pomona, California 91767
- Contact person:** Sandra Campbell, Senior Planner  
909.620.2191
- Project sponsor:** Planning Division, Community Development Department,  
City of Pomona
- C. Project location:** The project site is located in an industrial area in the eastern portion of the City and is substantially surrounded by industrial development. The property is occupied by a 2,448 sf two-story single-family residence and associated 844 sf garage, and a 13,780 sf industrial building. The site is relatively flat. In addition to the three structures, two paved driveways and paved areas located behind and in front of the industrial building, and a concrete paved area is located next to the garage. There are no trees and minimal vegetation on the site. Vegetation mainly includes weeds and some shrubs directly adjacent to the residence.
- Regionally, the City of Pomona is located at the eastern edge of Los Angeles County, approximately 25 miles east of downtown Los Angeles.
- D. Project description:** The proposed project involves a request by the property owner to demolish a two-story single-family residence and associated garage located at 1335 E. Grand Avenue. Both structures were built in 1927. Demolition of structures built before 1945 in the city of Pomona require approval of a Certificate of Appropriateness from the City. The purpose of the demolition is to allow the property owner to remove a nonconforming residential use so that the entire site can be used for industrial purposes.

The City of Pomona on behalf of the property owner has made available, through a notice in the local paper, of the single-family residence located on the project site for relocation. All interested parties must submit a letter of intent to the Agency by August 3, 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 home may be relocated. The scope of this Initial Study is limited to a general analysis of potential environmental impacts resulting from moving of the structures along public streets.

- E. Project Construction Schedule:** Demolition of the residence and garage is anticipated to begin in late summer of 2011 and take approximately one to two months to complete. The construction phases would include only demolition and site grading. There would be no other construction on the site after the demolition and site grading are completed. The industrial building will remain on the site.

If a willing buyer comes forward, the project may also involve the relocation of the single-family residence. In this case, the project would include additional time for relocation of the home 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.

- F. General Plan Designation:** Industrial

- G. Zoning Designation:** M-2 (General Industrial)

- H. Existing land uses on the project site:** The single-family residence and associated garage are located on a 2.36-acre site that is also occupied by a 13,780 sf industrial building that is located on the rear portion of the site. The front, approximately one quarter of the site, is occupied by the residence and garage and is separated from the rear portion by an approximately 6' high block wall. The industrial building is not proposed for demolition and will remain on the property. The single-family residence has been vacant for the past six months. The garage, which was converted to a residence, is also vacant and currently not in use.

- I. Surrounding land uses and setting:** The project site lies within an industrial portion of the City of Pomona and is surrounded by industrial properties on all sides. Some single-family residences are intermixed with the industrial uses, but industrial uses predominate.

- 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 single-family residence is to be relocated

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