

**DRAFT PC RESOLUTION NO. 26-002**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 84756 (TRACTMAP-000181-2025) FOR DEVELOPMENT OF A NEW 21-UNIT HOUSING CONDOMINIUM PROJECT WITH ASSOCIATED ON-SITE AND OFF-SITE IMPROVEMENTS ON A 0.9-ACRE SITE LOCATED AT 874 E. ARROW HIGHWAY IN THE NEIGHBORHOOD EDGE DISTRICT 2 (NED2) ZONING DISTRICT (APNS: 8317-007-0001; 8317-007-0002; 8317-007-0003; 8317-007-0004)**

**WHEREAS**, the applicant, John Begin, submitted an application for a Tentative Tract Map (TRACTMAP-000181-2025) for condominium purposes on a property located at 874 E. Arrow Highway (Assessor's Parcel Numbers: 8317-007-0001; 8317-007-0002; 8317-007-0003; 8317-007-0004)

**WHEREAS**, the subject property is located within the Neighborhood Edge District 2 (NED2) Zoning District;

**WHEREAS**, the subject property has a General Plan Place Type designation of Neighborhood Edge;

**WHEREAS**, the subject property has a General Plan Transect Zone designation of T4-B allowing up to 30 dwelling units per acre;

**WHEREAS**, the proposed project is subject to the provisions of Housing Crisis Act of 2019 also known as Senate Bill 330 (SB 330);

**WHEREAS**, the proposed project is subject to the provisions of the City's Inclusionary Housing Program (Ordinance No. 4295);

**WHEREAS**, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on February 11, 2026, concerning the requested Tentative Tract Map (TRACTMAP-000181-2025); 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:

**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.** If 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 66474 of the California Government Code (Subdivision Map Act) and the City's Subdivision Ordinance, the Planning Commission must make seven findings in order to approve Tentative Tract Map No. 84756 (TRACTMAP-000181-2025). Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds as follows:

1. *The proposed tentative tract map is consistent with the general plan and applicable specific plan.*

The project site has a General Plan Place Type designation of "Neighborhood Edge" and is not located within a specific plan. The proposed project is consistent with General Plan Goals 6D.G1, *Improve the physical character, economic vitality, and mobility function of the City's most visible and well-traveled corridors*; General Plan Goal 6D.G4, *promote the success and improvement of existing corridor development*; General Plan Goal 6D.G5, *Ensure that new development helps establish an appropriate edge to protect and buffer adjacent stable residential neighborhoods*; and Policy 7G.G7, *promote attractive community character as viewed from public streets, while providing adequate buffer areas between homes and heavily-traveled roads*.

The proposed project is consistent with the aforementioned goals of the General Plan in that the project will be located on 0.9 acres of currently underutilized vacant land; the project is providing taller, yet scale-appropriate buildings adjacent to existing smaller-scale residential and commercial structures; the development will act as a noise and visual buffer between existing residential neighborhoods to the south of the subject site from a major arterial street type (Arrow Highway); the project will add new residents who will likely to support existing commercial centers near to the project site; and the project will be designed to visually transition between adjacent residential and commercial buildings, providing both a common aspect to development on Arrow while differentiating from older styles of development. Therefore, the project meets this finding.

2. *The design or improvement of the proposed subdivision is consistent with the general plan and applicable specific plan.*

The proposed project is not located within a specific plan. The design and improvements of the proposed subdivision are consistent with the General Plan in that on-site improvements, such as driveways, sidewalks and drainage facilities will be designed and constructed in accordance with City standards. In addition, the project design, which is intended for townhome residential development, provides for satisfactory pedestrian and vehicular circulation consistency. Therefore, the project meets this finding.

3. *The site is physically suitable for the type of development.*

The site is physically suitable for the type of development proposed in that the property is relatively flat and approximately 0.9 acres in area. The proposed development, which includes 21 residential units as well as associated on-site and off-site improvements, meets the applicable development standards of the Neighborhood Edge District 2 Zoning District of the Pomona Zoning & Development Code. Therefore, the project meets this finding.

4. *The site is physically suitable for the proposed density of development.*

The project site is located within the T4-B General Plan Transect Zones, which allows for a maximum density of 30 dwelling units per acre. The proposed 21 residential units on 0.9 acres will result in a total density of 23 dwelling units an acre. Therefore, the site is physically suitable for the proposed density of development. Therefore, the project meets this finding.

5. *The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The proposed project will comply with the policies and regulations of the Pomona City Code, Pomona Zoning & Development Code, General Plan, as well as with all local or regional plans, policies, regulations, and any requirements by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Based on these factors, the proposed subdivision will not cause substantial environmental damage or injure wildlife or their habitat. Therefore, the project meets this finding.

6. *The design of the subdivision or type of improvements is not likely to cause serious public health problems.*

The design of the subdivision and the type of improvements are not likely to cause serious problems to public health because the building and infrastructure improvements will be constructed to conform to all City standards. The adopted City standards relating to the

Uniform Building Code and Grading Code are designed to protect the public health and welfare and have been approved by the City. Therefore, the project meets this finding.

7. *The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

The design of the subdivision or type of improvements will not conflict with easements acquired by the public at large. Therefore, the project meets this finding.

**SECTION 4.** Based upon the above findings, the Planning Commission hereby approves Tentative Tract Map No. 84756 (TRACTMAP-000181-2025) subject to compliance with all applicable laws and ordinances of the City as well as the addition of the following conditions, violations of which (or failure to complete any of which) shall constitute grounds for revocation of the conditional use permit or any portion thereof:

**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 February 11, 2026, and as illustrated in the stamped approved plans dated February 11, 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 Development Services Director or their designee.
2. **Approval Period and Time Extension.** The approval of the Tentative Tract Map shall lapse and become void if the privilege authorized is not utilized within two (2) years from the date of this approval or February 11, 2026, in accordance with Pomona Subdivision Ordinance section 29-49, et seq. The Planning Commission may extend this period not to exceed an aggregate of three years upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.
3. **Appeals.** The project is subject to a twenty (20) calendar day appeal period beginning from the date of action by the approving body. During the appeal period, written appeals may be filed with the City Clerk by one or more city councilmembers, by the applicant, or by any person owning property within four hundred feet of the exterior boundaries of the applicant's property.
4. **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 the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. The City shall promptly notify the applicant of any Action brought and the City shall cooperate with applicant in the defense of the Action.

5. 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 subsequent violations of the conditions of approval and/or City law occurs within ninety (90) 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 Development Plan Review.
6. Recordation of CC&Rs. Conditions, Covenants, and Restrictions (CC&Rs) shall be recorded for this project prior to the issuance of "Certificate of Occupancies" for the dwellings and prior to the sale of any lot or dwelling. At a minimum, the CC&R's shall include provisions that 1) establish a Homeowner's Association (HOA), 2) incorporate conditions 1,4,5, of this Tentative Tract Map and 3) provide reciprocal access easements and facilitate the use and maintenance of the common areas. The CC&Rs shall be submitted to the Planning Division for review prior to the issuance of building permits. The Applicant shall be responsible for the reimbursement of fees incurred for the City Attorney to review the CC&R's.
7. Conditions of Approvals on Plans. Prior to plan check submittal, the applicant shall include all conditions of approval from PC Resolution No. 26-002 on the title sheet of the construction documents.
8. Compliance with Subdivision Design/Map Standards. The final map shall include evidence

of compliance with the applicable requirements of *Section 1010. Subdivision Design Standards* and *Section 1020. Subdivision Map Standards* of the PZDC.

9. 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. All utilities and mechanical equipment shall be screened from view from the public rights-of-way with fencing material to the satisfaction of the Planning Manager. 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.
10. 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.
11. Fence and Wall Material. All perimeter walls proposed in the Fence and Wall plan shall utilize split-face decorative block with decorative caps.
12. Sign Permit. The installation of any signage shall require the submittal of a Sign Permit application for review and approval by the Planning Division.
13. Landscape Plan Check. Prior to issuance of a building permit, the applicant shall submit an a Landscape Plan Check application for review and approval by the Planning Division. The plans shall be in substantial conformance with the conceptual landscaping plan and other applicable plans submitted as part of the Development Plan Review. The landscape design shall comply with the State Model Water Efficient Landscape Ordinance, and applicable landscaping standards.
14. Landscape Maintenance Bond. Prior to issuance of a certificate of occupancy, the applicant shall submit a landscape maintenance bond to the Planning Division to be held for a period of one year to ensure the project's compliance with the approved landscaping plans, at an amount to be determined by the Zoning Administrator or their designee.
15. Site Wide Landscaping. In conjunction with Planning Condition of Approval #13, the following conditions of approval apply to the site's final landscaping plan:

- a. Artificial turf and any other material intended to imitate live vegetation is prohibited.
  - b. 60% of the site's total proposed plantings shall consist of native plant species.
  - c. All proposed native plants must be identified as historically occurring species of the Pomona region as identified by the California Native Plant Society (calscape.org).
  - d. The replacement of native plant species with non-native species shall be prohibited.
  - e. The replacement of any dead or diseased plantings must be replaced with a planting that corresponds with the removed plant type (as defined in section 620.F.3.d).
16. Art in Public Places. The applicant shall comply with the Art in Public Places Policy and Guidelines Manual pertaining to public art requirements for private development. The applicant shall meet compliance by choosing one of the following two options:
- a. Option 1. Placement of approved Public Art on the Project site.
    - a. The Applicant may place an approved Public Art on a private development site. The Public Art, and all eligible expenditures associated with installation of the Public Art (as described in the Manual), shall be in an amount equal to or in excess of the Public Art Allocation.
    - b. A Final Design Plan of the Public Art to be installed on the Project site shall be approved by the Cultural Arts Commission prior to the issuance of a building permit for the Project.
    - c. The Public Art shall be installed on the Project site prior to the issuance of a certificate of occupancy, including any temporary certificate of occupancy, for the Project. In cases where the Public Art cannot be installed on the Project site prior to the issuance of a certificate of occupancy, the Applicant may post a cash bond to assure installation of the Public Art. The cash bond shall be in an amount equal to the Public Art Allocation or an amount based on any remaining, unexpended artwork budget as determined by the Zoning Administrator. The bond shall not be released until the Public Art has been completed and installed on the Project site in accordance with the approved Final Design Plan.
  - b. Option 2. Payment of an In-Lieu Contribution.
    - a. The Applicant may choose to pay an In-lieu Contribution. The In-lieu Contribution shall be submitted to the City and deposited into the Public Art Fund prior to the issuance of any building or grading permit for the Project.  
Use of In-Lieu Contributions.
      - i. In-lieu Contributions shall be used for the acquisition and installation of Public Art on public or private property in the City, except that up to 1/3 of the In-lieu Contribution may be used for maintenance of the proposed Public Art or an existing Public Art that is listed on the City's registry of Public Art.

- ii. In-lieu Contributions may be aggregated with other funds contained in the Public Art Fund for the purpose of providing a single qualifying Public Art project.
17. Inclusionary Housing Program. The applicant shall comply with City of Pomona Ordinance No. 4295, pertaining to Inclusionary Housing.
18. 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.
19. 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.
20. Maintenance During Construction. The property, including all construction areas, shall be kept clean at all times prior to, during, and after construction.
21. 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.
22. Maintenance of Private Balconies. The private balcony areas shall be kept free and clear of any unnecessary debris and maintained in an orderly fashion at all times.
23. Maintenance of Landscaping. All landscaping shall be maintained in a neat and clean manner, and in conformance with the stamped approved plans associated with this project.
24. 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.

25. Outdoor Amenities. Prior to building permit issuance, all proposed outdoor amenities and equipment intended for communal use shall be incorporated into the building plan check submittal, subject to review and approval by the Zoning Administrator or designee.
  
26. Air Quality Conditions.
  - a. Demolition, Grading, and Construction Activities: Compliance with Provisions of SCAQMD Rule 403. The project shall comply with all applicable standards of the Southern California Air Quality Management District (SCAQMD), including the following provisions of Rule 403:
    - (1) All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Wetting could reduce fugitive dust by as much as 61 percent.
    - (2) The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
    - (3) All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), in order to prevent excessive amounts of dust.
    - (4) All dirt/soil shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.
    - (5) All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
    - (6) General contractors shall maintain and operate construction equipment to minimize exhaust emissions.
    - (7) Trucks having no current hauling activity shall not idle but be turned off.
  - b. Odors: Compliance with Provisions of SCAQMD Rule 402. The project shall comply with the following provision of SCAQMD Rule 402. A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.
  - c. Architectural Coatings: Compliance with SCAQMD Rule 1113. The project shall comply with SCAQMD Rule 1113 limiting the volatile organic compound (VOC) content of architectural coatings, through use of low VOC coatings as issued by the contractor.
  - d. Engine Idling. In accordance with Section 2485 of Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000

- pounds) during construction shall be limited to five minutes at any location.
- e. Emission Standards. In accordance with Section 93115 of Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.
  - f. Air Filters. In accordance with the 2022 California Energy Code Subchapter 7, Section 150(m), the installation of MERV 13 air filters in the building ventilation systems shall be required for all new sensitive use structures.
27. Biological Resources Conditions.
- a. Biological Survey. Conduct presence/absence biological surveys for sensitive plant and animal species during the appropriate time of year and time of day in natural areas prior to any construction activities proposed adjacent to or in natural areas. If no special-status species are detected during these surveys, then construction-related activities may proceed. If listed special-status species are found in the construction zone, then avoid these species and their habitat or consult with U.S. Fish and Wildlife prior to the commencement of construction.
  - b. Nesting Bird Survey. As feasible, vegetation clearing should be conducted outside of the nesting season, which is generally identified as March 1 through August 31 (as early as January 1 for some raptors). If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including disking, demolition activities, and grading. If no nesting birds are detected during surveys, then construction-related activities may proceed. If active nests are identified, the biologist shall establish suitable buffers around the nests, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. Buffers may be as large as 300 feet (500 feet for raptors) or as determined by the qualified biologist. The biologist shall act as monitor to determine when the nest is no longer active and remove the avoidance buffer.
28. Cultural Resources Conditions.
- a. Donation Of Paleontological or Archaeological Findings. In the event scientifically valuable paleontological or archaeological materials are identified on the subject site, those materials shall be donated to a responsible public or private institution with a suitable repository, located within Pomona, or Los Angeles County, whenever possible.
  - b. Procedures If Buried Cultural Materials Encountered. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National

Register, plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed. Prehistoric or historic cultural materials that may be encountered during ground-disturbing activities include:

- i) Historic artifacts such as glass bottles and fragments, cans, nails, ceramic and pottery fragments, and other metal objects;
  - ii) Historic structural or building foundations, walkways, cisterns, pipes, privies, and other structural elements;
  - iii) Prehistoric flaked-stone artifacts and debitage (waste material), consisting of obsidian, basalt, and or cryptocrystalline silicates; ground stone artifacts, including mortars, pestles, and grinding slabs;
  - iv) Dark, greasy soil that may be associated with charcoal, ash, bone, shell, flaked stone, ground stone, and fire affected rocks.
29. Procedures If Human Remains Encountered. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

### **BUILDING AND SAFETY DEPARTMENT**

30. This project must comply with 2025 California Building Codes.
31. The undergrounding of utility facilities is required. (PMC 62-31)
32. 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)
33. A building permit shall be obtained for the proposed construction and site development. The design of the building shall comply with the 2025 California Building Codes.
34. All grading shall conform to the 2025 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.

35. 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.
36. All proposed work shall comply with the 2025 California Energy Code and all other relevant laws, ordinances and resolutions governing Energy conservation as adopted by the City of Pomona.
37. Proposed project shall comply with the 2025 California Green Building Standards Code and all other relevant laws, ordinances and resolutions governing sustainable design as adopted by the City of Pomona.
38. Project must comply with **EV Charging** requirements as designated on the California Green Building Standards. Section 4.106.4 for residential projects and section 5.106.5.3 for non-residential projects.
39. 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:
  - i) Swales
  - ii) Water collection and disposal systems.
  - iii) French drains.
  - iv) Water retention gardens.
  - v) Other measures which keep surface water away from buildings and aid in ground water recharge.
  - vi) **Exception:** Additions and alternations not altering the drainage path.
40. 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.
41. Demolition permits will be issued upon completion of the following conditions:
  - i) AQMD testing and abatement of asbestos containing material must be completed prior to the issuance of demolition permit. Proof required.
  - ii) Erosion control plan must be prepared by a licensed professional and must be submitted for plan review approval prior to any work.

42. 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.
43. Building Department comments and conditions are subject to plan. Comments are based on information provided.
44. Fence and wall plan shall be required.

### **PUBLIC WORKS DEPARTMENT**

45. Regulation and Fees: The Applicant/Developer shall comply with all conditions of approval, complete required public improvements, and pay all related fees in accordance with City Standards, the City's current fee schedules, and all applicable laws and regulations. Applicable codes include but are not limited to: California Subdivision Map Act, all applicable City of Pomona ordinances and resolutions, City of Pomona Water Code, City of Pomona Standard Drawings and Fee Schedule, Construction Standard Specifications for Public Works Construction, Los Angeles County Department of Public Health requirements, California Code of Regulations, Title 22, and the California Department of Transportation Highway Design Manual.
46. Licensed Professionals: All required plans, studies, and calculations shall be performed by a registered civil engineer or other registered/licensed professional as required and submitted for review and approval by the Engineering Division of the Public Works Department.

### **Tract Map Requirements**

47. **Final/Tract Map Submittal:** The Tentative Tract Map shall conform to the requirements of the Subdivision Map Act and City Ordinance No. 4345 and shall be recorded as one Final Map and developed as one tract. After City's approval of the Tentative Tract Map, the Applicant/Developer shall submit a Final Map application to the Engineering Division of the Public Works Department for review and approval.
48. **Existing and Proposed Easements:** The Final Map shall clearly depict all existing easements to be maintained or vacated, as well as proposed easements for water, sewer, drainage, ingress/egress, roadway dedication, and traveled ways. Prior to recordation, the Applicant shall demonstrate to the satisfaction of the City Engineer that the proposed subdivision will not unreasonably interfere with the use of any easements by the holders of said easements. Any omission or misrepresentation of these documents may require the Final Map to be resubmitted for further consideration. Provide copies of all recorded instruments referenced in the easements section of the Title Report.

- 49. **Public Improvement Bonds:** Financial security for all public improvements shall be posted prior to the approval of the Final Map **and** the issuance of any building permits, to guarantee the construction of all public improvements for the proposed subdivision.
- 50. **Final Subdivision Guarantee:** Prior to Final Map approval, the Title Company must submit a Final Subdivision Guarantee to the Engineering Division of the Public Works Department.
- 51. **Centerline Ties and Monuments:** All subdivisions must have centerline ties and survey property monuments set by a licensed Professional Civil Engineer or Land Surveyor as shown on the recorded subdivision. All final monuments shall be set by the Engineer or Land Surveyor of Record within one year of Final Map recordation. Adequate monumentation bond is required prior to Final Map approval.
- 52. **Final Map Recordation:** The Final Map shall be recorded prior to the issuance of any Certificate of Occupancy to ensure that lot lines, easements, and Fire Department access are accurately reflected. An e-copy of the recorded Final Map shall be submitted to the Engineering Division of the Public Works Department.

<b>Improvement</b>	<b>Plans</b>	<b>Requirement</b>
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| 53. | <b>Grading Plans:</b> Applicant/Developer shall submit the grading, drainage, and erosion control plans for review and approval by the Public Works, Planning, and Building & Safety Departments. <ul style="list-style-type: none"><li>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.</li><li>b. One-foot topographic contours of the site must extend a minimum of 15 feet beyond the boundary lines.</li><li>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.</li><li>d. Drainage configurations on the existing adjacent properties shall not be altered, redirected or modified in any way.</li><li>e. Double walls or double fencing along the property boundary are prohibited.</li><li>f. Stormwater sheet flow over the driveway approach is prohibited.</li></ul> |  |
| 54. | <b>Notification to Neighbors:</b> Prior to issuance of the grading permit or the demolition of existing structures, the Applicant/Developer shall submit written notifications to neighboring (non-City) property owners as indicated on the Planning Commission and Development Plan  |  |

Review [DPR] meetings notification list regarding the direct and indirect impact associated with the proposed construction. The notification shall include a statement that includes:

- a. An outline the City approval process (City review, public notification, Planning Commission approval, plans on record, etc.).
  - b. Confirmation that existing public services (sewer, water, storm drain, etc.) to adjacent property owners will not be affected by the proposed development.
  - c. Confirmation that the proposed development shall accept the conveyance of any existing offsite drainage.
55. **Non-interference Letters:** 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 Engineering Division.
56. **Soils Report:** Prior to issuance of the grading permit, the Applicant/Developer shall submit a soils and geologic report to address the soil's stability, infiltration rate, and geological conditions of the site.
57. **Hydrology and Hydraulics Report:** 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 and hydraulic study's recommendations necessary to satisfy all applicable Federal, State, County, and City standards. The hydrology and hydraulic study shall be approved prior to the approval of the grading plan.
58. **Stormwater Mitigation:** The project involves a Significant Redevelopment that adds or replaces 5,000 or more square feet of impervious surface on an existing site with 10,000 square feet or more 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. 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 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:
- a. Site Design BMPs;
  - b. Source Control BMPs; and
  - c. 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 BMPs proposed for your project and for the elements that are required to be included in your 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.

59. **Street Improvement Plans:** Concurrent with the submittal of the grading plans, Applicant/Developer shall submit public street improvement plans to include the following items and is responsible for the construction thereof:
- a. Based on the project related hardscape, wet and/or dry utility pavement cuts, Asphalt Rubberized Hot Mix (ARHM) overlay paving shall be constructed in accordance with the City Standard A-26-02, from gutter line to the center line of all streets along the lot frontage:
    - i. Merrywood Street, between Arrow Highway and Digby Avenue
    - ii. Digby Avenue, between Merrywood Street and Lovejoy Street
    - iii. Lovejoy Street, from Digby Avenue to the end of the cul-de-sac
    - iv. Lovejoy Street cul-de-sac
  - b. Removal of the existing Digby Avenue driveway approach.
  - c. One (1) new driveway approach on Lovejoy Street, per City standards and ADA requirements.
    - i. Unobstructed visibility shall be ensured at all intersections along the project boundaries and at Lovejoy Street driveway. *No obstructions taller than 30 inches are allowed within the visibility triangles and within the sight distance restricted areas.*

- ii. Additional right-of-way dedication is required to allow the installation of the driveway approach and ensure that the entire continuous path of ADA travel is located in the public right-of-way.
- d. New sidewalk, curb and gutter to replace the driveway apron proposed for removal and all damaged and/or cracked sections along all boundary frontages (Arrow Highway, Merrywood Street, Digby Avenue and Lovejoy Street).
- e. New or upgraded ADA ramps at the following locations, as applicable:
  - i. At the southeast corner of Arrow Highway and Merrywood Street
  - ii. At the northeast corner of Merrywood Street and Digby Avenue
  - iii. At the northwest corner of Digby Avenue and Lovejoy Street
- f. Streetlights: To address site access safety and required City standard upgrades, a **lighting analysis** must be prepared and submitted to the Public Works Department for review and approval. The study areas will include the following street segments:
  - i. Arrow Highway, between Merrywood Street and Towne Center Drive
  - ii. Merrywood Street, between Arrow Highway and Digby Avenue
  - iii. Digby Avenue, between Merrywood Street and Lovejoy Street
  - iv. Lovejoy street, from Digby Avenue to the end of the cul-de-sac

The study shall ensure the roadway illumination design meets the IES RP-8 requirements for vehicles and pedestrians; the owner is responsible for the compliance (design and installation) with all mitigation measures, along the property frontage, including the upgrading of the existing street light luminaire, per City standards.

- g. 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. Stormwater sheet flow over the driveway approach is not allowed (pedestrian travel safety/City liability).
- h. 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 plans.
  - ii. Shall be maintained by the property owner, as required by City Municipal Code Section 46-496, and a note to this effect shall be added to the site plan.
- i. Existing sewer, water and storm drain infrastructure, including laterals and easements.

- j. Unobstructed visibility shall be ensured at all intersections and driveways along the project boundaries and a note to this effect shall be added to the public street improvement plan.
  - k. Undergrounding of all existing and proposed overhead utility lines located along the property frontages 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.
  - l. 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.
  - m. 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.
60. **Demolition and Relocation of Public Infrastructure Elements:** The demolition or relocation of any existing public improvements (streetlights, signs, trees, vaults, catch basins, hydrants, etc.) due to the proposed project:
- a. Must be coordinated and agreed upon by the appropriate City departments.
  - b. Shall be designed per City Standards and applicable ADA requirements.
  - c. Must be reviewed and approved by the Engineering Division.
61. **Existing Public Utilities:**
- a. Applicant/Developer shall identify all existing City utilities that may conflict with the proposed development and submit utility protection measures to the City Engineer for approval.
  - b. If future placement of permanent structures conflicts with the 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.
62. **Fees and Taxes:** Prior to the issuance of the first Certificate of Occupancy, Applicant/Developer is responsible for the payment of:
- a. Development impact fees for water, sewer, and storm drain connections, and shall submit proof of payment of the Los Angeles County Sanitation District fees.

- b. Impact fees for traffic signals and control devices, road and highway improvements, public safety improvements, and parks.
  - c. Development tax.
63. **LLMD:** Owner is responsible for the compliance with the special annual levy assessment derived from the current inclusion of the project site into the City’s Street Lighting and Landscaping Maintenance District (LLMD). The Owner shall disclose to any future buyers that the property is within the City of Pomona Lighting and Landscaping Maintenance District and is subject to annual special taxes. This requirement applies to APNs 8317-007-001, -002, -003 and -004.
64. **Final Approved Plans:** 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 "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 must be properly oriented (Most PDF Plans should be landscape, and the title block can be read 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.
  - g. Combine all sheets into one file.
65. **USPS:** Prior to the issuance of the Certificate of Occupancy Applicant/Developer is responsible for the project’s compliance with the USPS Delivery Growth Management Program; related information is available at <https://about.usps.com/what-we-are-doing/current-initiatives/delivery-growth-management/residential-delivery.htm>
66. **Address Assignment:** Prior to submittal of building plans, the Applicant shall obtain approval of an Address Assignment Request from the Engineering Division. All proposed numbering shall comply with the requirements set forth in City’s Municipal Code Sections 46-301 through 46-305.

**Public Works Improvements 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.

67. **Bonds:** Prior to the issuance of building permits and the approval of the Final Map, Applicant/Developer shall post surety bonds for all public improvements, including but not limited to: Water, sewer, storm drains, street paving and striping, curb and gutter, sidewalk, corner ramps, driveway approach, parkway landscaping, street lighting, and undergrounding of utilities.
68. **Insurance:** Permittee shall procure and maintain throughout the period of the Permit the following policies of insurance:
  - a. Commercial General Liability, with City of Pomona as additional insured.
  - b. Automobile Liability, with City of Pomona as additional insured.
  - c. Worker's Compensation as required by the State of California.
69. **Business License Fees:** Permittee shall pay fees associated with and possess a City of Pomona Business License.
70. **Changes to Scope of Work:** Changes and additions to the proposed work, including but not limited to detail 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/Developer.

## **WATER RESOURCES DEPARTMENT**

A full set of separate public water, sewer, and stormwater plans shall be submitted to the Public Works Department for this project where public improvements are proposed. These plans shall be distinct from the building plans submitted to the Building Division. WRD requests that final versions of these plans be sent in electronic format (PDF, AutoCAD). If you have any questions regarding public water, stormwater, or sewer requirements, please contact the Water Resources Department at 909-620-2239 or wrd.engineering@pomonaca.gov.

Based on the information provided with submittal documents, the following requirements shall be met to provide water, fire, sewer, and stormwater services to the site. More specific comments from WRD shall be generated throughout the project development process as required for public utility infrastructure.

### **Water**

71. The site is within the City of Pomona's water service area.
72. There is an existing 6-inch City AC water main located on the east side of Merrywood Street and north side of Digby Avenue.
73. There is an existing 4-in City AC water main located on the east side of Lovejoy Street.

74. The property currently has an existing water service and meter. The utility plan indicates that this existing service and meter will be used for irrigation. A backflow prevention device is required to protect this irrigation meter. The locations of all backflow devices must be clearly shown on the water plan, preliminary grading plan, and plumbing plans.
75. Static water pressure at the site is approximated at 45 psi at an elevation of 1,023 feet. A fire hydrant flow test may be requested via the Public Works Department to verify water pressure.
76. There is an existing fire hydrant less than 10 feet from the northwest corner of the property.
77. To ensure the City's existing water infrastructure can meet the projected water demand of the proposed improvements, a hydraulic analysis is required. This analysis must include calculations for domestic, irrigation, and fire flow demands, which shall be submitted to WRD for review. Any water infrastructure upgrades identified by hydraulic analysis to adequately serve the proposed development shall be included in the water improvement plan.
78. 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.
79. Contact Los Angeles County Fire Department (LACoFD) to determine fire flow demand for the proposed improvements and fire hydrant, water main looping, and sprinkler system requirements. A copy of LACoFD conditions shall be provided to WRD.
80. As required by LACoFD, any new public fire hydrants shall be installed per City Standard Drawing 2 and 2A and shall be located at least 5 feet (5') from new or existing driveways and parking stalls.
81. As required by LACoFD, any new public fire hydrants shall be installed per City Standard Drawing 2 and 2A and shall be located at least 5 feet (5') from new or existing driveways and parking stalls.
  - a. Domestic water services shall be equipped with a reduced pressure principle backflow assembly (RPBA) downstream of the meter.
  - b. Irrigation water services shall be equipped with an RPBA downstream of the meter.
  - c. Fire protection services shall be equipped with a double check detector assembly (DCDA) per City Standard Drawing 14.

**Backflow devices shall be installed on private property as close as practicable to the water meter, water connection, and/or public right-of-way.**

82. A minimum easement of 15 feet in width and 10 feet in depth will be required on private property for all new public fire hydrants, Double Check Detector Assembly (DCDA) backflow prevention assemblies, and above-ground master water meters 3 inches in diameter or larger. Prior to final recordation, these easements must be accurately depicted on the tract map and referenced in the water improvement plan.
83. Concurrently 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.
84. 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. The amount and terms of the surety bonds shall be as determined by the City/WRD.

**Wastewater**

85. The site is within the City of Pomona's wastewater service area.
86. An existing 8-inch City VCP wastewater main is located in Merrywood Street (City Drawing No. FB-108) and Lovejoy Street (City Drawing No. FB-107). The preliminary grading plan and Tentative Tract Map indicates five proposed sewer connections via existing 4-inch VCP laterals.
87. 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.
88. Laterals shall not be located within five (5) feet of water meters or within ten (10) feet of trees or shrubs that are three (3) feet or higher at maturity. Sewer laterals shall be a minimum of five (5) feet apart (center to center), and at least five (5) feet downhill from the water service.

89. 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 project flows cannot be served by two laterals that are sized per the Uniform Plumbing Code.
90. A 15-foot easement will be required for new public sewer main, public sewer laterals, public cleanouts, and public manholes on private property.
91. A sewer study is required to verify that the City's existing wastewater infrastructure can handle the projected sewer flows from the proposed improvements. This study must include water discharge calculations based on fixture units and a metered flow monitoring field test (at locations approved by WRD) to determine the existing sewer system's available capacity. The analysis, methodology, and calculations shall be detailed in a Sewer Report to be submitted to WRD for review. Any additional wastewater infrastructure upgrades identified by the sewer study as necessary to adequately serve the proposed development must be included in the sewer improvement plan.
92. 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 flow study.
93. 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**

94. Calculations for stormwater discharge rates to public infrastructure / right-of-way shall be provided for the proposed development.

**Water System Requirements**

95. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
96. The required PUBLIC fire hydrant shall be installed, tested, and accepted prior to beginning construction.
97. The required fire flow for the public fire hydrants for this project is 2,000 gpm at 20 psi residual pressure for two hours.

**Final Map Requirements**

Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

98. The final map shall be submitted to the Los Angeles County Fire Department Fire Prevention Division Land Development Unit's office for review and approval prior recordation.

**SECTION 5.** The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

**PASSED AND APPROVED THIS 11<sup>TH</sup> DAY OF FEBRUARY, 2026**

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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:**

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MARCO A. MARTINEZ  
DEPUTY 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 California Code of Civil Procedure Section 1094.6.