



Planning Commission

Planning Division Staff Report

DATE: May 22, 2024 (Continued from May 8, 2024)
TO: Chairperson and Members of the Planning Commission
FROM: Planning Division
REQUEST: **Conditional Use Permit (CUP-000286-2024)**
 Request to establish an outdoor storage yard on a vacant, improved site at 2000 Pomona Boulevard.

Executive Summary

The applicant is requesting to establish an outdoor storage yard by Conditional Use Permit. The existing site is developed with a 60,221 square foot building. Staff has identified a specific list of outdoor storage items that could be reasonably and effectively regulated on site, in addition to conditions on variables such as storage coverage, Fire clearance, height, and maintenance that will ensure compatibility with the neighborhood.

The Planning Commission conducted a public hearing on May 8, 2024 at its regularly scheduled meeting. It continued the public hearing to May 22, 2024, and advised Staff on providing additional clarification on the types of outdoor storage permitted, the limitations placed upon storage items, the storage of trailers as an accessory use, and the location of proposed piling of storage items on site.

The revised Resolution (Attachment 1) provides additional clarification as requested by the Planning Commission. The revised Site Plan (Attachment 3) identifies the locations of proposed piling.

The Applicant has also provided an estimated employee count for various outdoor storage and rental sites under its current ownership, in response to concerns about outdoor storage yards being low jobs generating uses.



2000 Pomona Blvd, Pomona
 Employee Counts

Contractors Yard / Public Utility Yard	Employees (Estimate)	Size (Estimate)	Address
Kelly Pipe	30 Confirmed	Bldg SF: 41,140, Land: 21 acres	11680 Bloomfield Ave. Santa Fe Springs, CA 90670
Equipment Rental			
United Rentals	40 confirmed	6.87 Acres	4125 Breakwater Ave. Hayward, CA 94545
Herc Rentals	20 confirmed	4.73 Acres	11780 Slauson Ave. Santa Fe Springs, CA 90670
H&E Equipment	25 - 30 Confirmed	2.71 Acres	14241 Alondra Blvd. La Mirada, CA 90638
Pape Material Handling	50 confirmed	BLDG SF: 72,000, Land: 3.49 Acres	2615 Pellissier Pl. City of Industry, CA 90601
PDQ Rentals	29 Drivers registered DOT	2.5 acres	10826 Shoemaker Ave. Santa Fe Springs, CA 90670

CUP-000286-2024

2000 Pomona Boulevard

Page 2 of 5

Staff Recommendation

Staff recommends approving the request as conditioned by Staff in the attached draft Resolution.

Property Details

Address	2000 Pomona Boulevard
Assessor's Parcel Number (APN)	8348021002
Lot Size	11.02
General Plan Place Type	Workplace District
General Plan Transect Zone	-
Zoning District	M-1 Light Industrial
Historic District	-
Specific Plan	-
City Council District	1
Applicant	2000 Pomona Boulevard Owner, LLC
Property Owner	2000 Pomona Boulevard Owner, LLC

Related Actions

Historic Preservation	N/A
Code Enforcement	No active code violations.
Building & Safety	N/A
Planning	No previous Planning Commission Actions.

Location of Request

A. General Location

The subject site consists of an irregular shaped parcel totaling 11.02 acres in size. It is paved and improved with a 60, 221 square foot industrial building. It is not entitled with a land use. It is book-ended by two freight rail rights of way and the 71 freeway. The site and building is unoccupied, except for an existing lease for outdoor trailer storage. To the north across the railroad tracks are industrial uses along Mount Vernon Avenue; to the south across the railroad tracks are industrial uses within the Mission 71 Business Park; to the west is the 71 freeway and additional industrial office park uses; the site narrows out towards the east as the rails converge.

B. Adjacent Land Uses & Current Zoning

Planning Commission

May 8, 2024

CUP-000286-2024

2000 Pomona Boulevard

Page 3 of 5

The subject site is located within the M-1 Light Industrial Zoning District. Properties to the north, east, and west are all within the same zoning district. Properties to the south are within the Mission 71 specific plan.

C. General Plan Land Use

The subject site is located within the Workplace District land use designation. Properties to the south and west are all within the same General Plan land use designation. Properties to north are within the Urban Neighborhood and Transit Oriented District land use designations, which permit housing.

Request Details

A. Request

The applicant has requested to establish an outdoor storage yard at the subject location. The applicant has requested multiple types of outdoor storage (Attachment 2). The applicant has prepared a site plan depicting the general piling of outdoor storage, and fire lanes and drive aisles (Attachment 3). The applicant has requested to operate the site 24 hours daily.

Staff Analysis

A. Applicable Code Sections

Section .580 of the Pomona Zoning Ordinance requires a Conditional Use Permit for the establishment of any industrial facility over 20,000 square feet in building size or on a lot greater than one acre.

B. Code Compliance

1. Speculative storage

Staff first analyzed the request to reduce wherever possible the speculative nature of the request, which would allow the city to more meaningfully and effectively regulate an entitled outdoor storage yard. The conditions of approval (Attachment 1) enumerate specific outdoor storage items that are permitted, and ones that are prohibited. By doing this, both the property owner and the City have a clear sense of the types of items that can be placed on site.

2. Public safety and health

Staff next analyzed the request to reduce wherever possible the risk to public safety and health. This is accomplished by imposing a 45 percent storage coverage on the site. This percentage is derived from Staff experience in regulating pallet yards and the pile coverage limits that have been effective to reduce fire and safety hazard risks. There are

Planning Commission

May 8, 2024

also conditions imposing 20 foot height maximums, no stacking beyond the wall height for the first 125 feet of the property, and requiring Los Angeles County Fire Department clearance of a site plan to ensure sufficient drive aisles and fire lanes and pile dimensions.

3. Storage versus Trucking Facility

Staff also analyzed the request to eliminate the possibility of the outdoor storage yard becoming a bonafide trucking facility or product transportation/fulfillment-oriented use. The prohibition of storage containers on site reduces this possibility. Storage of trailers has been conditioned as permitted only as accessory to the existing, primary building.

C. Environmental Review

The City of Pomona, as lead agency, has conducted an environmental review on the proposed project per the California Environmental Quality Act (CEQA). Pursuant to the provisions of CEQA (Public Resources Code, Section 21084 et. seq.), the guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. The Planning Commission will consider adopting a Categorical Exemption in compliance with Article 19, Section 15301, (Class 1—Existing Facilities) in that the project is an existing structure with no proposed expansions. The proposed project described above hereby meets the guidelines for a Categorical Exemption. Therefore, no further environmental review is required.

A. General Plan Conformance

The project site is designated as Workplace District in the Pomona General Plan. The granting of this conditional use permit will not adversely affect the General Plan of the City of Pomona. As conditioned, the permitted outdoor storage items are materials and equipment that can support the uses called out by the Pomona General Plan as essential to for the City's Workplace Districts while precluding those types of outdoor storage items that would contribute to heavier industrial impacts of noise, diminished roadway safety, odor, dust, and debris.

Reviewed, prepared, and submitted by:



Ata Khan

Deputy Director

Development Services Department

Attachments:

1. Draft PC Resolution
2. Applicant Request

Planning Commission

May 8, 2024

CUP-000286-2024

2000 Pomona Boulevard

Page 5 of 5

3. Proposed Site Plan
4. Site Photographs
5. Proof of Public Noticing

PC RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT (CUP 000286-2024) FOR OUTDOOR STORAGE ON A PROPERTY LOCATED AT 2000 POMONA BOULEVARD

WHEREAS, the applicant, 2000 Pomona Blvd Owner LLC, has submitted an application for Conditional Use Permit for outdoor storage on a property located at 2000 Pomona Boulevard

WHEREAS, the subject property is currently located within the M-1 (Light Industrial) zoning district;

WHEREAS, the subject property is on a parcel designated as "Workplace District" on the General Plan Land Use Map;

WHEREAS, the approval of a conditional use permit by the Planning Commission is required for the development of an industrial facility of over 20,000 square feet of gross floor area or greater than one acre in size in all M zoning districts;

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on May 8, 2024 and voted to continue the public hearing on May 22, 2024 concerning the requested Conditional Use Permit;

WHEREAS, the Planning Commission of the City of Pomona, held a continued public hearing on May 22, 2024, concerning the requested Conditional Use Permit; and

WHEREAS, the Planning Commission has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearings of May 8 and May 22, 2024.

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

SECTION 1. The Planning Commission exercising independent judgment finds that the proposed project will not have a significant effect on the environment. The City of Pomona, as lead agency, has conducted an environmental review on the proposed project per the California Environmental Quality Act (CEQA). Pursuant to the provisions of CEQA (Public Resources Code, Section 21084 et. seq.), the guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. The Planning Commission hereby adopts a Categorical Exemption in compliance with Article 19, Section 15301, (Class 1—Existing Facilities) in that the project is an existing developed site with no proposed expansion.

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 Section .580.B of the Zoning Ordinance, the Planning Commission must make five (5) findings in order to approve this Conditional Use Permit. 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. *That the proposed use at the particular location will contribute to the general well-being of the neighborhood or community.*

The proposed use of the subject site for industrial development, specifically, the outdoor storage of materials and equipment, will contribute to the general well-being of the neighborhood and the community by providing a local storage use for machinery, equipment, and other tools that can be used by local manufacturers and related uses in the City's workplace districts. The proposed use will also activate a large site that is otherwise vacant, increasing the likelihood of improved security and maintenance of the property.

2. *That such use will not, under the circumstances of the particular case be detrimental to the health, safety, peace, or general welfare of persons residing or working in the vicinity or detrimental to the use, valuation or enjoyment of property or improvements in the vicinity.*

The applicant's request will not be detrimental to the health, safety, peace, or general welfare of persons residing or working in the vicinity as the outdoor storage items identified preclude those outdoor storage uses that would otherwise contribute to dust, debris, odor, or other public health impacts, including frequent truck trips.

3. *That the site of the proposed use is of adequate topography, size and shaped to accommodate said use as well as all yards spaces, walls, fences, parking, loading, landscaping and any other features necessary to allow said use with the land and uses in the neighborhood and make it compatible thereto.*

The site is an irregular, triangular shape flanked by two rails, but as conditioned, can sufficiently accommodate yard spaces and circulation necessary on site to allow the storage yard to be compatible to the neighborhood.

4. *That the site abuts streets and highways are adequate in width and improvements to carry traffic generations typical of the proposed use.*

The subject site takes access from Pomona Boulevard, which is of sufficient width to accommodate traffic generated by the outdoor storage. As conditioned, the use would not include storage of containers or drayage, which would reduce the truck traffic on Pomona Boulevard, Temple Avenue, and Humane Way, significantly reducing the possibility of negatively affecting existing road conditions.

5. *That granting of such conditional use permit will not adversely affect the General Plan of the city and conforms to the provisions of the zoning ordinance.*

The granting of this conditional use permit will not adversely affect the General Plan of the City of Pomona. As conditioned, the permitted outdoor storage items are materials and equipment that can support the uses called out by the Pomona General Plan as essential to for the City's Workplace Districts while precluding those types of outdoor storage items that would contribute to heavier industrial impacts of noise, diminished roadway safety, odor, dust, and debris.

SECTION 4. Based upon the above findings, the Planning Commission hereby approves Conditional Use Permit 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:

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 Planning Commission on May 8, 2024 and May 22, 2024, and as illustrated in the stamped approved plans. 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 Director of Development Services.
2. This approval shall lapse and become void if the privilege authorized is not utilized within two years from the date of this approval (May 22, 2026), in accordance with Pomona Zoning Ordinance section .580.I. The Planning Commission may extend this period for one year 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. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation,

or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

4. In case of a violation of any of the conditions of approval and/or City law, the property owner and tenant will be issued a Notice of Correction. If said violation is not remedied within a reasonable period of time and/or a subsequent violations of the conditions of approval and/or City law occurs within ninety (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.
5. The project is subject to a twenty day appeal period. Written appeals may be filed with the City Clerk within twenty days by one or more City Council members, the applicant, or any person owning property within four hundred feet of the exterior boundary of the applicant's property. The appeal shall be filed with the City Clerk within twenty days from the date of action by the Planning Commission.
6. Within six months from certificate of occupancy, Applicant shall file for a Conditional Use Permit Inspection application and pay applicable fees. The Development Services Director and Code Compliance Supervisor shall conduct an inspection of the proposed operation, at any such time deemed necessary, and review any complaints received on the property. The Director shall determine if the applicant is satisfactorily in compliance against all conditions of approval identified in this Resolution. The Development Services Director may, at his or her discretion, pass or fail an inspection. If noncompliance is determined, the Director may schedule the matter for review by Planning Commission to consider bringing revocation proceedings. Applicant shall file for subsequent Conditional Use Permit Inspection Requests on an annual basis.

Plan Check:

1. The applicant shall include all conditions of approval from Conditional Use Permit on the title sheet of construction plans prior to plan check submittal.
2. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison 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, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas, and comply with required setbacks.

3. The installation of fences and walls that were not contemplated as part of this permit will require the submittal of a "Fence and Wall Permit" for review and approval by the Planning Division.
4. Prior to the issuance of any building permits, the following must be completed:
 - a) A *Landscape Plan Check* in substantial conformance to the conceptual landscaping plan submitted as part of the Conditional Use Permit process. Plan should further conform to the State Model Water Efficient Landscape Ordinance, and applicable portions of Section .503-J of the Pomona Zoning Ordinance. 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 Manager.
 - b) A *Photometric* plan demonstrating a minimum 0.5 foot-candle of illumination of parking, driveway, walkways, and common areas. Plan shall identify locations of ground-mounted and building-mounted light fixtures, design and photometric information on fixtures, and shielding to orient light away from adjacent properties and buildings.
 - c) Compliance with *Art in Public Places* requirements, per Section .5809-24 of the Pomona Zoning Ordinance; compliance may be met by either placement of an approved public art piece on the project site, or payment of an in-lieu contribution.
 - d) A *Mechanical* plan demonstrating the location, type, size, and appropriate screening of all ground-mounted and roof-mounted mechanical equipment. All mechanical equipment shall be screened from public view.
 - e) A *Sign Permit* will be required for any installation of new signage.

Site Development & Maintenance Conditions

7. 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 AM and 8:00 PM, 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.
8. 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.
9. The construction area shall be kept clean at all times prior to, during, and after construction.

10. 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 Development Services Director.
11. All landscaping shall be maintained in a neat and clean manner, and in conformance with the approval of Conditional Use Permit. Prior to removing or replacing any landscaped areas, check with the Planning Division. Substantial changes may require approval by the Development Services Director.

Outdoor Storage Conditions

12. This Conditional Use Permit authorizes the following types of outdoor storage on the property. No other forms of outdoor storage are authorized by this approval.
 - a) Materials
 - (1) Precast Concrete and Masonry
 - (2) Roofing
 - (3) Contractor's Yard for items listed under Equipment Rental are permitted outdoor storage uses under this approval.

All material shall be stored in a manner that does not expose it to the elements or increase the likelihood of generation of dust, debris, or spread of material across site to other sites or towards public right of way.

- b) Equipment Rental
 - (1) Aerial Work Platforms, Ladders, Scaffolds
 - (2) Compaction, Earthmoving, Surface Preparation, Forklifts, Trench Safety
 - (3) HVAC, Lighting, Power Generation
 - (4) Plumbing, Pipe, Conduit, Pumps, Tanks, Filtration

All equipment rental shall ensure any discharge liquids, hazardous waste, acids, refuse, and other noxious material are contained.

- c) Truck Trailers (only as accessory to primary use in primary structure)
- d) Vehicles (Cargo and Passenger Vans, Passenger Cars, Pickup Trucks, SUVs, Carts, UTVs, Utility Trucks, Water Trucks only)
- e) Battery Energy Storage Systems (BESS)

All BESS uses shall require review and approval by the Los Angeles County Fire Department prior to building permit issuance.

Determinations on any specific outdoor storage item that is similar enough to the aforementioned to be permitted be made by the Development Services Director. Notwithstanding this provision, those items prohibited in Condition #13, shall not be permitted.

13. The following types of outdoor storage shall be prohibited on the property at all times:
 - a) Vehicles (Dump Trucks, Contractor and Service Body Trucks, Stake Bed Trucks)
 - b) Truck Trailers (when proposed as a primary use)
 - c) Storage Containers and Mobile Offices
 - d) Chassis
 - e) Shipping Containers
14. Any outdoor storage items within the first 125 feet of any street facing lot line must not exceed the height of the screen fence or wall. Any outdoor storage items beyond the first 125 feet of any street-facing lot line may not exceed 20 feet in height.
15. Outdoor storage must not exceed 45 percent of total lot coverage. Outdoor storage must not be located in designated fire lines, drive aisle lanes, parking aisles, or parking spaces.
16. Site may operate 24 hours daily.
17. Accessory shade structures must only be permitted to protect outdoor storage items, at the same square footage maximum equivalent as 45 percent of total lot coverage in accordance with Conditions No. 15 above related to the allowed percentage of outdoor storage, and at a height limit of 20 feet.
18. Property Maintenance Program must be submitted for review and approval by the Development Services Director or their designee prior to the issuance of building permits, business license, or business license renewal. The program must do the following:
 - a) Identify the location for all outdoor storage areas.
 - b) Identify the maximum height for all outdoor storage areas.
 - c) Identify all materials intended for outdoor storage.
 - d) The methods and maximum intervals for maintenance of each outdoor storage area.
 - e) Clearance from the Los Angeles County Fire Department of a site plan depicting allowable dimensions and heights of piles and width of drive aisles and fire lanes.
 - f) Landscaping plan depicting compliance with parking lot and site area landscaping as defined by City ordinance.

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

APPROVED AND ADOPTED THIS 22ND DAY OF MAY, 2024

ALFREDO CAMACHO
PLANNING COMMISSION CHAIRPERSON

ATTEST:

ATA KHAN
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

MARCO MARTINEZ
ASSISTANT CITY ATTORNEY

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

AYES:
NOES:
ABSTAIN:
ABSENT:

Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by California Code of Civil Procedure Section 1094.6.

PROJECT DESCRIPTION – 2000 POMONA BLVD

The subject property at 2000 Pomona Blvd, Pomona CA 91768 is approximately 11.022 acres and irregularly shaped. The property is zoned M-1 Light Industrial District and designated Workplace & Industrial within the General Plan.

The surrounding uses include the State Route 71 (SR-71) Highway to the west, Union Pacific Railroad and industrial uses to the north and south, and industrial uses to the east.

The property is accessed via the portion of Pomona Blvd that travels west to east under the SR-71 Highway. Under the SR-71 Highway is characterized as a meandering road until it reaches the property. This portion of Pomona Blvd is used solely by vehicles associated with industrial uses proximate to the subject property and south of the SR-71 Highway.

In order to accommodate the proposed uses into this portion of the City and to improve the general aesthetics of the area, the development will incorporate fences with view-obscuring screening, landscape material and lighting. Lighting is proposed throughout the site and is anticipated to meet a 1.0 foot-candle threshold within the yard area and 5.0 foot-candles at the secured ingress/ egress point. The completed development would provide an outdoor storage yard representative of state-of-the-art development standards and attractive land use effectively accommodating the occupied uses.

The Applicant is proposing to use the entire property for industrial outdoor storage including the following menu of candidate uses:

1. Auto Auctions
2. Auto Storage
3. Building Materials
4. Bulk Liquid Distribution
5. Bulk Plastic Distribution
6. Equipment Rental
7. Equipment Yard Storage
8. EV Charging
9. Infrastructure
10. Lumber Yard
11. Mobile Home Manufacturing
12. Modular Building Manufacturing and Storage
13. Pipe and Conduit Manufacturing
14. Steel Fabrication
15. Truck and Trailer Fabrication and Sales
16. Trailer Parking/ Trucking Facility

No tenant has been identified; the property is expected to operate 24 hours a day, 7 days a week, 365 days a year.



NORTH PALISADE - 2000 POMONA BLVD WAREHOUSE WITH ACCESSORY STORAGE

2000 POMONA BLVD
POMONA, CA 91768

PROJECT 2nd CUP SUBMITTAL

POMONA BLVD SITE IMPROVEMENT
2000 POMONA BLVD, POMONA, CA 91768

PROPOSED WAREHOUSE WITH ACCESSORY STORAGE USES:	PROJECT TEAM	LEGAL DESCRIPTION	LOT AREA	DEVELOPER/ OWNER/ APPLICANT	SHEET INDEX
ACCESSORY STORAGE SHALL INCLUDE: 1. CONTRACTORS STORAGE YARD 2. PUBLIC UTILITY SERVICE STORAGE YARD 3. AUTO (STORAGE SPACE FOR TRANSIT) 4. TRAILER (STORAGE SPACE FOR TRANSIT) 5. EQUIPMENT RENTAL	OWNER/DEVELOPER: NORTH PALISADE PARTNERS, LLC 1330 FACTORY PLACE #105 LOS ANGELES, CA 90013 CONTACT: BRIAN WONG PHONE: 310.242.1612 EMAIL: BRIAN.WONG@NORTHPALISADE.COM ARCHITECT: HERDMAN ARCHITECTURE & DESIGN, INC. 3800 E. COAST HIGHWAY STE 6 CORONA DEL MAR, CA 92625 CONTACT: BRIDGET HERDMAN PHONE: 714.389.2800 EMAIL: PROJECTADMIN@HERDMAN-AD.COM SOILS ENGINEER: TBD ADDRESS CONTACT: PHONE: EMAIL: GENERAL CONTRACTOR: TBD ADDRESS CONTACT: PHONE: EMAIL: CIVIL ENGINEER: DRG ENGINEERING, INC. 180 S. OLD SPRINGS ROAD SUITE 210 ANAHEIM HILLS, CA 92808 CONTACT: MATTHEW HELLESEN PHONE: 714.685.6960 EMAIL: MHHELLESEN@DRG-ENG.COM STRUCTURAL ENGINEER: TBD ADDRESS CONTACT: PHONE: EMAIL: ELECTRICAL ENGINEER: RPM ENGINEERS, INC. 102 DISCOVERY, IRVINE, CA 92618 CONTACT: MICHAEL TSANG PHONE: 949.880.2516 EMAIL: MICHAELT@RPMPE.COM LANDSCAPE ARCHITECT: HUNTER LANDSCAPE 711 S. FEE ANA STREET PLACENTIA CALIFORNIA 92870 CONTACT: THOMAS K. HAYES PHONE: 714.986.2400 EMAIL: TOMH@HUNTERLANDSCAPE.NET FIRE PROTECTION: TBD ADDRESS CONTACT: PHONE: EMAIL:	ASSESSOR'S PARCEL NUMBER 6348-021-002 SEE CIVIL PLANS FOR LEGAL DESCRIPTION PROJECT INFORMATION & AREA ANALYSIS BUILDING ADDRESS: 2000 POMONA BLVD, POMONA, CA 91768 CONSTRUCTION TYPE: III-B OCCUPANCY: B / S-1 ZONING: GENERAL PLAN: M-1 (LIGHT INDUSTRIAL) SPECIFIC PLAN: N/A FEMA FLOOD ZONE: NO FLOOD ZONE BUILDING SETBACKS: REQ. PROVIDED FRONT SETBACK: 25' N/A SIDE SETBACK: 0' N/A REAR SETBACK: 0' N/A ALLOWABLE AREA: NO CHANGE TO EXISTING BUILDING AREA	SQUARE FOOTAGE ACRES 480110 SF 11.02	2000 POMONA BLVD OWNER, LLC C/O NORTH PALISADE OPCC, LLC 1330 FACTORY PLACE #105 LOS ANGELES, CA 90013 CONTACT: BRIAN WONG PHONE: 310.242.1612 EMAIL: BRIAN.WONG@NORTHPALISADE.COM	A0 TITLE SHEET A1 SITE PLAN (WITHOUT STRIPING) A2 SITE PLAN (WITH STRIPING) C1 CONCEPTUAL GRADING PLAN (WITHOUT STRIPING) C2 CONCEPTUAL GRADING PLAN (WITH STRIPING) L1 CONCEPTUAL LANDSCAPING (WITHOUT STRIPING) L2 CONCEPTUAL LANDSCAPING (WITH STRIPING) ES1 SITE PHOTOMETRIC PLAN (WITHOUT STRIPING) ES2 SITE PHOTOMETRIC PLAN (WITH STRIPING)
			FLOOR AREA RATIO BUILDING AREA SITE AREA FAR ALLOWABLE FAR PROVIDED 60231 SF 480110 SF 75% 12.5% BUILDING AREA SUMMARY NAME AREA GROUND FLOOR WAREHOUSING 55231 SF OFFICE 5000 SF 60231 SF LANDSCAPE AREA SUMMARY LOT AREA % LANDSCAPING REQUIRED AREA LANDSCAPING PROVIDED % LANDSCAPING PROVIDED 480110 SF 15% 73057 SF 15.2% TOTAL PARKING REQUIRED BUILDING USE BUILDING AREA PARKING RATIO 1/X REQ. PARKING OFFICE 5000 SF 500 10 WAREHOUSING 55231 SF 1000 56 TOTAL 60231 SF 66 REQUIRED PARKING BREAKDOWN SPACE TYPE SPACES REQUIRED STANDARD STALLS 36 VAN ACCESSIBLE STALLS 1 STANDARD ACCESSIBLE STALLS 4 EVCS CHARGING ONLY VAN ACCESSIBLE STALLS 1 EVCS CHARGING ONLY STANDARD ACCESSIBLE STALLS 1 EVCS CHARGING ONLY STANDARD STALLS 4 FUTURE EV CHARGING ONLY STALLS 19 TOTAL 66 PARKING PROVIDED SPACE TYPE SPACES PROVIDED STANDARD STALLS 42 VAN ACCESSIBLE STALLS 1 STANDARD ACCESSIBLE STALLS 4 EVCS CHARGING ONLY VAN ACCESSIBLE STALLS 1 EVCS CHARGING ONLY STANDARD ACCESSIBLE STALLS 1 EVCS STANDARD (4) + FUTURE EV CHARGING ONLY STALLS (19) 23 TOTAL 72 TRAILER PARKING REQUIRED NO. CITY REQ. TRAILER PARKING PROVIDED 187 187 <small>*ONLY FOR THE VERSION WITH STRIPING</small>		
			VICINITY MAP 		

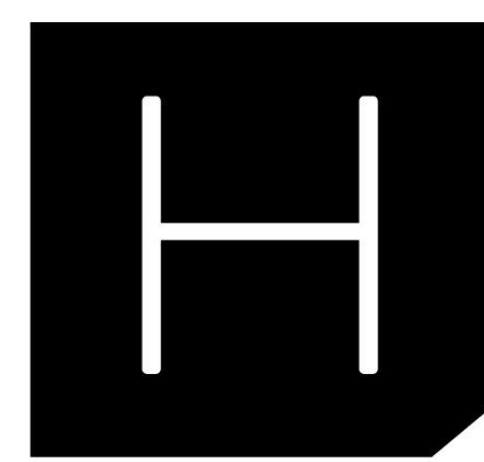


HERDMAN
ARCHITECTURE + DESIGN

A21-2336
05.01.2024

TITLE SHEET

A0



HERDMAN
ARCHITECTURE + DESIGN

A21-2336
05.17.2024

SITE PLAN A
(without striping)

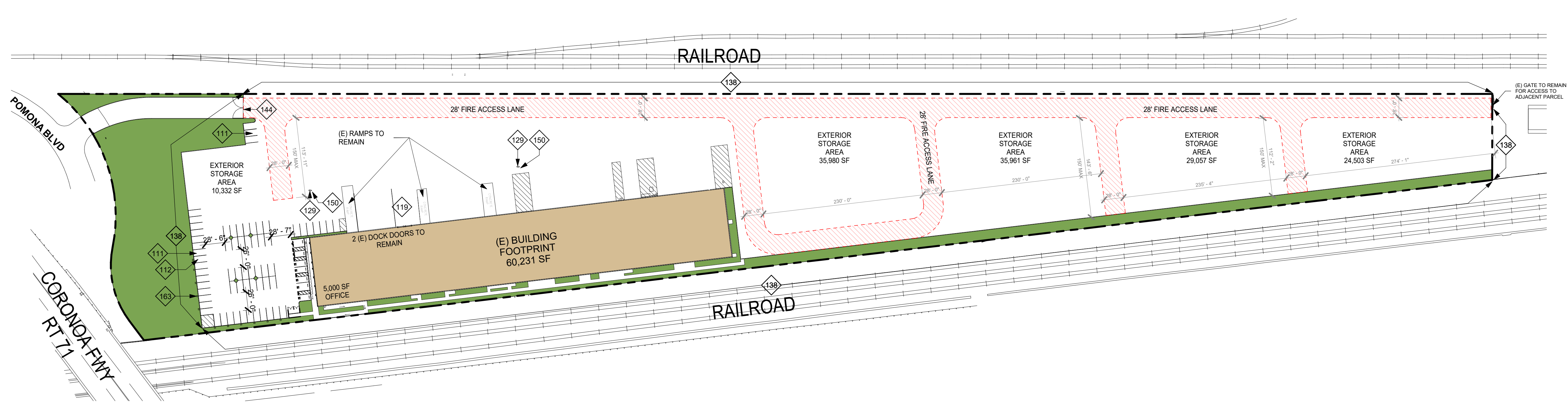
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KEYNOTES	
111	TYP U.O.N., STANDARD PARKING STALL. SEE 4/A0.1.1
112	EV (ELECTRIC VEHICLE) CAPABLE PARKING STALL. SEE 4/A0.1.1 AND ELECTRICAL DRAWINGS.
115	STANDARD ACCESSIBLE PARKING STALL. FOR DETAIL SHOWN BUT NOT NOTED, SEE 1/A0.2.1.
116	VAN ACCESSIBLE PARKING STALL. FOR DETAIL SHOWN BUT NOT NOTED, SEE 1/A0.2.1.
117	STANDARD ACCESSIBLE EVCS (ELECTRIC VEHICLE CHARGING STATION). SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. FOR DETAIL SHOWN BUT NOT NOTED, SEE 2/A0.2.1.
118	VAN ACCESSIBLE EVCS (ELECTRIC VEHICLE CHARGING STATION). SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. FOR DETAIL SHOWN BUT NOT NOTED, SEE 2/A0.2.1.
119	TRUCK TRAILER PARKING STALL.
120	TRUNCATED DOME DETECTABLE WARNING SURFACE. MIN 3'-0" DEEP IN THE DIRECTION OF TRAVEL. SEE 10/A0.2.1.
121	PRECAST CONCRETE WHEEL STOP. SEE 5/A0.1.1.
122	ZERO CURB FACE. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
129	(E) FIRE HYDRANT.
138	EXISTING 6'-0" CHAIN LINK FENCE WITH EXISTING BARBED WIRE. FENCE SCREENING TO BE ADDED.
144	PAINTED STEEL SWINGING GATES. MIN HEIGHT 'X' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE CONDUIT TO GATE FOR FUTURE MOTOR & OFFICE AREA FOR FUTURE INTERCOM CONTROL. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY. SEE 14/A0.1.1.
150	STEEL PIPE BOLLARD PROTECTION POST. SEE 3/A0.1.1.
163	FUTURE EVCS CHARGING EQUIPMENT.

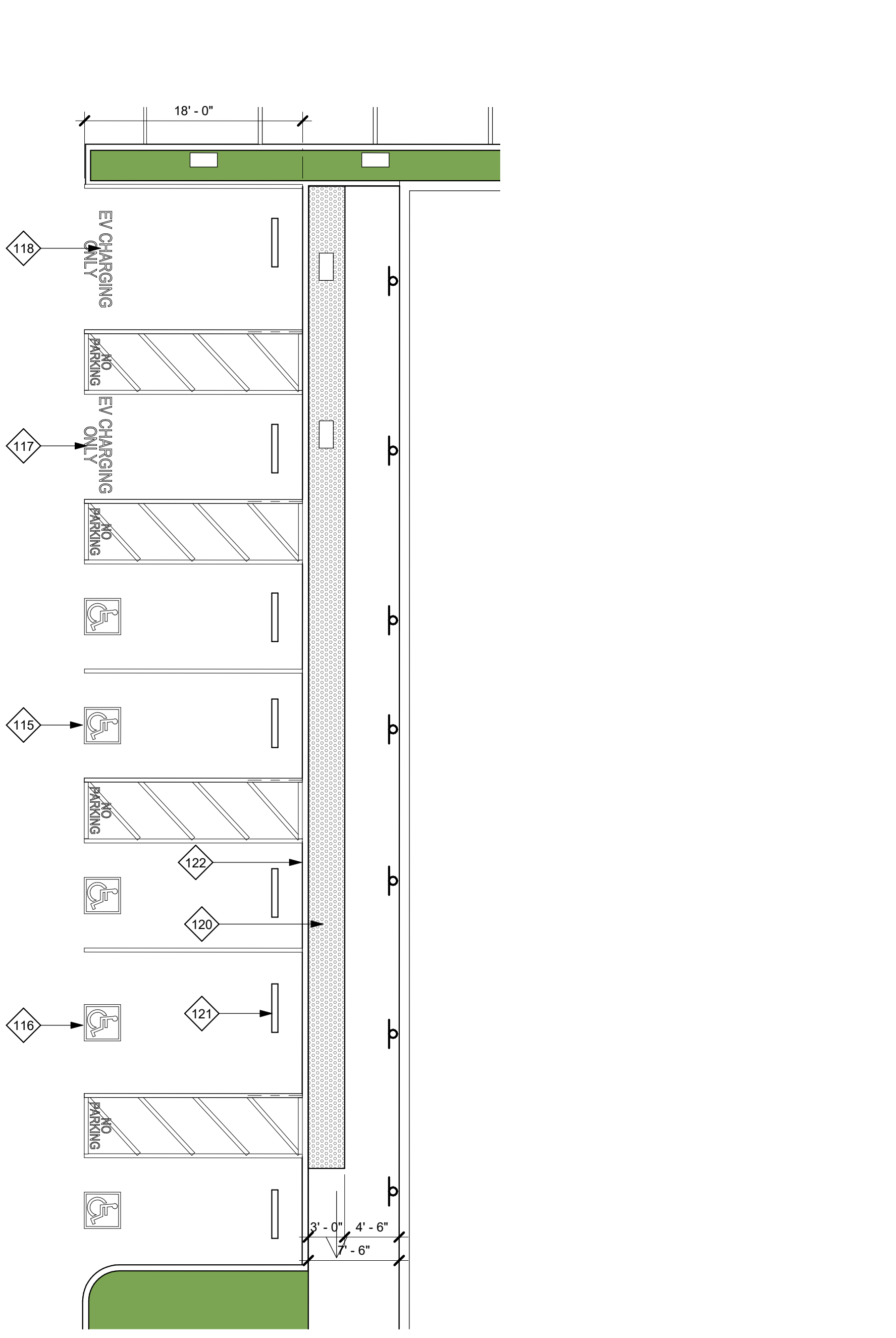
- SITE PLAN GENERAL NOTES**
- THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
 - GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
 - U.O.N., ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTERLINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH.
 - REFER TO CIVIL AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
 - REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
 - ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
 - SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
 - THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
 - CHANGES IN LEVEL UP TO 1/2" COMPLY W/ 11/A0.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
 - THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 8'-0" MIN.
 - ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 8" HIGH, 6" WIDE CONCRETE CURB U.O.N.
 - A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/A0.1.1
 - PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/A0.1.1
 - ALL EXPOSED BIOTENSION DEVICE COVERINGS SHALL BE PAINTED FOREST GREEN.
 - WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6/A0.1.2
 - PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.

SITE LEGEND

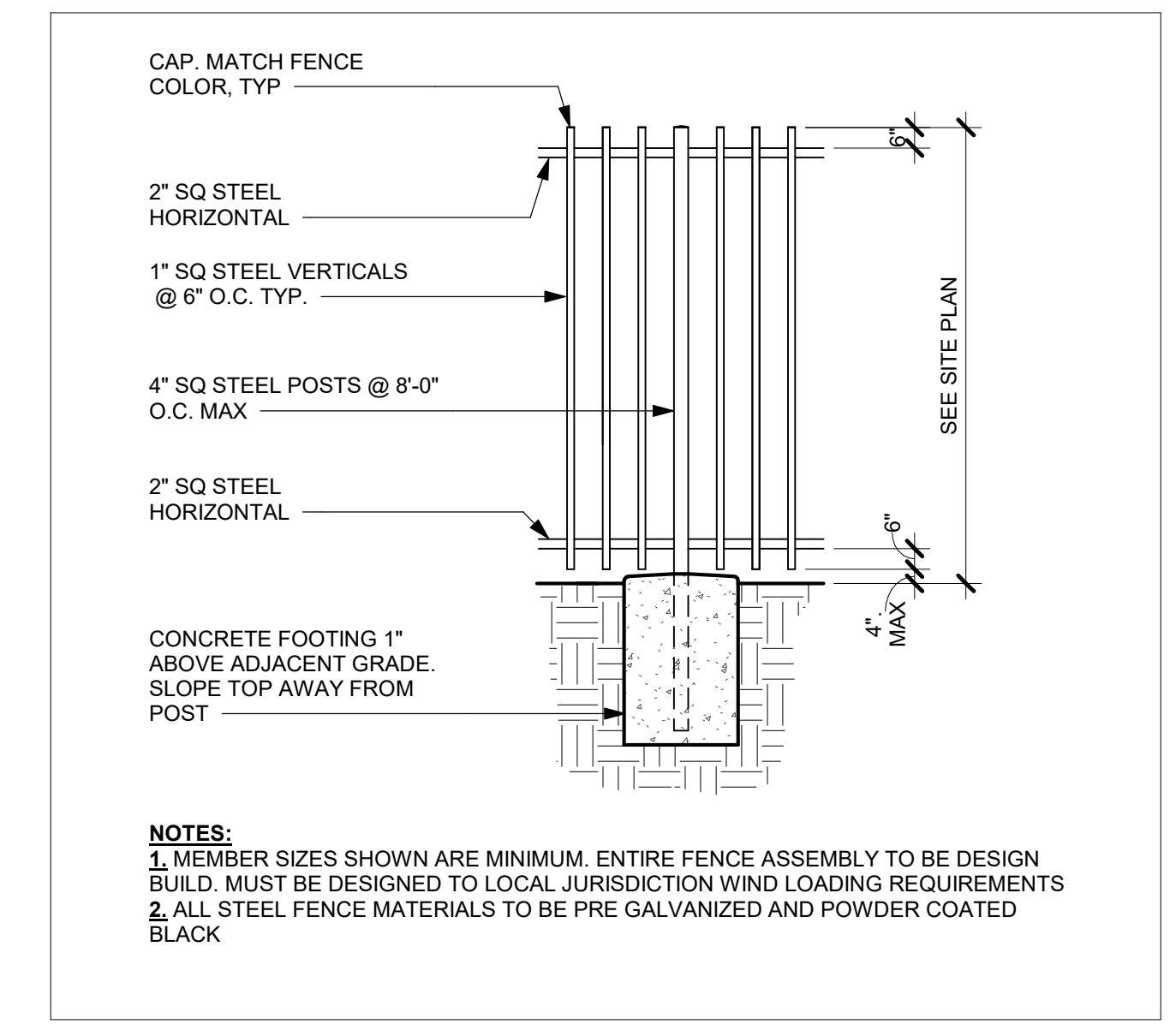
	LANDSCAPE AREA
	PAVING WHEN OCCURS @ PARKING AREAS, DRIVE AISLES & /OR TRUCK COURT. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
	FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY.
	STREET LIGHT
	INDICATES AN ACCESSIBLE ROUTE.
	PROPERTY LINE
	DOCK HIGH DOOR
	DRIVE THRU. DOOR



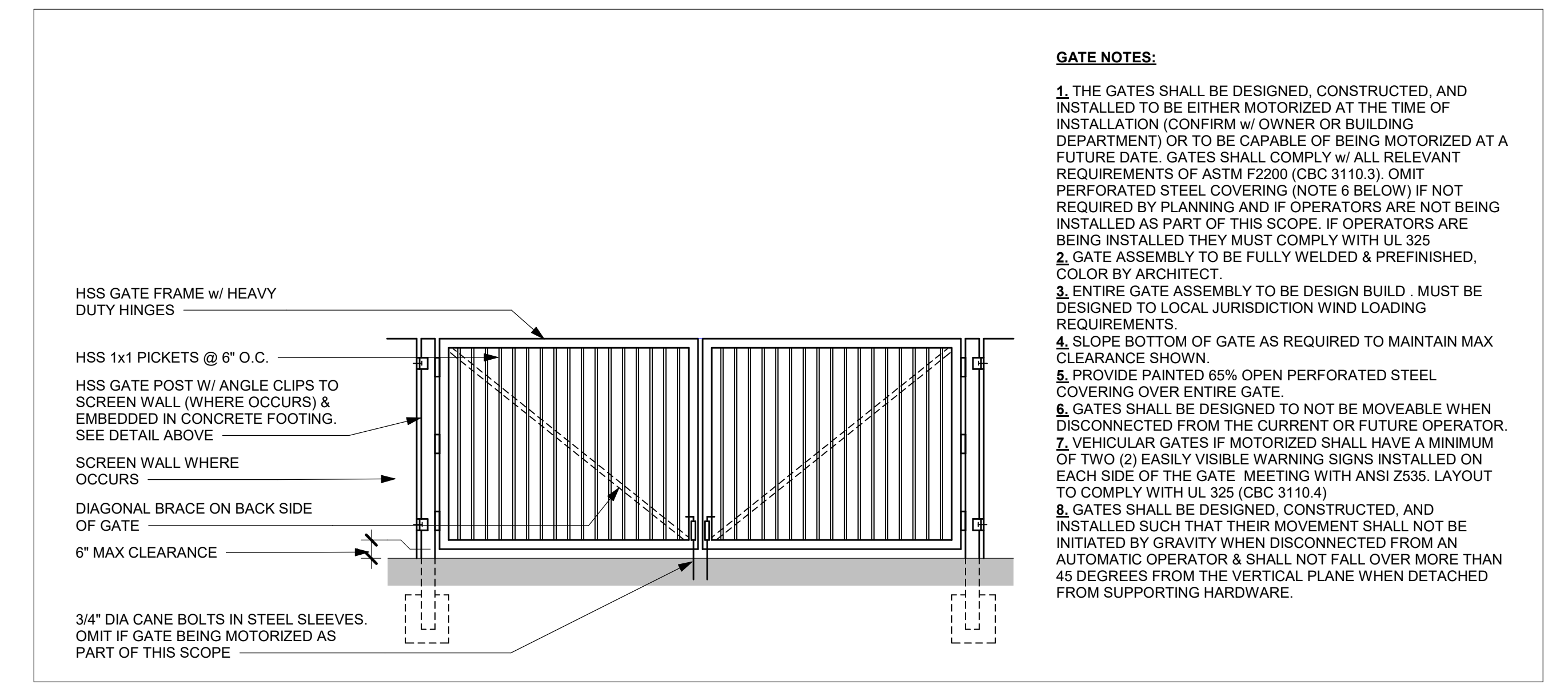
1 PROPOSED SITE PLAN
1" = 80'-0"



2 ENLARGED SITE PLAN
1/8" = 1'-0"

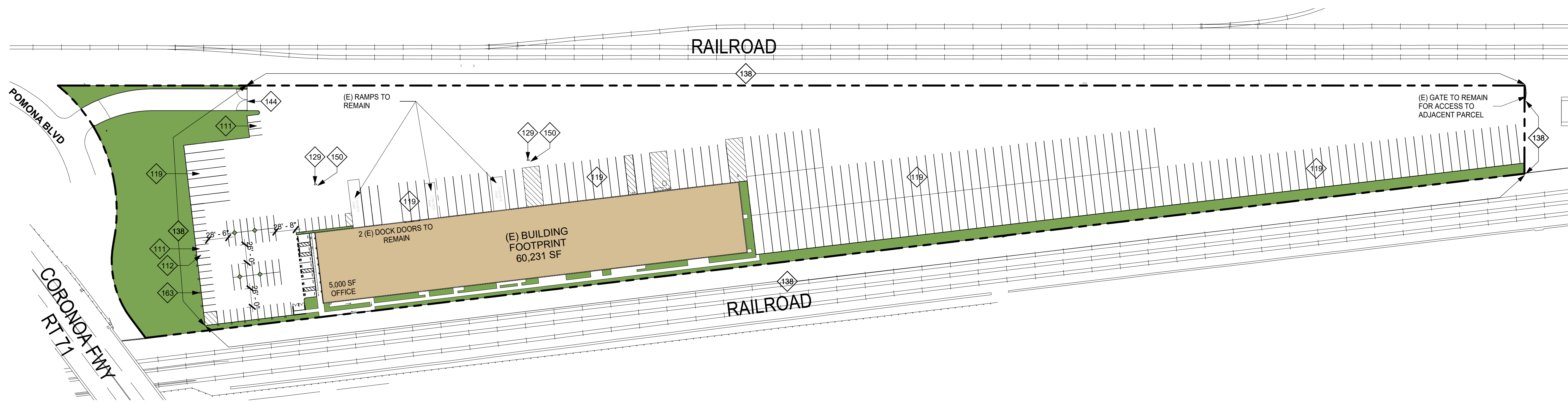


3 TUBULAR STEEL FENCING
1/4" = 1'-0"



4 SWINGING GATES
1/4" = 1'-0"

- GATE NOTES:**
- THE GATES SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO BE EITHER MOTORIZED AT THE TIME OF INSTALLATION (CONFIRM W/ OWNER OR BUILDING DEPARTMENT) OR TO BE CAPABLE OF BEING MOTORIZED AT A FUTURE DATE. GATES SHALL COMPLY W/ ALL RELEVANT REQUIREMENTS OF ASTM F2200 (CBC 3110.3). OMIT PERFORATED STEEL COVERING (NOTE 6 BELOW) IF NOT REQUIRED BY PLANNING AND IF OPERATORS ARE NOT BEING INSTALLED AS PART OF THIS SCOPE. IF OPERATORS ARE BEING INSTALLED THEY MUST COMPLY WITH UL 325.
 - GATE ASSEMBLY TO BE FULLY WELDED & PREFINISHED, COLOR BY ARCHITECT.
 - ENTIRE GATE ASSEMBLY TO BE DESIGN BUILD. MUST BE DESIGNED TO LOCAL JURISDICTION WIND LOADING REQUIREMENTS.
 - SLOPE BOTTOM OF GATE AS REQUIRED TO MAINTAIN MAX CLEARANCE SHOWN.
 - PROVIDE PAINTED 85% OPEN PERFORATED STEEL COVERING OVER ENTIRE GATE.
 - GATES SHALL BE DESIGNED TO NOT BE MOVEABLE WHEN DISCONNECTED FROM THE CURRENT OR FUTURE OPERATOR.
 - VEHICULAR GATES IF MOTORIZED SHALL HAVE A MINIMUM OF TWO (2) EASILY VISIBLE WARNING SIGNS INSTALLED ON EACH SIDE OF THE GATE. MEETING WITH ANSI Z535. LAYOUT TO COMPLY WITH UL 325 (CBC 3110.4).
 - GATES SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED SUCH THAT THEIR MOVEMENT SHALL NOT BE INITIATED BY GRAVITY WHEN DISCONNECTED FROM AN AUTOMATIC OPERATOR & SHALL NOT FALL OVER MORE THAN 45 DEGREES FROM THE VERTICAL PLANE WHEN DETACHED FROM SUPPORTING HARDWARE.



1 PROPOSED SITE PLAN B (with striping)
1" = 80'-0"

KEYNOTES

- 111 TYP U.O.N., STANDARD PARKING STALL.
- 112 EV (ELECTRIC VEHICLE) CAPABLE PARKING STALL.
- 119 TRUCK TRAILER PARKING STALL.
- 129 (E) FIRE HYDRANT.
- 138 EXISTING 6'-0" CHAIN LINK FENCE WITH EXISTING BARBED WIRE. FENCE SCREENING TO BE ADDED.
- 144 PAINTED STEEL SWINGING GATES. MIN HEIGHT 'X' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE CONDUIT TO GATE FOR FUTURE MOTOR & OFFICE AREA FOR FUTURE INTERCOM CONTROL. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
- 150 STEEL PIPE BOLLARD PROTECTION POST.
- 163 FUTURE EVCS CHARGING EQUIPMENT.

SITE PLAN GENERAL NOTES

1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
3. U.O.N. ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH.
4. REFER TO CIVIL AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
5. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
6. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
 - a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
 - b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
 - c) CHANGES IN LEVEL UP TO 1/2" COMPLY W/ 11/AO2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
 - d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/AO1.1
10. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AO1.1
11. ALL EXPOSED BIOTENSION DEVICE COVERINGS SHALL BE PAINTED FOREST GREEN.
12. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6/AO1.2
13. PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.

SITE LEGEND

- LANDSCAPE AREA
- PAVING WHEN OCCURS @ PARKING AREAS, DRIVE AISLES & / OR TRUCK COURT. SEE CIVIL DRAWINGS FOR PAVING SECTIONS.
- FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY.
- STREET LIGHT
- INDICATES AN ACCESSIBLE ROUTE.
- PROPERTY LINE
- DOCK HIGH DOOR
- DRIVE THRU. DOOR

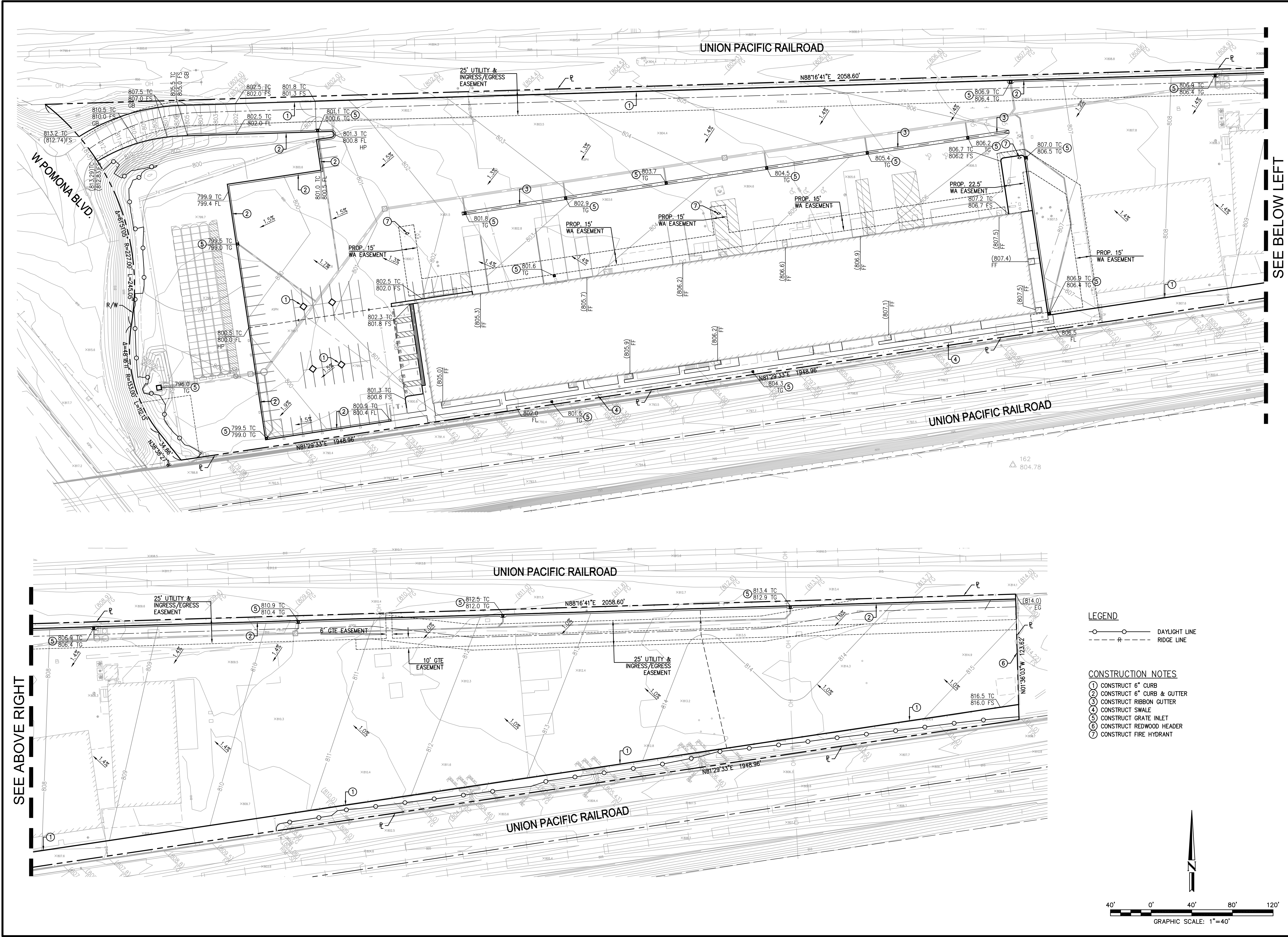


HERDMAN
ARCHITECTURE + DESIGN

A21-2336
05.01.2024

SITE PLAN B
(with striping)

A2

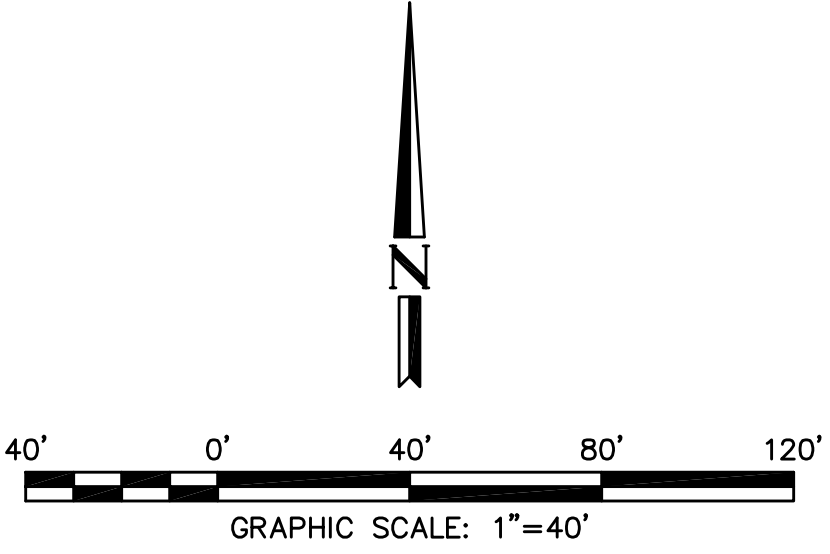


SEE ABOVE RIGHT

SEE BELOW LEFT

LEGEND
 ○ DAYLIGHT LINE
 - - - RIDGE LINE

CONSTRUCTION NOTES
 ① CONSTRUCT 6" CURB
 ② CONSTRUCT 6" CURB & GUTTER
 ③ CONSTRUCT RIBBON GUTTER
 ④ CONSTRUCT SWALE
 ⑤ CONSTRUCT GRATE INLET
 ⑥ CONSTRUCT REDWOOD HEADER
 ⑦ CONSTRUCT FIRE HYDRANT



160 S. Old Springs Road
 Suite 210
 Anaheim Hills, CA 91808
 714-685-6860

DORC Engineering, Inc.
 Civil Engineering/Land Surveying/Land Planning

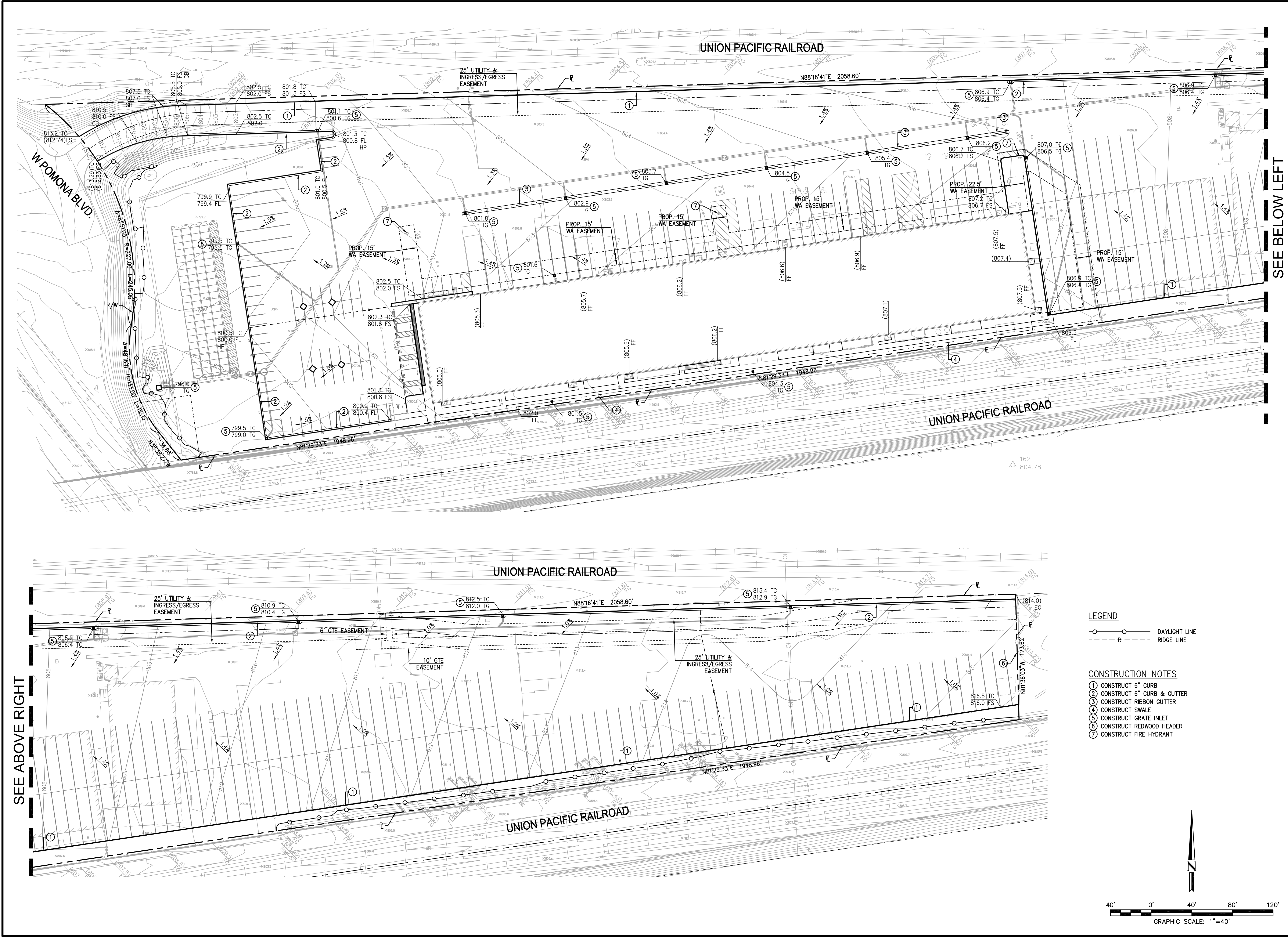
NO.	REVISION	DATE

NORTH PALISADES
2000 POMONA BLVD.
POMONA, CA 91768

PROJECT: **CONCEPTUAL GRADING PLAN - NO STRIPING**

DRAWING NAME:

ISSUE: **CONCEPTUAL**
 DATE: **5/1/2024**
 CHECKED: **MH** DRAWN: **DRC**
 DRAWING FILE: .
 PROJECT NO.: **10-160**
 SHEET NUMBER:
1
 OF 1 SHEETS
 SCALE: **AS SHOWN**



UNION PACIFIC RAILROAD

N88°16'41"E 2058.60'

UNION PACIFIC RAILROAD

UNION PACIFIC RAILROAD

UNION PACIFIC RAILROAD

SEE BELOW LEFT

SEE ABOVE RIGHT

WPOMONA BLVD.

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

DORC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

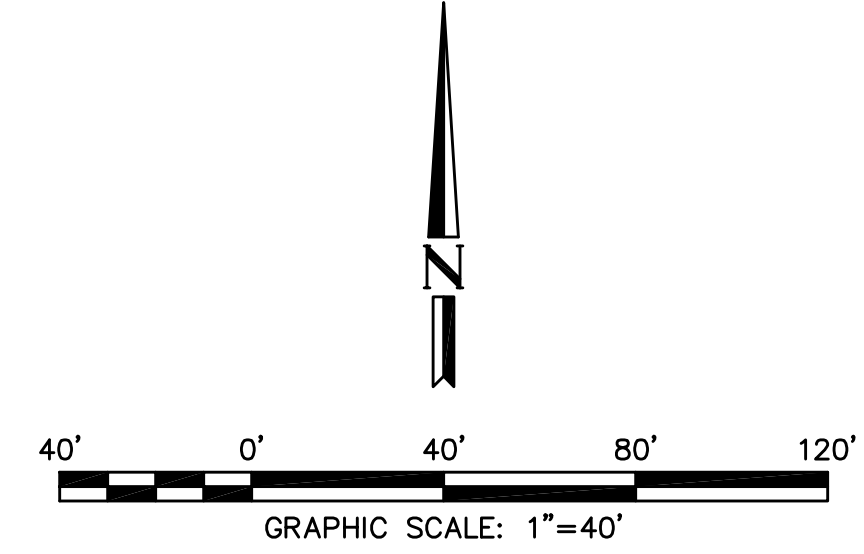
NO.	REVISION:

PROJECT: **NORTH PALISADES
2000 POMONA BLVD.
POMONA, CA 91768**

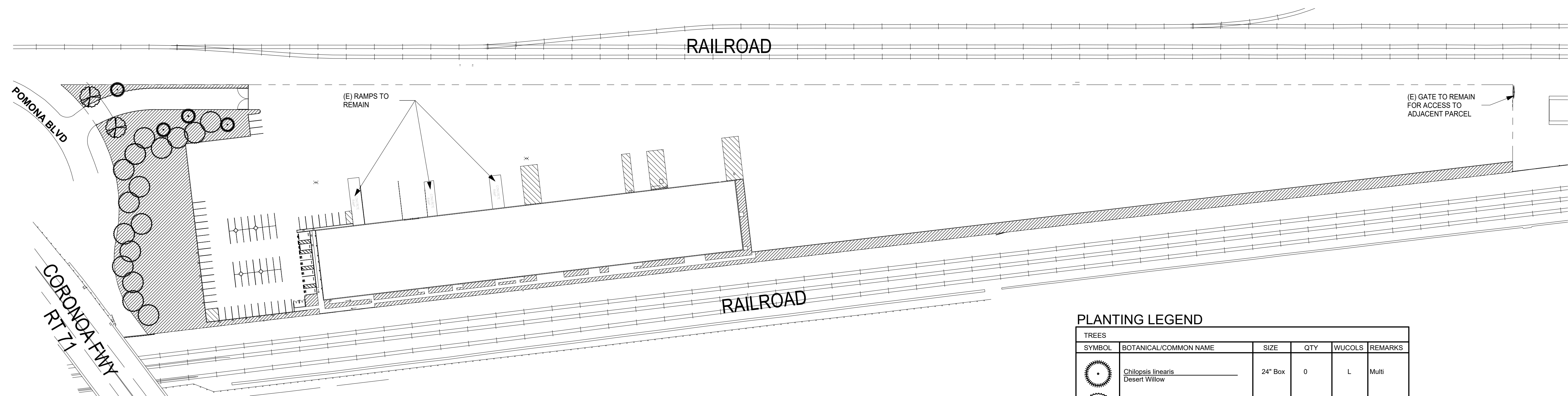
DRAWING NAME: **CONCEPTUAL GRADING PLAN - WITH STRIPING**

ISSUE: CONCEPTUAL
DATE: 5/1/2024
CHECKED: MH DRAWN: DRC
DRAWING FILE: .
PROJECT NO.: 21-160
SHEET NUMBER:
1
OF 1 SHEETS
SCALE: AS SHOWN

- LEGEND**
- DAYLIGHT LINE
 - - - RIDGE LINE
- CONSTRUCTION NOTES**
- 1 CONSTRUCT 6" CURB
 - 2 CONSTRUCT 6" CURB & GUTTER
 - 3 CONSTRUCT RIBBON GUTTER
 - 4 CONSTRUCT SWALE
 - 5 CONSTRUCT GRATE INLET
 - 6 CONSTRUCT REDWOOD HEADER
 - 7 CONSTRUCT FIRE HYDRANT



NOT FOR CONSTRUCTION

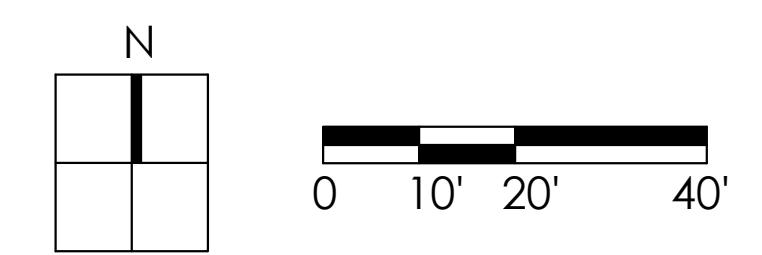


PLANTING LEGEND

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Chilopsis linearis</i> Desert Willow	24" Box	0	L	Multi
	<i>Pinus aldarica</i> Alghan Pine	24" Box	0	L	Standard

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Acca sellowiana</i>	5 Gal		M	3' OC
	Pineapple Gauva				2' from hardscape
	Callistemon 'Little John'	5 Gal		M	3' OC
	Dwarf Bottle Brush				2' from hardscape
	<i>Cassia phyllodenia</i>	5 Gal		L	4' OC
	Silverleaf Cassia				2.5' from hardscape
	<i>Dietes bicolor</i>	5 Gal		M	3' OC
	Fortnight Lily				2' from hardscape
	<i>Ligustrum j. Texanum</i>	5 Gal		M	3' OC
	Texas Privet				2' from hardscape
	<i>Muhlenbergia capillaris</i>	5 Gal		M	3' OC
	Pink Muhly				2' from hardscape
	<i>Muhlenbergia rigens</i>	5 Gal		M	4' OC
	Deer Grass				2.5' from hardscape
	<i>Rhamnus californica</i>	5 Gal		L	4' OC
	Coffeeberry				2.5' from hardscape
	<i>Rosmarinus o. 'Tuscan Blue'</i>	5 Gal		L	3' OC
	Rosemary				2' from hardscape
	<i>Salvia c. 'Allen Chickering'</i>	5 Gal		L	4' OC
	Allen Chickering Sage				2.5' from hardscape
<i>Salvia greggii</i>	5 Gal		L	3' OC	
Autumn Sage				2' from hardscape	
<i>Salvia leucantha</i>	5 Gal		L	3' OC	
Mexican Sage				2' from hardscape	
<i>Westringia fruticosa</i>	5 Gal		L	5' OC	
Coast Rosemary				3' from hardscape	
<i>Westringia f. 'Grey Box'</i>	5 Gal		L	3' OC	
Dwarf Coast Rosemary				2' from hardscape	

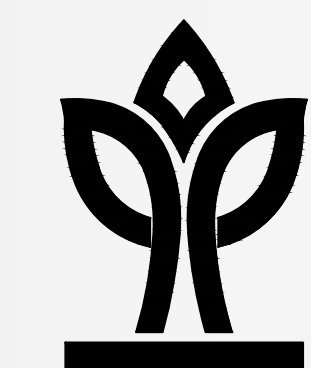
GROUND COVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Acacia redolens</i> 'Low Boy'	1 Gal	8" O.C.	L	
	Dwarf Acacia				
	<i>Baccharis p. 'Pigeon Point'</i>	1 Gal	6" O.C.	L	
	Dwarf Coyote Bush				
	<i>Lantana 'Gold Mound'</i>	1 Gal	36" O.C.	L	
Yellow Lantana					
<i>Rosmarinus o. 'Huntington Carpet'</i>	1 Gal	48" O.C.	L		
Prostrate Rosemary					



2000 Pomona Blvd.

North Palasade Partners

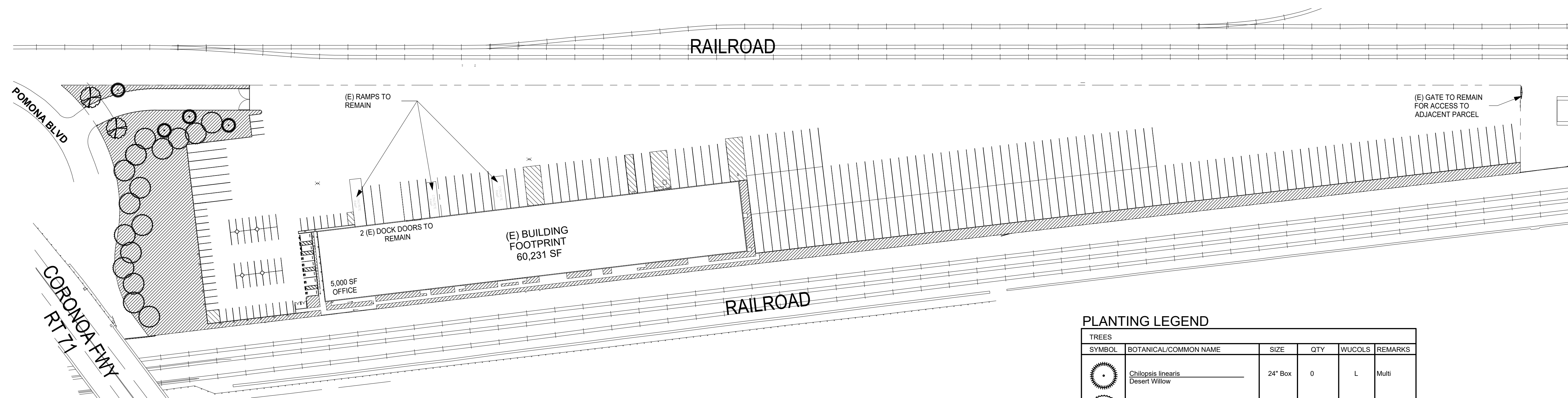
Pomona, California



HUNTER LANDSCAPE

711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408

22-131
09.27.22 04.12.23
12.20.22 04.28.23
3.3.23 05.01.24

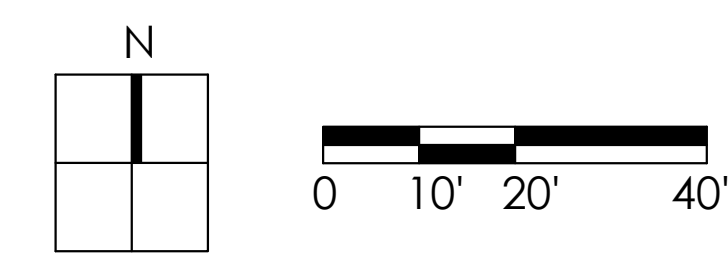


PLANTING LEGEND

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	Silverleaf Cassia				2.5' from hardscape
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	<i>Ligustrum J. Texanum</i>	5 Gal		M	3' OC
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	Dwarf Coast Rosemary				2' from hardscape

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SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
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	Prostrate Rosemary				



2000 Pomona Blvd.

North Palasade Partners

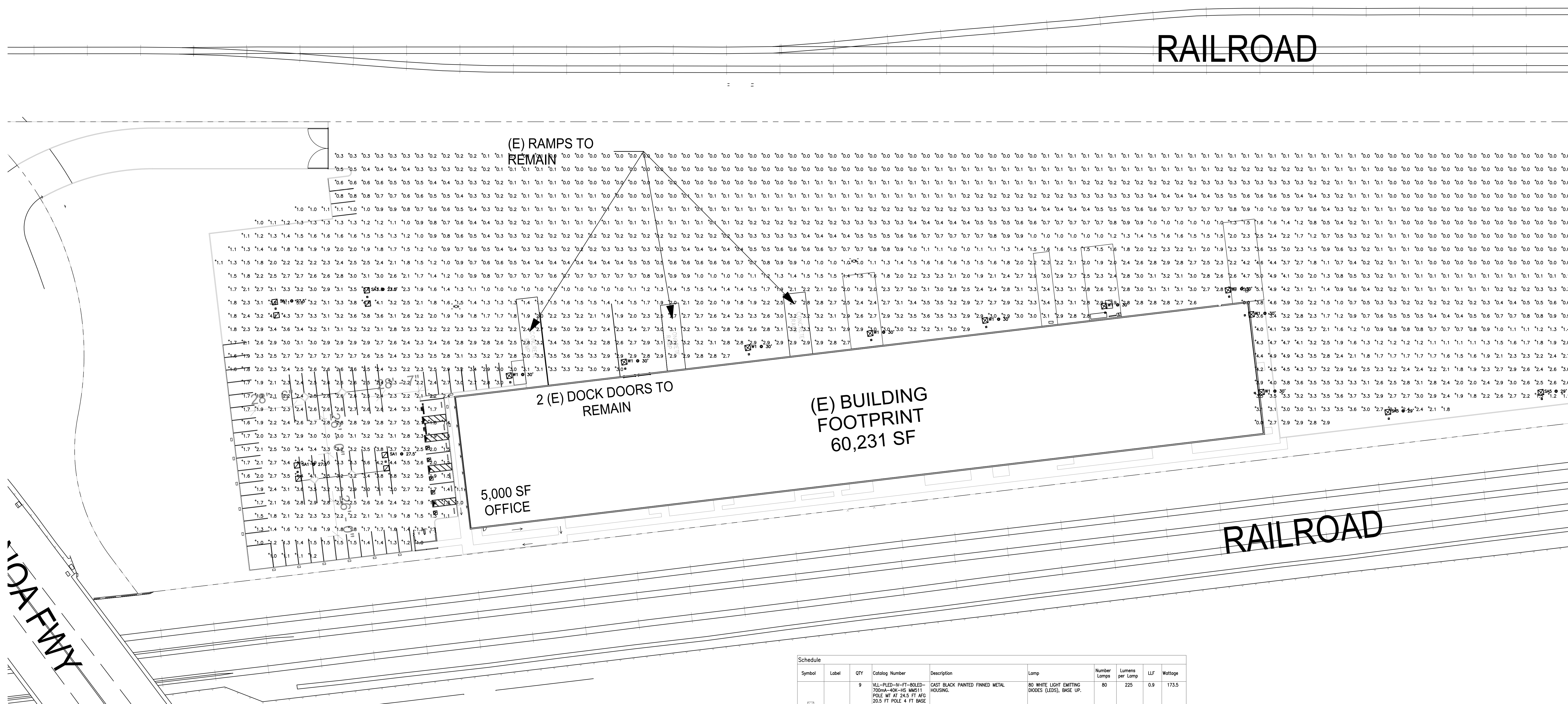
Pomona, California



HUNTER LANDSCAPE

711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408

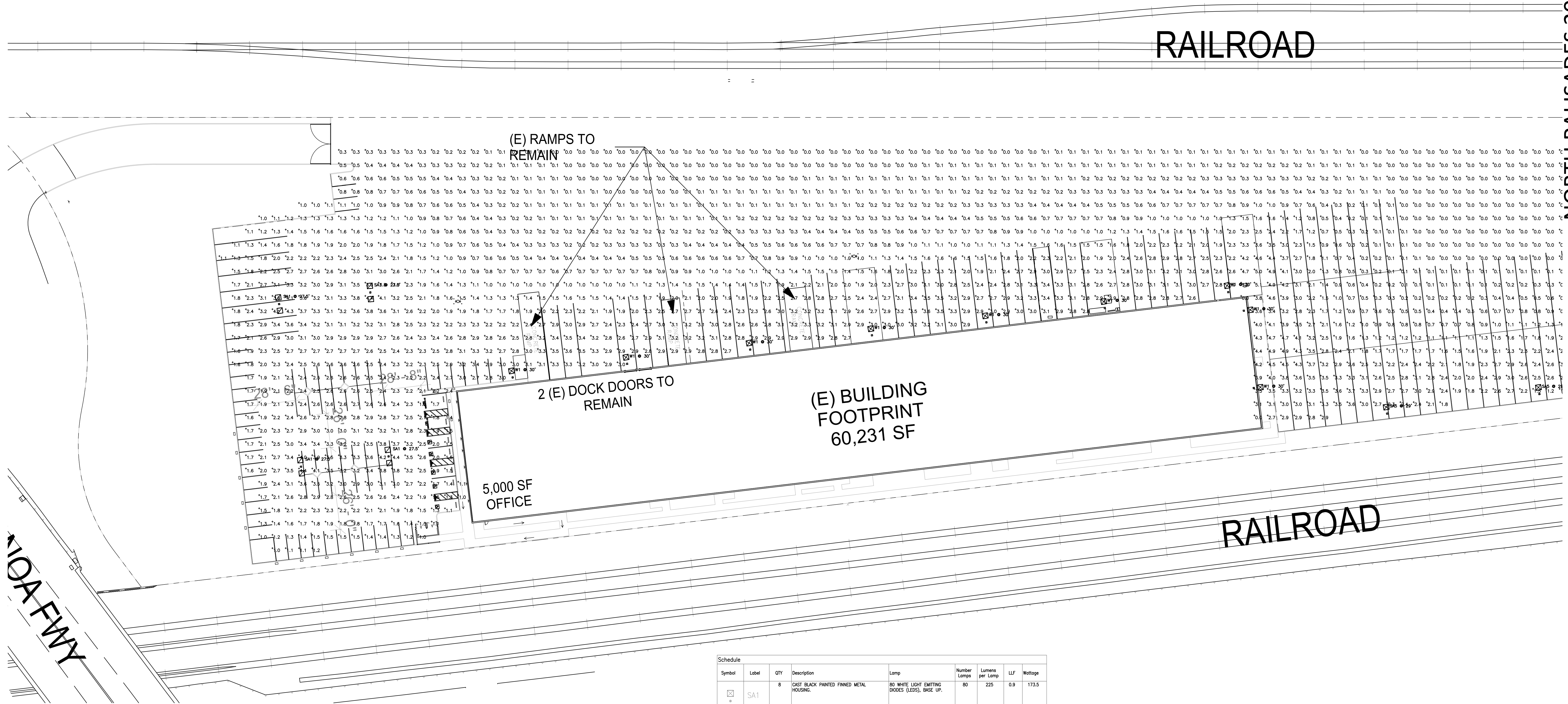
22-131
09.27.22 04.12.23
12.20.22 04.28.23
3.3.23 05.01.24



Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
SA1		9	VLL-PLD-N-W-BOLED-700ma-40K-HS-IMS11-POLE MT AT 24.5 FT AFG 20.5 FT POLE 4 FT BASE BUG RATING B1 U0 C3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	225	0.9	173.5
SA2		10	VLL-PLD-VSO-W-BOLED-325ma-40K-IMS11-POLE MT AT 29 FT AFG BUG RATING B5 U0 C3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	248	0.9	259.4
SA3		9	VLL-PLD-N-W-BOLED-700ma-40K-HS-BUG RATING B1 U0 C3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	238	0.9	347
SA4		10	VLL-PLD-N-W-BOLED-325ma-40K-HS-IMS11-POLE MT AT 29 FT AFG BUG RATING B1 U0 C3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	178	0.9	129.7

NO STRIPING SITE PHOTOMETRIC PLAN A (1)
SCALE: 1/32"=1'-0" (DO NOT SCALE DRAWINGS. VERIFY IN FIELD)

Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
Calc Zone #2	+	2.1 fc	7.3 fc	0.5 fc	14.6:1
GATE	+	5.9 fc	11.0 fc	1.3 fc	8.5:1



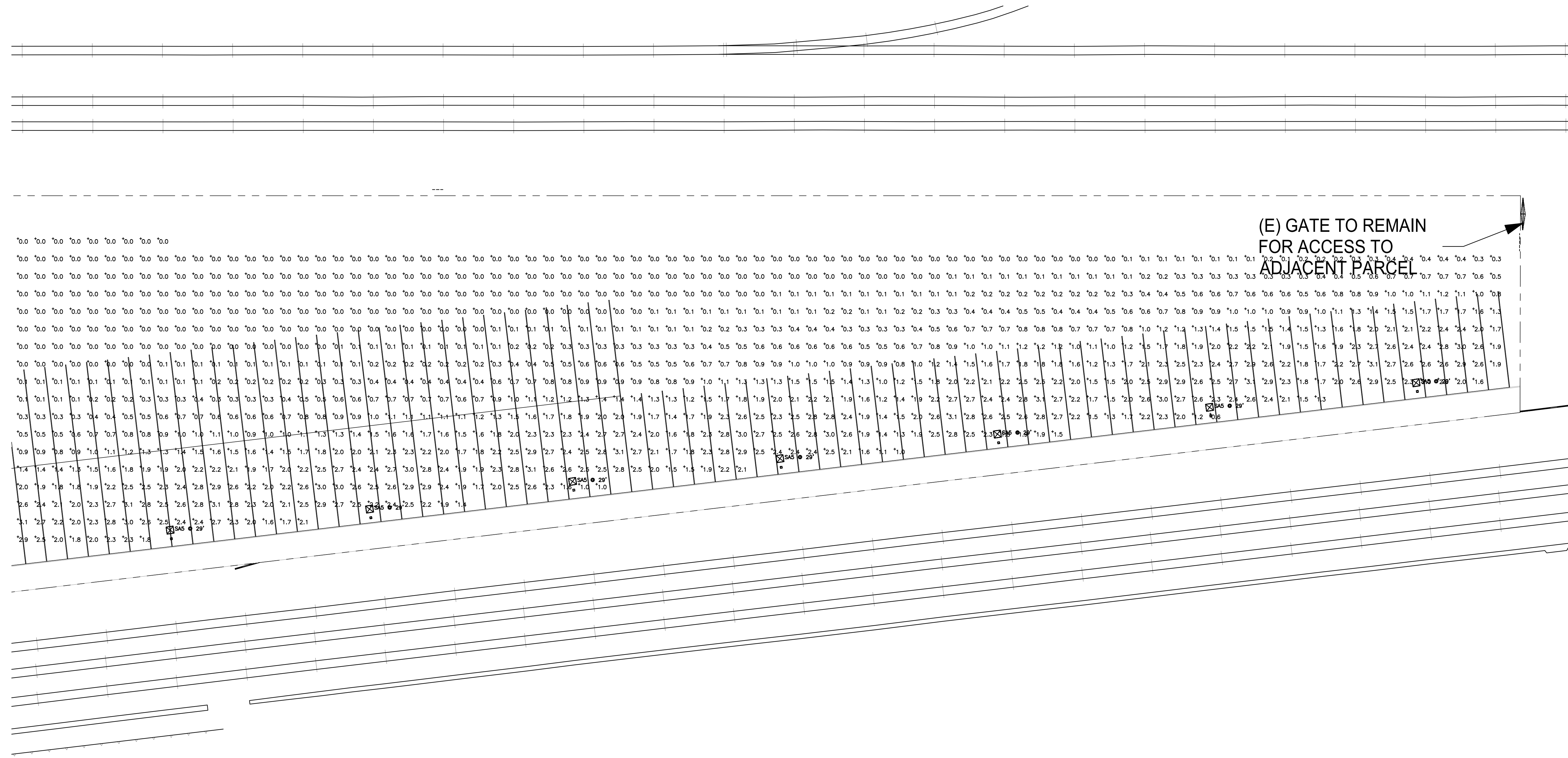
Symbol	Label	QTY	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
☒	SA1	8	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	225	0.9	173.5
☒	SA2	9	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	248	0.9	259.4
☒	SA3	7	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	238	0.9	347
☒	SA4	12	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	178	0.9	129.7

Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
Calc Zone #3	+	1.7 fc	7.3 fc	0.4 fc	18.3:1
GATE	+	5.7 fc	9.9 fc	0.9 fc	11.0:1

STRIPING SITE PHOTOMETRIC PLAN A (1)
SCALE: 1/32"=1'-0" (DO NOT SCALE DRAWINGS. VERIFY IN FIELD)

16201 Scientific Way
Irvine, CA 92618
www.Herdman-ad.com
714.389.2800
info@Herdman-ad.com

A21-2336
12.06.2022



Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
☒	SA1	12	VLL-FLD-W-FT-BOLED-750nm-40K-H5-MMS11 POLE MT AT 24.5 FT AFG 20.5 FT POLE 4 FT BASE BUG RATING B1 UO G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	225	0.9	173.5
☒	SA2	6	VLL-FLD-W-FT-BOLED-750nm-40K-H5-MMS11 POLE MT AT 29 FT AFG BUG RATING B5 UO G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	248	0.9	259.4
☒	SA3	2	VLL-FLD-W-FT-BOLED-750nm-40K-H5-MMS11 POLE MT AT 29 FT AFG BUG RATING B1 UO G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	238	0.9	347
☒	SA4	15	VLL-FLD-W-FT-BOLED-525nm-40K-H5-MMS11 POLE MT AT 29 FT AFG BUG RATING B1 UO G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	178	0.9	129.7

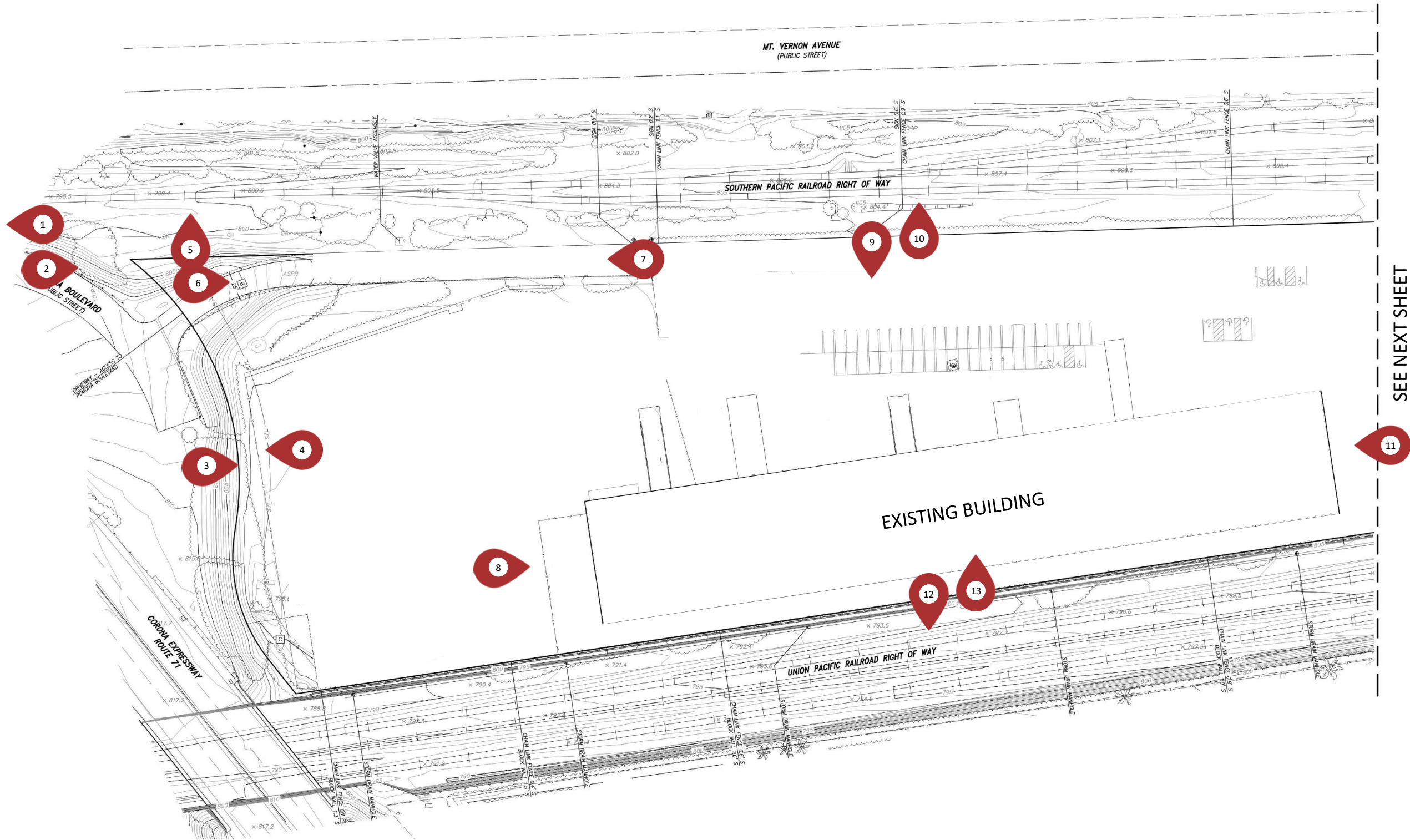
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.5 fc	6.9 fc	0.3 fc	23.0:1	5.0:1
GATE	+	6.6 fc	10.7 fc	1.7 fc	6.3:1	3.9:1

STRIPING SITE PHOTOMETRIC PLAN B ①
SCALE: 1/32"=1'-0" (DO NOT SCALE DRAWINGS. VERIFY IN FIELD)

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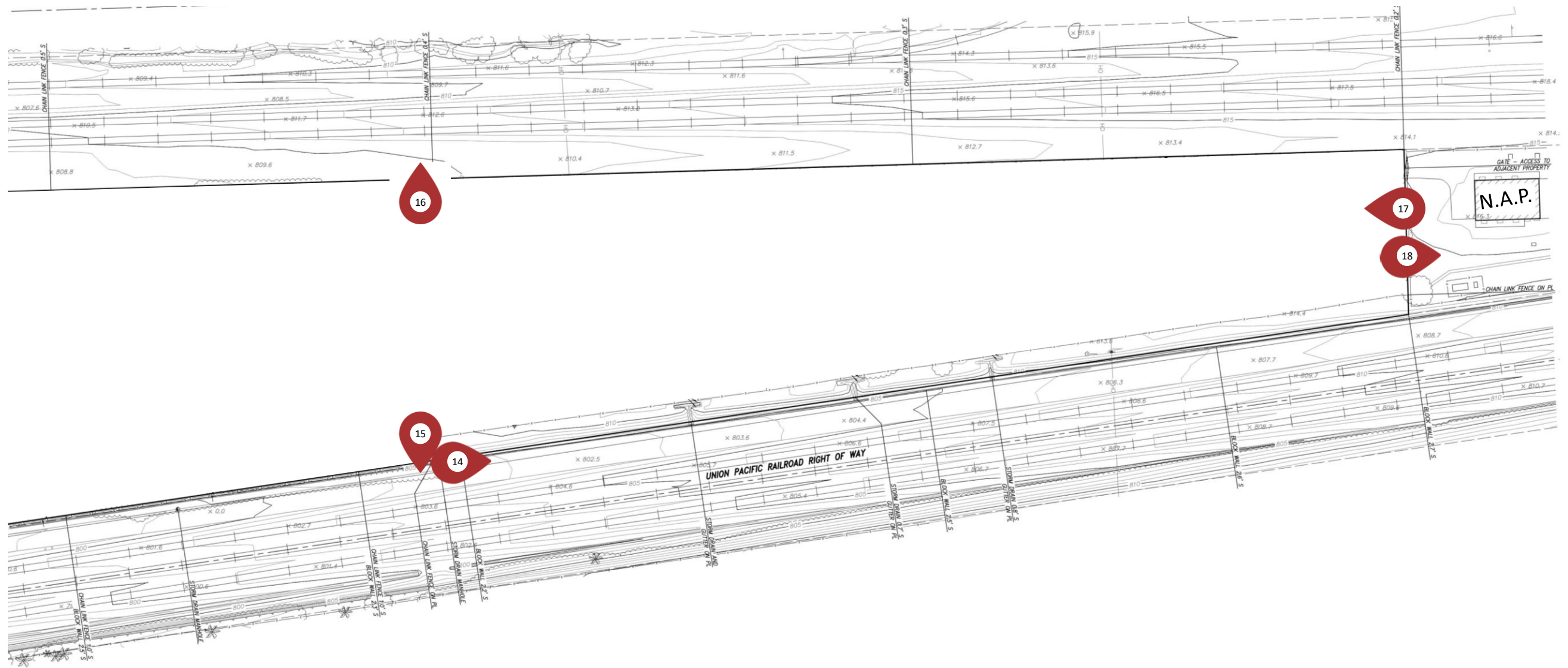




SEE NEXT SHEET



PHOTOGRAPH EXHIBIT – 2000 POMONA BLVD



SEE PRIOR SHEET



















































DECLARATION OF MAILING

I, Miroslava PourSanae, say that on the 26th of April, 2024 a copy of the notice attached hereto was mailed to each of the persons whose name and address appears on the attached list. Said mailing was done at Pomona City Hall, Planning Division, located at 505 South Garey Avenue, Pomona, California.

Address: 2000 Pomona Blvd

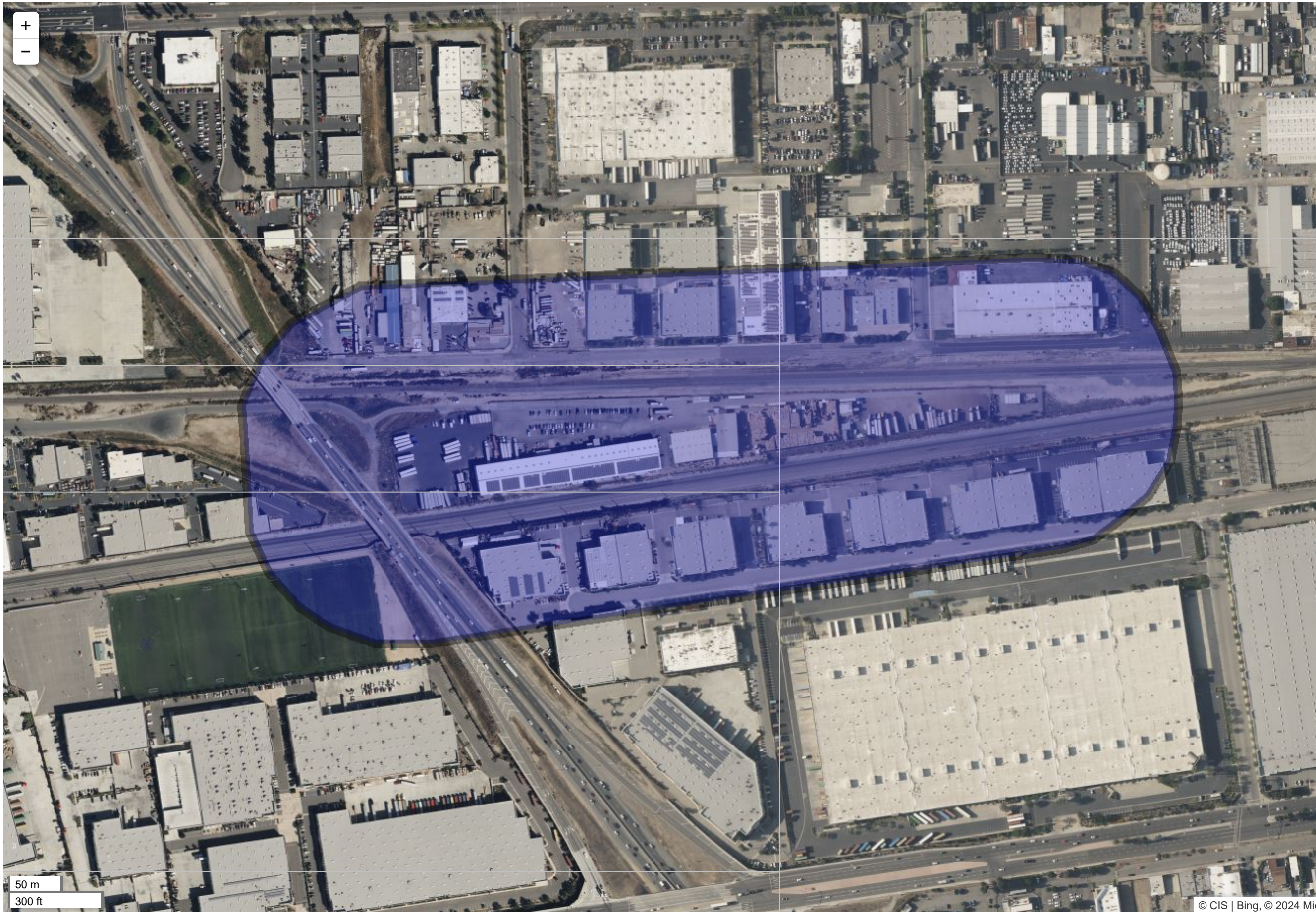
Project: CUP 000286-2024

Meeting Date: May 8, 2024

I declare, under penalty of perjury, that the foregoing is true and correct.

Miroslava PourSanae

Executed at Pomona, California on April 26, 2024



50 m
300 ft