



ENVIRONMENTAL INFORMATION FORM

Date Filed: June 22, 2017

Filing Fee:

GENERAL INFORMATION

1. Name and address of developer or project sponsor:
Pomona Development Inc.
P O Box 11183, Whittier, CA 90603-0183
2. Address of project: 590 W Grand Ave, Pomona, CA 91766
Assessor's Block and Lot Number: 8343-005-127
3. Name, address, and telephone number of persons to be contacted concerning this project:
Bill Wong
P O Box 11183, Whittier, CA 90603-0183
Phone: 714-773-1271 Mobile: 213-300-0036
4. Indicate case number of the project application to which this form pertains:
This Application is to re-activate a previously approved project.
The construction of that was not started because of the economy in 2006.
5. List and describe any other related permits and other public approvals required for this project, including those required by City, regional, state and federal agencies:
(a) TIM 02-008 Approved April 23, 2003
(b) CUP 02-045 Approved April 23, 2003
(c) Final Tract Map No. 54172 Approved January 24, 2005 (Recorded)
6. Existing zoning district: R-2-S
7. Proposed use of site (Project for which this form is filed):
Development of 7 detached single family condominium units

PROJECT DESCRIPTION:

8. Site size (acres): 306.95' X 98.33' = 30,181 sq ft.
9. Number of floors of construction: 2 stories
10. Amount of off-street parking provided: None
11. Approximate construction period: 1 year

12. Anticipated development increments if development is to be in phases.
Single phase continuous.
13. If residential, include the number of units, breakdown by unit sizes, range of sales prices or rents, and type of household size expected.
(a) 2 units 1,631 sq ft each Single family Expected selling price: \$380K
(b) 5 units 1,647 sq ft each Single family Expected selling price: \$400K
14. If commercial, indicate the type of use, gross floor area, maximum number of employees per shift, and hours of operation:
(N/A)
15. If industrial, indicate type, estimated employment per shift, gross floor area, and hours of operation.
(N/A)
16. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, and community benefits to be derived from this project:
(N/A)
17. If the project involves a variance, conditional use permit, zone change, or general plan amendment application, state this and indicate clearly why the application is required:
Conditional Use Permit CUP 02-045 was previously approved to allow the development of 7 detached condominium units (April 23, 2003)

DOES THE PROJECT HAVE THE POTENTIAL TO RESULT IN ANY OF THE FOLLOWING:

- | | YES | NO |
|--|--------------------------|-------------------------------------|
| 18. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. Change in scenic views or vistas from existing residential areas or public lands and roads. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 20. Change in patterns, scale or character of general area of project. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 21. Significant amounts of solid waste or litter. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Change in dust, ash, smoke, fumes or odors in vicinity. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Change in ocean, bay, lake, stream or ground water quality, or alteration of exiting drainage patterns. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Substantial change existing noise or vibration levels in the vicinity. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 25. Site on filled land or slope of 10 percent or more. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | YES | NO |
|---|--------------------------|-------------------------------------|
| 26. Use or disposal of potentially hazardous materials, | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 27. Substantial change in demand for municipal services (police, fire, water, sewage, etc.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 29. Relationship to a larger project or series of projects. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSS BELOW ALL ITEMS CHECKED YES (ATTACH ADDITIONAL SHEETS IF NECESSARY)

ENVIRONMENTAL SETTING

30. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals and any cultural, historical or scenic aspects. Describe any existing structures on the site, and use of the structures:

Current site is vacant flat land in residential area. Surrounded by developed houses and condominiums on adjacent properties.


31. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rearyard, etc.).

Surrounding properties include two story condominium on both sides of site. South side (back of lot) is two story single family houses. Across the street (North side) is a single family one-story house, and a two-story condominium.

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date June 20, 2017

Pomona Development
Signature 
By: Bill Wong