



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION & NOTICE OF PUBLIC HEARING

DATE: February 24, 2021

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

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration for the Impex Fitness Expansion Project and Notice of Public Hearing

PROJECT NAME: Impex Fitness Expansion Project

APPLICANT: Xebec Building Company
3010 Old Ranch Parkway, Suite 480
Seal Beach, CA 90740

PROJECT ADDRESS: 2801 S. Towne Avenue

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 Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA) for Impex Fitness Expansion Project, as described below. The Mitigated Negative Declaration discloses potential environmental impacts associated with the proposed project regarding air quality, cultural resources, hazardous materials, and tribal cultural resources. The MND recommends mitigation measures to reduce potential impacts to these environmental disciplines to less than significant.

PROJECT DESCRIPTION: The 15.13-gross acre project site is currently developed with a warehouse, office building and studio that total 180,020 square feet of space. Phase 1 includes the demolition of 2,132 square feet of existing warehouse space, including 360 square feet of stairs and a 1,772 square foot shed at the north side of an existing 135,920 square foot warehouse and the construction of a new stand-alone 37,690 square foot warehouse (North Warehouse). Phase 2 includes the demolition of an existing 16,590 square foot warehouse at the south side of an existing 135,920 square foot warehouse and in its place construction of a stand-alone 34,788 square foot warehouse (South Warehouse). The project applicant also proposes to construct an 11,514 square foot two-story office building adjacent to the east side of the existing warehouse and office building. The project proposes to remodel 6,500 square feet of the 21,078 square feet of existing office space. Overall, the project proposes the demolition of 18,722 square feet of existing warehouse and shed space and the construction of 83,992 square feet of new warehouse and office space for a total net new development of 65,270 square feet of space. The project would have an overall site coverage of 35.4%.

The North Warehouse would be 40' in height, the South Warehouse would be 43'4" in height and the office building would be 36' in height. The project proposes a total of 350 parking spaces, which includes electric vehicle charging stations, compact spaces and standard parking stations compared to 318 required parking spaces. Phase 1 construction is scheduled for the first quarter of 2021 and is anticipated to be completed by

Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Public Hearing

October 2021. Phase 2 construction is scheduled for the first quarter of 2022 and is anticipated to be completed in December 2021.

ENVIRONMENTAL DETERMINATION: The City has prepared an Initial Study and environmental analysis to determine the proposed project's potential impact on the environment. The City has determined the project could have potential environmental impacts to air quality, cultural resources, hazardous materials, and tribal cultural resources and mitigation measures are recommended to reduce potential impacts to these environmental disciplines to less than significant.

HAZARDOUS MATERIALS STATEMENT: Based on the Phase I Environmental Site Assessment, the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, as summarized in the MND, the two Leaking Underground Storage Tanks (LUST) cases on the project site were issued "Case Closed" status, all known Underground Storage Tanks (UST's) on the project site have been properly decommissioned, and the limited soil assessment associated with hydraulic hoists on the property did not show any soil contamination.

PUBLIC COMMENT PERIOD: The City of Pomona requests your written comments on the Mitigated Negative Declaration during the 20 day review period, which begins on February 26, 2021 and ends on March 18, 2021. All comments must be received no later than 5:00 p.m. on the last day of the comment period (March 18, 2021). Please direct your comments or questions to Planner, Eunice Im, AICP, at 505 South Garey Avenue, Pomona, California 91766 or via email at Eunice_Im@ci.pomona.ca.us or phone at (909) 620-2446.

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration and other supporting environmental documents are available for public review at the City of Pomona, Planning Division, located at 505 South Garey Avenue, Pomona, California 91766, between the hours of 7:30 a.m. and 6:00 p.m., Monday through Thursday. By appointment only.

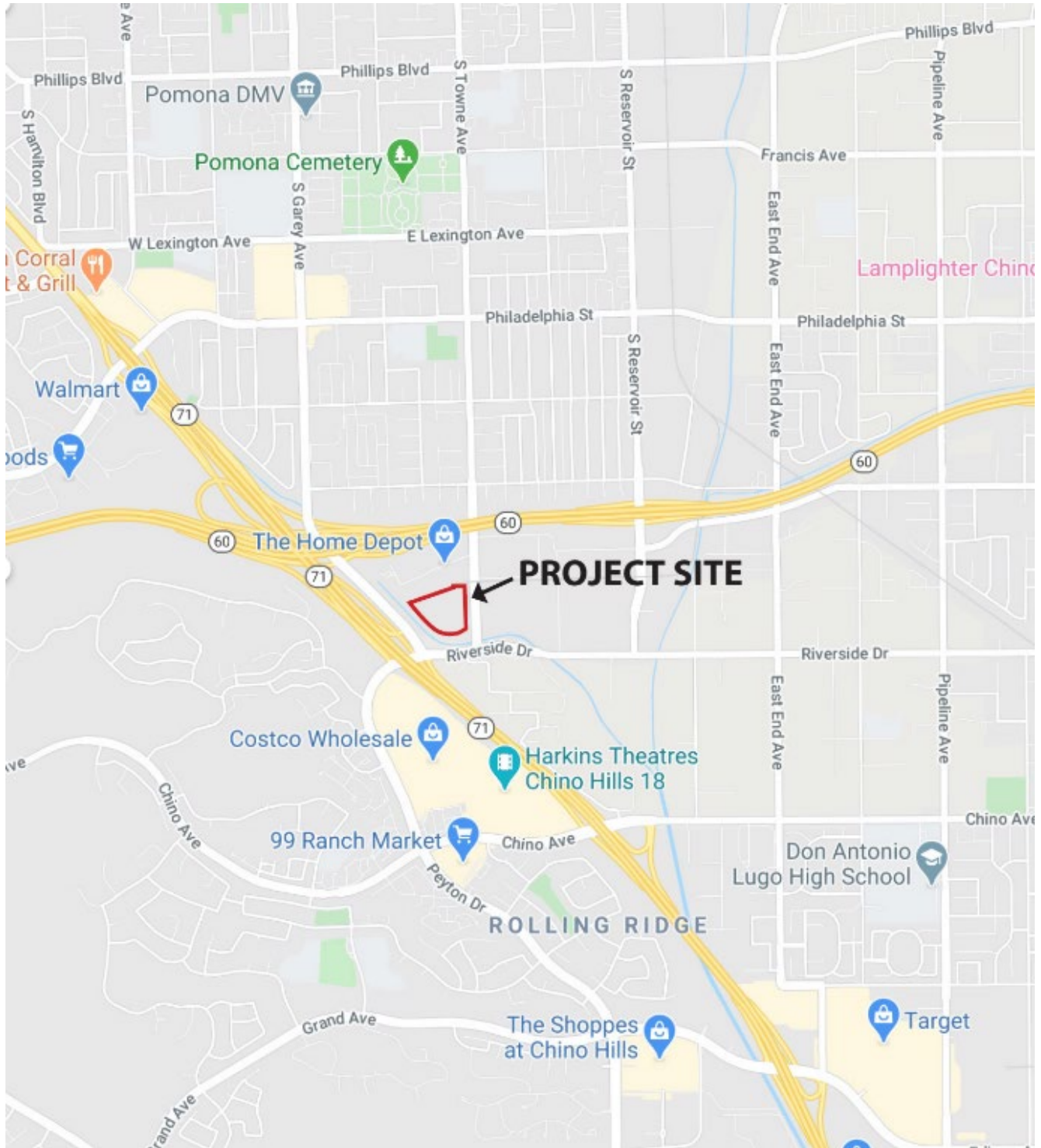
The document is also available electronically on the City's website at:
<http://ci.pomona.ca.us/index.php/forms-and-docs/planning-division>

PLANNING COMMISSION MEETING:

Time & Date:	Planning Commission Meeting, Wednesday, March 24, 2020 at 7:00 p.m.
Location:	Available to view via Zoom Video Conferencing
Questions:	Eunice Im, AICP, Assistant Planner (909) 620-2446, eunice_im@ci.pomona.ca.us
To participate by video conference:	Visit https://zoom.us/join (Meeting ID 854 5573 6163; Passcode 754997)
To participate by telephone:	Dial (669) 900-9128 (Meeting ID 854 5573 6163; followed by #. For Participant ID, press #. Enter Passcode 754997 followed by #).
Written Comments:	May be submitted to DevServicesComments@ci.pomona.ca.us , by 6:00 p.m. the day of the hearing. Comments must be limited to 200 words. Please title your email "PC Public Comment 03-24-2021".
Additional information regarding this Planning Commission meeting is available at: https://www.ci.pomona.ca.us/index.php/government/city-departments/community-development/planning	
The staff report on this matter will be available on or about March 18, 2020 on the City of Pomona website, which may be accessed at https://pomona.legistar.com/Calendar.aspx or by emailing the case planner, Eunice Im.	

Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Public Hearing

Project Site Vicinity



City of Pomona