

**PC RESOLUTION NO. 25-021**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING VARIANCE (VAR-000491-2025) TO ALLOW FOR A REDUCTION IN THE REQUIRED BUILD-TO WIDTH AND VEHICLE ACCESS REQUIREMENTS ON A PROPERTY LOCATED AT 3200-3214 RIVERSIDE DRIVE IN THE WORKPLACE DISTRICT 1 (WD1) ZONING DISTRICT.**

**WHEREAS**, the applicant, Bill Estanislau, has submitted an application for a Variance (VAR-000491-2025) to deviate from build-to width and vehicle access requirements for a proposed commercial development consisting of four (4) buildings and require on and off-site improvements on 0.5 acre lot located in the Workplace District 1 Zoning District;

**WHEREAS**, a Variance is required per Section.1160.F of the Pomona Zoning and Development Code;

**WHEREAS**, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on December 16, 2025 concerning Variance (VAR-000491-2025); and

**WHEREAS**, the Planning Commission has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Planning Commission of the City of Pomona, California, as follows:

**SECTION 1.** The Planning Commission exercising their independent judgment has determined that pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), that the project is categorically exempt pursuant to Section 15332 (In-Fill Development) of the California CEQA Guidelines, in that the proposed development is situated within an existing fully urbanized neighborhood.

**SECTION 2.** In any part, provision, or section of this resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable or invalid, the remainder of the entirety of this resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this resolution are severable.

**SECTION 3.** Pursuant to Section 1160.F. Variance of the Pomona Zoning and Development Code, the Planning Commission must make five (5) findings in order to approve the Variance. The Planning Commission hereby finds and determines that the project does meet the findings required for approval of a variance for the following reasons:

1. *The strict or literal interpretation and enforcement of the specified regulation would result in proactive difficulty or unnecessary physical hardship inconsistent with the objectives of the development regulations contained in this Zoning and Development Code.*

The strict and/or literal interpretation and enforcement of the specified regulations would create compliance conflicts with additional applicable development standards further creating hardships intended to be reduced by the revised 2024 City of Pomona Zoning and Development Code.

2. *There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to other properties in the same zoning district;*

The unique physical characteristics of the site create exceptional and extraordinary circumstances and conditions in regard to compliance with applicable development standards that are otherwise not typically an issue with other properties in the same zoning district.

3. *The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges by the owners of other properties in the same zoning district;*

The strict or literal interpretation and enforcement of the specified regulations would deprive the applicant of privileges by the owners of other properties in the same zoning district in that specified regulations would severely limit the buildable and usable area of the property thereby limiting the by-right privileges enjoyed by other properties in the same district that do not share the same similar physical constraints as the subject site.

4. *The granting of the Variance will not be detrimental to the public health, safety or welfare, or be materially injurious to properties or improvements in the vicinity.*

The granting of the Variance will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity as the development will be compliant with all use and design standards of the WD1's zone string that have been crafted to limit impacts to public health and safety.

5. *The proposed Variance is consistent with the goals, policies, plans and exhibits of the General Plan, and the purposes of any applicable specific plan, and the purposes of this Zoning and Development Code.*

The proposed variance and its associated development have been formed and conditioned to be consistent with all applicable goals, policies, plans and exhibits of the General Plan and the purposes of the Zoning and Development Code.

**SECTION 4.** Based on the above findings, the Planning Commission hereby approves Variance (VAR-000491-2025) subject to the following conditions:

**DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION**

1. Approved Plans and Modifications. The subject property shall be developed and/or used in a manner consistent with the project plans reviewed and approved by the Planning Commission on December 16, 2025, and as illustrated in the stamped approved plans dated December 16, 2025. Any major modifications to the approved project plans shall be reviewed and approved by the Planning Commission as part of a modification to the approved plans. Any minor modifications that do not affect the overall intent of the approved project, may be reviewed and approved by the Planning Manager.
2. Appeals. Written appeals may be filed with the City Clerk within 20 days of approval of Variance (VAR-000491-2025) by the applicant or any person owning property within four hundred (400) feet of the exterior boundary of the applicant's property.
3. Indemnification. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.
4. Violation of Conditions. In case of violation of any of the conditions of approval or City law, the property owner and tenant will be issued a Notice of Correction. If said violation is not remedied within a reasonable period of time and/or a subsequent

violations of the conditions of approval and/or City law occurs within ninety days of any Notice of Correction, the property owner shall be held responsible to reimburse the City for all staff time directly attributable to enforcement of the conditions of approval and/or City law, including, but not limited to, revocation of the herein conditional use permit.

5. Approval and Time Extension. The approved Variance (VAR-000491-2025) shall lapse and become void if the use authorized is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced by December 16, 2026. The Planning Commission may extend this period for one year upon receipt of a written request by the applicant or owner pursuant to regulations set forth in Section 1110.F.2. Time Extensions of the Pomona Zoning and Development Code.
6. Applicable PZDC Standards Compliance. All applicable development standards not proposed for relief through this entitlement must be deemed sufficiently compliant with its requirements. Compliance shall be addressed within the Plan Check procedure to the satisfaction of the Planning Division Manager.
7. Conditions of Approval on Plans. The applicant shall make reductions of all approved resolutions related to the project, which shall be placed on the title sheet of construction plans prior to Planning Division approval of the Plan Check submittal.
8. Utility and Mechanical Equipment on Plans. Prior to plan check submittal, the applicant shall ensure the site plan identifies all utility apparatus, such as but not limited to, backflow devices and electric transformers. Utility meters shall be screened from view from public rights-of-way. Backflow prevention devices shall not be located in the front yard setback and shall be screened from public view. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, utilities and/or equipment must be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas, and comply with required setbacks.
9. Fence and Wall Permit. The installation of any walls and/or fences will require the submittal of a Fence and Wall Permit application for review and approval by the Planning Division. The plans (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) shall be in substantial conformance with the grading plan and any other applicable plans submitted as part of the Development Plan Review. The plans shall identify materials, seep holes, and drainage.

10. Sign Permit. The installation of any signage shall require the submittal of a Sign Permit application for review and approval by the Planning Division.
11. Noise During Construction Activity. During demolition, grading, site development, and/or construction, all requirements of the Pomona Zoning Ordinance and Municipal Code, including the noise provisions, shall be adhered to. All activities including truck deliveries associated with construction and grading will be limited to Monday through Saturday, between 7:00 a.m. and 8:00 p.m., and provided the noise level created by such activities do not exceed the noise standard of 65 dB(A) plus the limits specified in section 18-311(b) as measured on residential property and any vibration created does not endanger the public health, welfare, and safety.
12. Noise and Vibration, General. There shall be no activity conducted on the subject site that exceeds the noise and vibration parameters of Pomona City Code Section 18-301, et seq., and City Council Ordinance No. 3939 at any time, or such other ordinance enacted related to noise and vibration.
13. Maintenance During Construction. The property, including all construction areas, shall be kept clean at all times prior to, during, and after construction.
14. Maintenance During Operations. The property owner shall provide regular maintenance and cleaning of all exterior walkways, patios, canopies, sidewalks, and landscaped parkways in compliance with Pomona City Code 62-351.
15. Removal of Graffiti. The property owner shall remove any graffiti on the project site within 24 hours of discovery. The paint utilized to cover the graffiti shall substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Zoning Administrator or their designee.
- 16.

#### **BUILDING AND SAFETY DIVISION**

17. The undergrounding of utility facilities is required. (PMC 62-31).
18. The design must be reviewed and stamped by an architect or engineer licensed in the State of California – (Business and Professions code Sections 5537, 5538 and 6737.1).
19. A building permit shall be obtained for the proposed construction and site development. The design of the building shall comply with the 2022 California Building Codes.
20. All grading shall conform to the 2022 California Building Code, and all other relevant laws, ordinances and resolutions governing grading as adopted by the City of Pomona.

- The applicant shall obtain a grading permit from the Building & Safety Division prior to commencing any grading or site excavation.
21. Geotechnical and/or soils reports required in order to obtain a grading permit shall be submitted to the Building Official for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Pomona.
  22. All proposed work shall comply with the 2022 California Energy Code and all other relevant laws, ordinances and resolutions governing Energy conservation as adopted by the City of Pomona.
  23. Proposed project shall comply with the 2022 California Green Building Standards Code and all other relevant laws, ordinances and resolutions governing sustainable design as adopted by the City of Pomona.
  24. Project must comply with Bicycle Parking requirements as designated on the California Green Building Standards. Section 5.106.4. This include Short-term and Long-term bicycle parking.
  25. Project must comply with EV Charging requirements as designated on the California Green Building Standards. Section 4.106.4 and section 5.106.5.3 for non-residential projects.
  26. Project must comply with Grading and Paving requirements designated on the California Green Building Standards, Section 4.106.3 for residential and section 5.106.10 for non-residential projects. These include the following:
    - a. Swales
    - b. Water collection and disposal systems.
    - c. French Drains
    - d. Water retention gardens.
    - e. Other measures which keep surface water away from other buildings and aid in ground water recharge.
    - f. Exception: Additions and alterations lot altering the drainage path.
  27. Proposed project shall be sprinklered and comply with all other relevant laws, ordinances and resolutions governing residential sprinklers as adopted by the City of Pomona.
  28. Demolition permits will be issued upon completion of the following conditions:

- a. AQMD testing and abatement of asbestos containing material must be completed prior to the issuance of demolition permit. Proof required.
  - b. Erosion control plan must be prepared by a licensed professional and must be submitted for plan review approval prior to any work.
29. Development Impact Fees shall be according to Ordinance #4309 and Resolution #'s 2021-57 & 2021-89. For more information contact The Department of Planning (909) 620-2191.
30. Building Department comments and conditions are subject to plan check. Comments are based on information provided.
31. Fence and wall plan shall be required.

**PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION**

32. Required **Grant of Easement for public sewer** construction / maintenance / replacement / removal associated with the existing 8-inch sewer main line (City Plan FB 860, Sheet 20 of 51) located onsite, along the southerly and southeasterly property lines of APNs 8330-013-045 and 8330-013-055.
- a. The existing 15-foot-wide sanitary sewer easement reserved by San Bernardino County Flood Control District [SBCFCD] in 1986 and located onsite, along the southeasterly property line of APN 8330-013-045 shall be quitclaimed by SBCFCD to the City of Pomona. Property Owner is responsible for the coordination with SBCFCD. The sewer easement quitclaim document shall be recorded prior to the issuance of the first Certificate of Occupancy.
  - b. Property Owner shall dedicate to the City of Pomona an additional 15-foot-wide sewer easement along the southerly property line of APN 8330-013-045, as an extension of the easement that will be quitclaimed by SBCFCD, to cover the portion of the 8-inch sewer main line for which no easement currently exists.
  - c. A separate sewer easement shall be granted to the City of Pomona by the landowner of APN 8330-013-055, to cover the section of the 8-inch sewer main located on this parcel. Property Owner is responsible for the coordination of this additional easement application with the landowner of APN 8330-013-55.
  - d. The easement dimensions and placement shall meet WRD requirements.
  - e. The easement applications shall be submitted to the Public Works Department for review and approval and shall be recorded prior to the issuance of the first Certificate of Occupancy.
33. Property owner of the lot adjacent and to the south of APN 8330-013-045, shall grant an easement to the City of Pomona, for access to the aforementioned sewer main from Riverside Drive.

### **Improvement Plans Requirements**

34. Applicant/Developer shall submit the grading, drainage and erosion control plans for review and approval by the Public Works, Planning and Building and Safety Departments.
  - a. The plans shall be a minimum of 1" = 10' scale to clearly show all the details; the plans shall be submitted on 24" x 36" sheet size with a standard City title block.
  - b. One-foot topographic contours of the site must extend a minimum of 15 feet beyond the boundary lines.
  - c. The plans shall include sufficient cross sections to show all block wall locations, parkway width and all permanent facilities that might require maintenance and access easements.
  - d. Drainage configurations on the existing adjacent properties shall not be altered, redirected or modified in any way.
35. Prior to issuance of the grading permit the Applicant/Developer shall submit written notifications to the (non-City) property owners as indicated on the Planning Commission [PC] meeting notification list regarding the direct and indirect impact associated with the proposed construction. The notification shall include a statement confirming that the existing public services (sewer, water, storm drain) to adjacent property owners will not be affected by the proposed development and outline the City approval process (City review, public notification, PC approval, plans on record, etc.). The proposed development shall accept the conveyance of the existing offsite drainage.
36. Prior to the issuance of the grading permit the Applicant/Developer shall provide non-interference letters from all applicable utility agencies for all utility easements located within the areas subject to grading activities. All such documents shall be subject to review and approval by the City Engineer.
37. Prior to the issuance of the grading permit the Applicant/Developer shall submit a soils and geologic report to address the soil's stability and geological conditions of the site.
38. Applicant/Developer shall prepare a detailed hydrology study based on a 50-year storm event and a hydraulic analysis of the existing and proposed drainage conveyance capacity. The Developer is responsible for complying with the approved hydrology/hydraulic study recommendations necessary to meet minimum Federal, State, County and City requirements. The hydrology/hydraulic study shall be approved prior to the approval of the grading plan.
39. Prior to issuance of the grading permit Applicant/Developer shall develop and obtain the City approval of the final Standard Urban Stormwater Mitigation Plan (SUSMP) for the proposed project. The project involves a New Development that creates 10,000 or more square feet of impervious surface. The project is therefore classified as a



Priority Project in accordance with the Los Angeles Region NPDES Permit No. CAS004004, Order No. R4-2021-0105. The SUSMP shall be prepared in accordance with the City of Pomona's Low Impact Development (LID) Ordinance, the City of Pomona's Green Streets Policy and the Los Angeles Region NPDES MS4 Permit No. CAS004004, Order No. R4-2021-0105, which includes:

- Site Design BMPs;
  - Source Control BMPs, and
  - Treatment Control BMPs.
  - Applicant/Developer shall utilize the County of Los Angeles Department of Public Works Low Impact Development Standards Manual (published February 2014) as a guidance document for the design of applicable Best Management Practices (BMPs) proposed for the project and for the elements that are required to be included in the SUSMP. (Important note: If drywells are proposed as stormwater BMPs, only the circular/bottom area of the wells may be considered in the calculations.)
  - Post-construction Structural and/or Treatment Control BMPs, shall be designed to mitigate (infiltrate or harvest and use) storm water run-off from the 85th percentile 24-hour rain event or 0.75-inch, 24-hour rain event, whichever is greater. The comparison must be provided in the SUSMP. The site geotechnical investigations shall comply with the Los Angeles County Guidelines GS200.1, 6/30/2021 Revision.
  - Applicant/Developer shall utilize the County of Los Angeles Department of Public Works' HydroCalc program described in the LID Manual to calculate these design flows and volumes. The program download can be found at <http://dpw.lacounty.gov/wrd/publication/>.
  - Applicant/Developer shall implement Good Housekeeping BMPs for the site to ensure that pollutants are not discharged to the municipal storm drain system during construction and throughout occupancy.
40. Prior to the issuance of the grading permit and as applicable, Applicant/Developer shall submit public street improvement plans to include the following items and are responsible for the construction thereof:
- In the event that project related hardscape, wet and/or dry utility pavement cuts are needed along the Ficus Street and/or Riverside Drive lot frontages, ARHM (Asphalt Rubberized Hot Mix) overlay paving shall occur in accordance with the City standard A-26-02, followed by restriping to match existing.
    - (i) Due to the current poor condition of the Ficus Street pavement, a core sample analysis is necessary; based on the results, and if the cold planing

process is not supported due to the reduced thickness of the existing Asphalt Concrete layer, full depth repaving is required.

- Site runoff shall be intercepted on site and directed to the public storm drain system by use of parkway drains designed and built in compliance with the City standards.
    - (i) The proposed storm drain underground connection directly to the [back of the] catch basin located on the east side of Ficus Street, just north of the intersection with Riverside Drive and owned by the Los Angeles County Flood Control District (LACFCD) requires the LACFCD review, approval and permitting prior to the storm drain tie-in.
    - (ii) Shall be sprinklered and maintained by the property owner, as required by the City's Municipal Code Section 46-496 and a note to this effect shall be added to the public street improvement plan.
  - The parkway landscaped area:
    - (i) Shall be designed to comply with the City Standard A-34-11 (Intersection Sight Distance) and a note to this effect shall be added to the public street improvement plan.
    - (ii) Shall be sprinklered and maintained by the property owner, as required by the City's Municipal Code Section 46-496 and a note to this effect shall be added to the public street improvement plan.
  - Existing and proposed sewer, water and storm drain infrastructure, including laterals.
  - All electrical power and data lines proposed to be installed for the new development shall conform with the City of Pomona Municipal Code Section 62-31(b) and a note to this effect shall be added to the public street improvement plan.
  - It is the owner's and the contractor's responsibility to repair all damage to the existing public improvements due to the proposed construction activities and to address all repairs requested by the Public Works Inspector based on the inspector's review of the current condition of the said public improvements and a note to this effect shall be added to the public street improvement plan.
  - The property abutting sidewalk, parkway and alley, as applicable, shall be maintained free of weeds, rubbish and refuse by the property owner, as required by the City's Municipal Code Section 18-261 and a note to this effect shall be added to the public street improvement plan.
41. The demolition or relocation of any public improvements (streetlights, signs, trees, vaults, catch basins, hydrants, etc.) due to the proposed project construction must be coordinated and agreed upon by the appropriate City departments, shall be designed per City standards and applicable ADA requirements, and must be reviewed and approved by the Public Works Engineering Department.

42. Applicant/Developer shall identify the existence of all City utilities that may conflict with the development and submit protection measures to the City Engineer for those City utilities.
43. If future placement of permanent structures conflicts with location of existing public utilities (water, sewer and storm drain), then improvement plans proposing the relocation or abandonment of identified utilities must be submitted, reviewed and accepted by the Public Works Department. No public utility infrastructure shall be removed or modified as part of the onsite demolition plan approved by the Building and Safety Department.
44. Prior to issuance of the first Certificate of Occupancy, Applicant/Developer is responsible for paying the development tax associated with the proposed project.
45. Prior to issuance of the first Certificate of Occupancy, Applicant/Developer is responsible for paying the project's impact fees for traffic signals and control devices, road and highway improvements and public safety improvements.
46. Prior to the issuance of the first Certificate of Occupancy, Applicant/Developer is responsible for the payment of any/all applicable City water, sewer and storm drain impact fees and shall make proof of payment of the Los Angeles County Sanitation District fees associated with the proposed development.
47. Prior to the issuance of the building permits Property Owner is responsible for compliance with any special annual levy assessment derived from the current inclusion of the project site into the City's Street Lighting and Landscaping Maintenance District. The Applicant/Developer shall disclose to any future buyers that the property is within the City of Pomona Lighting and Landscaping District and is subject to special annual taxes. This requirement applies to APN 8330-013-045.
48. The plans shall be submitted on 24" x 36" sheet size with a standard City title block, and must correctly identify the property owner, address, legal description, property lines, street centerline, curb-lines, existing and proposed utilities (water, sewer, and storm drain), utility easements, and the public right-of-way areas with dimensions.
49. The final improvement plans shall be provided to the City in electronic PDF format. Following construction and prior to acceptance of the improvements by the City, the project engineer shall provide hand drafted "AS BUILT" corrections on the city-approved PDF of the final constructed improvements to the satisfaction of the City Engineer. A corrected, "AS BUILT" plan shall also be provided to the City in PDF format.

- a. Plans all must be properly oriented (Most PDF Plans should be landscape – where you can read the title block without rotating the plan).
- b. The signature block must be located in the exact same location on each sheet.
- c. Use standard, true-type fonts that are easy to read. Avoid any italics, unfilled outlines, or fonts that replicate handwriting.
- d. Plans must be saved at full size and “to-scale”.
- e. Do NOT submit “password-protected” or “locked” documents.
- f. Flatten and purge the drawing layers in CAD before creating the PDF.
  - Combine all sheets into one file.

### **Public Works Improvement Permit**

All work in the public right-of-way and City easements is subject to review, approval, and permitting requirements of the Public Works Department.

50. Prior to (i) the issuance of the building permits, or (ii) the issuance of the public improvement permits, whichever occurs first, Owner shall post surety bonds for all public improvements, including but not limited to: curb, gutter, street paving, sewer, water and storm drain improvements.
51. Permittee shall procure and maintain throughout the period of the Permit the following policies of insurance:
  - Commercial General Liability.
  - Automobile Liability.
  - Worker’s Compensation as required by the State of California.
    - Note: The Commercial General Liability and the Automobile Liability policies shall include the City of Pomona as additional insured.
52. Permittee shall pay fees associated with and possess the City of Pomona Business License.
53. Changes and additions to the proposed work, including but not limited to detailed plans for street improvement work, water plans and/or other work associated with this project and due to developer’s or City’s request shall require additional conditions to be completed by the applicant.

### **WATER RESOURCES DEPARTMENT**

#### **Water**

54. There currently exists a twelve-inch (12”) ACP potable water main within Ficus Street (City Plan No. CO-2035). The localized approximate static pressure for the proposed

- project area is 60 psi. A fire hydrant flow test may be requested via the Public Works Department to verify water pressure. The existing potable water infrastructure shall be shown on the site plan and Water Development plan.
55. Per City billing records there are no meters currently serving the site.
  56. Water meters up to two inches (2") in size may be installed on public property by the City. Water meters three inches (3") and larger shall be installed on private property by the Contractor. Contact WRD at 909-620-2283 or wrd\_engineering@pomona.gov for information regarding water service and meter installation fees.
  57. A hydraulic analysis shall be conducted to verify the projected water demand for the proposed improvements can be accommodated by the City's existing water infrastructure. At a minimum, analysis shall include water calculations for domestic, irrigation, and fire flow demands. Calculations and reports shall be submitted to WRD for review.
  58. Backflow devices shall be low-lead (0.25%) and identified on the "USC List of Approved Backflow Prevention Assemblies". Backflow devices are required as follows:
    - Domestic water services shall be equipped with a reduced pressure principle backflow assembly (RPBA) downstream of the meter.
    - Backflow devices shall be installed on private property as close as practicable to the water meter, water connection, and/or public right-of-way. This shall also be shown on the Water Development plan and Plumbing plan.
  59. Contact the Los Angeles County Fire Department (LACoFD) to determine the required fire flow for the property, the necessary location and number of fire hydrants, and any fire sprinkler system requirements. Provide a copy of the official Fire Department conditions and requirements to WRD concurrently with the water plan submittal.
  60. Concurrent with the submittal of grading and/or building plans, the Applicant/Developer shall submit public water improvement plans that incorporate the aforementioned items. The Applicant/Developer is responsible for the design and construction of these improvements. The water improvement plan must be prepared and stamped by a Professional Civil Engineer registered in the State of California and shall include, but not be limited to, water main extensions, new service connections, meter installations, and backflow prevention devices. Detailed connection points to the existing water main(s) must be clearly shown. The water improvement plan shall be submitted for review in conjunction with the hydraulic analysis. Details for any proposed private water lines on the property should also be included for context.

61. Prior to the issuance of any building permits or the approval of the water improvement plan, whichever occurs first, the Applicant/Developer shall post surety bonds guaranteeing the completion of all public water improvements.

## **WASTEWATER**

62. There is an existing eight-inch (8") VCP sewer main within Ficus Street (City Plan No. FB-861). There is an existing eight-inch (8") VCP sewer main within a 15' easement dedicated to the San Bernardino County Flood Control at the southeasterly property line (City Plan No. FB-860). The existing wastewater infrastructure within and adjacent to the project site shall be shown on the site plan and Sewer Development plan.
63. Due to the City's historic protective practices, a minimum of fifteen-foot (15') wide easement is required for any existing public main. This easement is comprised of 7.5' on each side of the centerline of the pipe alignment. This easement is used for the City's public infrastructure maintenance/repair access. The submitted site plan have been noted showing the required additional 2.5' feet sewer easement to the north side of the existing City sewer main or provide Geotechnical report specifying the minimum required setback of the building to the sewer main. See next requirement item 3 (labeled 55 in resolution).
64. The required horizontal separation from the proposed building foundation edge shall be determined based on geotechnical resultant building force calculations. These calculations shall be wet or electronically stamped and signed by a licensed State of California civil engineer. Soils data shall at a minimum include the class, type, bearing capacity, for the development area. These calculations are required to document the structural forces and their associated geotechnical resultant active earth pressure that may detrimentally affect the structural integrity of the existing main. These calculations must be submitted to the Building Division and WRD as an attachment to the building plan structural calculations. The site plan shall be revised to show the required horizontal separation from all proposed building foundations.
65. Property Owner shall dedicate to the City of Pomona a Grant of Easement for public sewer access and maintenance associated with the existing 8-inch sewer main line located onsite, along the southerly and southeasterly property lines. The existing 15-foot-wide sewer easement reserved by San Bernardino County Flood Control District [SBCFCD] in 1986 and located onsite, along the southeasterly property line cannot overlap with the sewer easement mandated by the City of Pomona. The SBCFCD easement shall be quitclaimed or relocated to avoid any/all potential impacts on the City of Pomona infrastructure. Property Owner is responsible for the coordination with SBCFCD. This requirement shall be met prior to the sewer easement acceptance by the City of Pomona.

66. Submit the ingress/egress easement document for review. Confirm that the easement is formally dedicated to the City of Pomona for the purpose of accessing, constructing, and maintaining the sewer main.
67. Installation, maintenance, and repair of the service laterals and connections are the responsibility of the property owner served per Pomona Municipal Code, Section 62-399.
68. Any existing sewer laterals serving the property that are not to be reused shall be cut and capped as close to the sewer main as practicable and no more than five feet (5') from the main. The project is entitled to two (2) lateral connections per building to the public system. Additional private laterals are allowed provided it can be shown that the entire project flow cannot be served by two laterals that are sized per the Uniform Plumbing Code.
69. Calculations for expected wastewater flows from the building shall be used to properly size the sewer main and sewer lateral(s) to serve the site and shall be submitted to WRD for review and acceptance.
70. Manhole covers shall be adjusted to finished grade during the paving operation. This adjustment must strictly adhere to the requirements of the Standard Specifications for Public Works Construction (SSPWC, "Greenbook"). The finished grade of the manhole frame and cover, and the surrounding pavement surface, shall be flush with the specified finished street surface, maintaining tolerances as defined in the SSPWC Standards.
71. Concurrent with the submittal of the grading/building plans, Applicant/Developer shall submit public and private sewer improvement plans to include the above items and is responsible for the construction thereof. A civil plan for the proposed sewer improvements will be required and must be prepared by a Professional Engineer registered in the State of California. The sewer plan shall include plan and profile for proposed public sewer main(s) and lateral(s) with details for proposed connection(s) to the existing sewer main. Details for any proposed private sewer lines on the property should also be included for context. The sewer improvement plan shall be submitted for review in conjunction with the sewer calculations.
72. Prior to the issuance of building permits or the approval of the sewer improvement plan, whichever occurs first, Applicant/Developer shall post surety bonds for all required public sewer improvements. The amount and terms of the surety bonds shall be as determined by the City/WRD.

## **STORMWATER**

73. There is a one hundred twenty-inch (66") RCP stormwater main along Ficus Street owned and maintained by Los Angeles County Flood Control District (LACFCD). Any proposed connections shall be submitted to LACFCD for review and approval.
74. Calculations for stormwater discharge rates to public right-of-way shall be provided for the proposed development.

**SECTION 4.** The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

**APPROVED AND PASSED THIS 16<sup>TH</sup> DAY OF DECEMBER 2025**

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MARCOS MOLINA  
PLANNING COMMISSION CHAIRPERSON

**ATTEST:**

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GEOFFREY STARNES, AICP, AIA, LEED AP  
PLANNING COMMISSION SECRETARY

**APPROVED AS TO FORM:**



PC Resolution No. 25-021  
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MARCO MARTINEZ  
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA    )  
COUNTY OF LOS ANGELES   ) ss.  
CITY OF POMONA         )

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

"Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by Sec. 1094.6 C.C.P."