

DRAFT ZA RESOLUTION NO. 25-004

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF POMONA, CALIFORNIA APPROVING DEVELOPMENT PLAN REVIEW (DPR-001227-2024) TO DEVELOP A +/- .56 ACRE PROPERTY WITH THREE, THREE-STORY STRUCTURES FEATURING ONE-CAR PARKING GARAGES, COMMON OPEN SPACE FOR 15 DWELLING UNITS ON A PROPERTY LOCATED AT 252 W. FRANKLIN AVENUE (APN: 8344-021-033)

WHEREAS, the applicant, Abraham Sandoval, has submitted an application for Development Plan Review (DPR-001227-2024), a request to develop a +/- .56 acre property with three, three-story structures totaling 15 attached townhouses featuring 3 bedrooms and attached 1-car parking garage per unit, and +/- 3,000SF of open space including a garden, dog park, and seating areas;

WHEREAS, the subject property is located within the Residential Neighborhood District 1 (RND1);

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

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

WHEREAS, the Zoning Administrator of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on July 2, 2025, concerning the requested Development Plan Review (DPR-001227-2024); and

WHEREAS, the Zoning Administrator 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 Zoning Administrator of the City of Pomona, California:

SECTION 1. The Zoning Administrator, exercising their independent judgment, has determined that the proposed project meets the criteria for a Class 32 (In-Fill Development) Categorical Exemption, in that the proposed project is consistent with the City's General Plan and Zoning Ordinance; the proposed project site is less than five (5) acres; the project site has no value as habitat for endangered, rare or threatened species; the proposed project will not have any significant effects upon the environment; and the site can adequately be served by all required utilities and public services. Therefore, no further environmental review is required. An environmental review was conducted to support this determination.

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. In accordance with Urgency Ordinance No. 4311, the approving body shall make the findings below in order to approve Development Plan Review (DPR-001227-2024). 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 Zoning Administrator hereby finds as follows:

- The project is consistent with the City of Pomona General Plan and all applicable requirements of the Pomona City Code.*

The project site is currently designated as Residential Neighborhood in the T4-B General Plan Transect, which allow for a maximum residential development density of 30 dwelling units per acre. The proposed residential use is permitted under the existing General Plan designation and would propose a density of 27 dwelling units per acre. Staff's analysis of the project concluded that the proposed development will further the following General Plan Goals & Policies:

Goals & Policies	Consistency
6G. G6: Ensure that new residential development is well-integrated into adjacent neighborhood street patterns and provided with pedestrian connections.	Consistent: Surrounding development consists mostly of low density residential. The proposed units would be similar in scale and orientation to surrounding development and would be compatible with the character and quality of the area.
6G. G9: Ensure continuity in development scale and character with careful transitions between areas of differing use composition and density.	Consistent: The project is an appropriate improvement within the established single- and multi-family residential properties within the surrounding neighborhood.
6G. G8: Ensure safe, family-oriented, human-scaled, walkable and livable residential neighborhoods.	Consistent: The proposed project would provide pedestrian access throughout the entirety of the development and provide family-oriented common open space amenities including seating and a dog park.

2. *The project complies with the applicable regulations of the Pomona Zoning Ordinance and all other applicable Federal, State, and local regulations.*

The project will not be detrimental to the general welfare of persons working or residing in the vicinity nor detrimental to the value of the property and improvements in the neighborhood as the development will comply with all applicable development and design standards of the Pomona Zoning Ordinance. The project, as designed, is not anticipated to generate noise, traffic, lighting, and privacy impacts detrimental to residents, occupants, and properties within the surrounding area and is consistent with the subject property's zoning.

SECTION 4. Based upon the above findings, the Zoning Administrator hereby approves Development Plan Review (DPR-001227-2024) 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 Development Plan Review or any portion thereof:

PLANNING DIVISION

General Conditions

1. The subject property shall be developed and/or used in a manner consistent with the project plans reviewed and approved by the Zoning Administrator on June 2, 2025 and as illustrated in the stamped approved plans dated July 2, 2025, and as conditioned. All fencing and signage shall be reviewed under separate permit and shall be subject to the Pomona Zoning & Development Code. Any major modifications to the approved project plans shall be reviewed and approved by the Zoning Administrator 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. 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.

3. 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 Conditional Use Permit.
4. The project is subject to a twenty (20) calendar day appeal period. Written appeals may be filed with the City Clerk within twenty (20) calendar days by one or more City Council members or the applicant. The appeal shall be filed with the City Clerk within twenty (20) calendar days from the date of action by the Zoning Administrator.
5. This approval shall lapse and become void if the privilege authorized is not utilized within one year from the date of this approval (July 2, 2026). A maximum of two additional 12-month time extension may be requested from the designated approving body. Such requests shall be submitted in writing by the applicant, property owner(s), and/or authorized designee a minimum of 30 days prior to the expiration of the Development Plan Review. If the applicant has not obtained grading or building permits or diligently pursued necessary permits for construction approved under the Development Plan Review within the approved or extended time period, the Development Plan Review shall be terminated.

6. Within thirty (30) days of approval of this Development Plan Review, the property owner shall execute a trespass authorization letter with the City to allow the Police Department to enforce trespassing on the subject property.

Plan Check

7. The applicant shall include all conditions of approval from Development Plan Review on the title sheet of construction plans prior to plan check submittal. Plans shall be consistent with all required development standards in the PZO as applicable.
8. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and electric transformers. Utility meters shall be screened from view from public right-of-ways. 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 walking paths and comply with required setbacks. external All equipment shall be adequately screened and not impede on private open space area, subject to the review of the Planning Division and the Building & Safety Division.
9. The review and approval of fence installation shall require the submittal of a “Fence and Wall Permit” application for review and approval by the Planning Division & Public Works Department per the Pomona Zoning & Development Code. Block wall/fencing plans (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) consistent with the grading plan shall be submitted to and approved by the Planning Division. Double walls shall be avoided to the extent feasible. The applicant shall coordinate with the adjacent property owner(s) and make reasonable attempts to construct one common property line wall.
10. The site plan shall demonstrate compliance with Pomona Zoning Ordinance Section .503.C. Recycling and Solid Waste Disposal Requirements, including the required materials, construction, design and location of required trash enclosures.
11. The installation of signage shall require the submittal of a “Sign Permit”

application for review and approval by the Planning Division. Any proposed signs shall be consistent with Pomona Zoning & Development Code.

12. Prior to the issuance of any building permits, a Landscape Plan Check in substantial conformance to the conceptual landscaping plan submitted as part of the Development Plan Review Process. Plan should further conform to the State Model Water Efficient Landscape Ordinance, and applicable portions of the vest standards in the Pomona Zoning Ordinance, Section .503-J of the PZO. A landscaping maintenance bond shall be required and held for a period of one year to ensure the project's compliance with the approved landscaping, at an amount to be determined by the Development Services Director.
13. The utilization of palm trees within the landscape plan shall be strictly prohibited.
14. The applicant shall conform to Section .5809-24 of the Pomona Zoning & Development Code pertaining to public art requirements for private development by complying with one of the following two options:
 - I. Placement of an approved Public Art on the Project site.
 - a) The Applicant may decide to 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 Project site shall be approved by the Commission before issuance of a building or grading permit for the Project.
 - c) The Public Art shall be installed on the Project site before 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 before 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 Community Development Director. 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.
 - II. Payment of an In-lieu Contribution.
 - a) Rather than place an approved Public Art on the Project site, 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 before issuance of any building or grading permit for the Project.

15. The applicant shall comply with City of Pomona Ordinance No. 4295, pertaining to Inclusionary Housing.
16. An Affordable Housing Agreement in a form approved by the City must be recorded against Inclusionary Units, as deemed appropriate by the City Manager in consultation with the City Attorney, prior to the issuance of any building permit for the Residential Development.
17. Before issuance of a zoning clearance and business, the applicant and any successor in interest shall sign a **certificate of compliance** stating that:
 - a) They have read and understand all the conditions of approval applicable to their project;
 - b) That they are familiar with the daily operations of the use; and
 - c) That the use will operate in compliance with the conditions of approval.

Site Development & Maintenance

18. During demolition, grading, site development, and/or construction, all requirements of the PZO 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. 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. The construction area shall be kept clean at all times prior to, during, and after construction.
21. 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 Planning Manager.

22. 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.
23. All landscaping shall be maintained in a neat and clean manner, and in conformance with the approval of the Development Plan Review.
24. The property shall be maintained free of weeds and debris prior, during and after the construction period.

BUILDING & SAFETY DIVISION

25. This project must comply with 2022 California Building Codes
26. The undergrounding of utility facilities is required. (PMC 62-31)
27. 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)
28. 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.
29. 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.
30. 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.
31. 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.
32. 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.

33. 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.
34. Project must comply with EV Charging requirements as designated on the California Green Building Standards. Section 5.106.5.3
35. Project must comply with Grading and Paving requirements designated on the California Green Building Standards. Section 5.106.10. 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 not altering the drainage path.
36. 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.
37. 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.
38. 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.
39. Building Department comments and conditions are subject to plan check. Comments are based on information provided.
40. Fence and wall plan shall be required.

PUBLIC WORKS DEPARTMENT

The following conditions and public improvements, as well as all applicable plan check fees, permit fees and bond deposits shall be complied with, completed and paid for by the Developer in accordance with the City standards, fee schedules and applicable laws.

All the 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 of the City Engineer.

Land Development Requirements

41. Property Owner shall dedicate to the City of Pomona the necessary Grant of Easement(s), minimum 15' wide by 10' deep, along Franklin Avenue property frontage, for public water improvements purposes. The water easement application(s) shall be submitted to the Public Works Department for review and approval and shall be recorded prior to issuance of building permits.

Improvement Plan Requirements

42. 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.
 - e) No storm water sheet flow over the driveway approach is allowed.
 - f) No double walls/fencing along the property boundary are allowed.
43. Prior to issuance of the grading permit the Applicant/Developer shall submit **written notifications to the neighboring (non-City) property owners** as indicated on the Development Plan Review [DPR] and/or Zoning Administrator 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, Zoning Administrator approval, plans on record, etc.). The proposed development shall accept the conveyance of the existing offsite drainage.

44. 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.
45. 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.
46. 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 to comply with the approved hydrology/hydraulic study's 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.
47. 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 (MS4 Permit). 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 Best Management Practices (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 the project and for the elements that are required to be included in the SUSMP. (Important note: If drywells are proposed as a stormwater BMP, 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/>.

The applicant 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.

- 48.** Concurrent with the submittal of the grading/building plans, Applicant/Developer shall submit public street improvement plans to include the following items and is responsible for the construction thereof:
- a. Removal of the existing Franklin driveway approach and construction of a new one per City standards and ADA requirements.
 1. Unobstructed visibility shall be ensured at the intersection of Franklin Avenue and the proposed driveway. No obstructions taller than 30 inches are allowed within the 10'x10' visibility triangles and within the sight distance restricted areas.
 - b. Removal of the existing chain link fence located along the lot frontage, as it encroaches in the public right-of-way.
 - c. Replace existing 4 ft wide sidewalk with new 6 ft wide sidewalk adjacent to the curb line and along the entire lot frontage.
 - d. New curb and gutter to replace (i) the existing driveway approach proposed for removal and (ii) all damaged cracked and uplifted sections along Franklin Avenue lot frontage.
 - e. Based on the project related hardscape, wet and/or dry utility street pavement cuts and ARHM (Asphalt Rubberized Hot Mix) repaving shall be constructed in accordance with City standard A-26-02, from gutter to gutter and along the entire lot frontage.
 - f. Streetlights: To address site access safety and required City standard upgrades, a **lighting analysis** shall be prepared and submitted to the PW Department for review

and approval. The study areas will be along Franklin Avenue, between Garey Avenue and Park Avenue, to 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.

g. Street Landscaping:

- i. The parkway landscaped area shall be designed and installed to comply with City standard A-34-11 (Intersection Sight Distance) and a note to this effect shall be added on the public street improvement plan.
 - ii. The parkway landscaped area shall be 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.
- h. Site runoff shall be intercepted on site and directed to the public storm drain via parkway drains, in compliance with City standards. Stormwater sheet flow over the driveway approach is not allowed.
- i. Existing and proposed 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. 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.
- 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.
- 49.** The demolition or relocation of all public improvements (street lights, 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 Engineering Division of the Public Works Department.

50. Applicant/Developer shall identify the existence of all City utilities that may be in conflict with the development and submit protection measures to the City Engineer for those City utilities.
51. 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.
52. Prior to the issuance of the Certificate of Occupancy, Applicant/Developer is responsible for the payment of any/all applicable City water, sewer and stormdrain connection fees and shall make proof of payment of the Los Angeles County Sanitation District fees associated with the proposed development.
53. Prior to issuance of the Certificate of Occupancy, Applicant/Developer is responsible for paying the project's impact fees for traffic signals and control devices, road and highway improvements, public safety improvements and parks.
54. Prior to issuance of the Certificate of Occupancy, Applicant/Developer is responsible for paying the project's development tax fee.
55. 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 District and Landscaping Maintenance District. The Developer shall disclose to any future buyers that the property is within the City of Pomona Lighting and Landscaping District and is subject to annual special taxes.
56. 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.
57. 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.
 - g) Combine all sheets into one file.
- 58.** 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>

Public Works Improvements Permit

- 59.** Prior to the issuance of the building permits or the approval of the public improvements plans, whichever occurs first, 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, parkway landscaping, street lighting, traffic improvements and overhead lines undergrounding.
- 60.** Permittee shall procure and maintain throughout the period of the Permit the following policies of insurance:
- a) Commercial General Liability;
 - b) Automobile Liability;
 - c) 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.

- 61.** Permittee shall pay fees associated with and possess the City of Pomona Business License.
- 62.** 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 water, drainage/grading, and sewer development plans shall be submitted to the Public Works and Water Resources Departments for this project. WRD requests that final versions of these plans be sent in both hard copy and electronic (saved as AutoCAD) format. If you have any questions regarding water, sewer, and stormwater requirements or these conditions, please contact the WRD at (909) 620-2239.

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

Water

63. The site is within the City of Pomona's water service area.
64. There is an existing 8-inch City AC water main located on the north side of Franklin Avenue (City Drawing No. CO-2468).
65. There is an existing service to the property, there is no existing meter.
66. Static water pressure at the site is approximated at 68 psi at an elevation of 797 feet. A fire hydrant flow test may be requested via the Public Works Department to verify water pressure.
67. There is an existing fire hydrant within 50 feet from the northwest corner of the property.
68. 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, water calculations for domestic, irrigation, and fire flow demands shall be submitted to WRD for review.
69. Water meters up to two inches (2") in size shall 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 909-620-2212 or wrd_engineering@pomonaca.gov for information regarding water service and meter installation fees.
70. 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.

71. As required by LACoFD, 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.
72. Backflow devices shall be testable, low-lead ($\leq 0.25\%$), and identified on the "USC List of Approved Backflow Prevention Assemblies". Product information (manufacturer, model, size) shall be supplied to WRD prior to installation. Backflow devices are required as follows.
 - 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.
73. A 15-foot wide easement by 10-foot depth will be required for DCDA backflow assemblies and water meters 3" and larger on private property. A preliminary utility plan shall be provided showing the proposed water connections, including fire connection, prior to the approval of the project. The site plan shall be revised, as needed, to show where the proposed water meter and backflow assemblies are being proposed to accommodate this requirement.
74. A civil plan for the proposed public water system improvements will be required and must be prepared by a Professional Engineer registered in the State of California. The water plan shall include water main extensions, new services, meters, and backflow devices, with details for proposed connection(s) to the existing water main.
75. All newly installed water lines shall be disinfected per the City of Pomona Water Division Standard Specifications for Water Facility Construction (January 2006) before connection to the existing water main.

STORMWATER

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

WASTEWATER

77. The site is within the City of Pomona's wastewater service area.
78. There is an existing 8-inch City VCP wastewater main located in W Franklin Avenue that (City Drawing No. FB-322). A preliminary utility plan shall be provided showing the proposed sewer connection prior to approval of project.
79. 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.
80. 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.
81. A sewer study shall be conducted to verify that the projected sewer flows for the proposed improvement can be accommodated by the City's existing wastewater infrastructure. Analysis shall include water discharge calculations based on fixture units and a metered flow monitoring field test (at locations approved by WRD) to determine the available capacity of the existing sewer system. Analysis, methodology, and calculations shall be included in a Sewer Report and shall be submitted to WRD for review.
82. New sewer laterals shall be installed per City Standard Drawings S5 and S6.
83. Sewer main and lateral separation distances from water mains and services shall comply with the requirements of California Code of Regulations (CCR), Title 22.
84. A 15-foot easement will be required for new public sewer main, public sewer laterals, public cleanouts, and public manholes on private property.

LACFD, FIRE PREVENTION DIVISION

85. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit is required for this project prior to building permit issuance. Additional water and access requirements

will be determined at this time. Please contact the Fire Prevention Engineering Section at 909 569-0758 for additional information and EPICLA submittals.

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

APPROVED AND PASSED THIS 2ND DAY OF JULY, 2025

BETTY DONAVANIK
DIRECTOR OF DEVELOPMENT SERVICES

ATTEST:

GEOFFERY STARNES
ZONING ADMINISTRATOR SECRETARY

APPROVED AS TO FORM:

MARCO A. MARTINEZ
DEPUTY CITY ATTORNEY

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

A YES:

ZA Resolution No. 25-004
Development Plan Review (DPR-001227-2024)
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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.