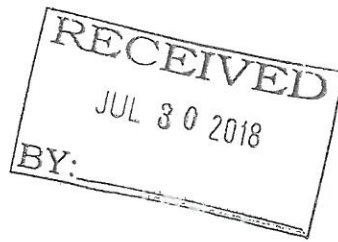


FAIRPLEX

July 24, 2018



Mr. Mario Suarez
Development Service Director
City of Pomona
505 South Garey Avenue
Pomona, CA 91766

Mr. Suarez:

This letter confirms the issues addressed at the meeting held on Tuesday, June 26, 2018 which was requested by the City of Pomona via electronic mail (June 20, 2018). As stated in the email, "The purpose is to hear from the County on existing General Plan and zoning concerns and what the County's perspective is as related to traffic, noise and trash for the area. I can also will go over the latest status of the Planning Commission's review of the City Council's Ad Hoc Committee draft ordinance." Fairplex and Los Angeles (L.A.) County Staff were both in attendance.

At this meeting, Fairplex reiterated its position supporting the City's General Plan, satisfaction with the current zoning, remaining unclear on what the proposed amendment is seeking to address, and our continued interest and commitment to working with both City and community to seek resolution on the neighborhood impacts. This meeting did not address the specific language of the proposed (F-Zone) amendment nor was suggested language requested, or provided by any party.

L.A. County staff also stated their support for Pomona's General Plan and zoning for the Fairplex property, but expressed their surprise to the proposed (F-Zone) amendment. As owner of the property, L.A. County was not included nor consulted on the matter. The County confirmed their desire to remain a good partner with the City and wants to proactively address the concerns; however, they must first be understood.

City staff described the process going forward as organic, and briefly proposed the following steps:

- A meeting between the City staff and community members: Date unknown.
- Planning Commission Meeting to present the General Plan in the context of Fairplex: July 11, 2018.
- Planning Commission Meeting for a presentation on the Fairplex Strategic Plan: July 25, 2018.

City staff also introduced the general idea of providing the Planning Commission (Commission) alternative approaches to addressing the amendment. Both Fairplex and the County expressed their individual desire to hear and participate in the discussions of the alternatives prior to any effort or action taken by the Commission.

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During my brief tenure and in consultation with the local community, I have heard and understood some of the expressed concerns related to traffic, noise, and trash. It is important to understand that Fairplex has not remained stagnant on these issues and has proactively implemented multiple strategies to address the concerns. Identified below are some of the steps Fairplex has taken:

Neighborhood Response System

- In March 2017, Fairplex strengthened the Neighborhood Response System (NRS) with a 24/7 monitoring system that can receive phone calls, text messages, or emails. It is now our practice to respond via phone call within the hour and take the necessary action to address the issue accordingly. To date, the NPS has been utilized 27 times.

Traffic

- We provide a portion of our parking fees to the City to assist in road improvements and signalization upgrades. In 2017, the City received \$145,000.
- We continue to work with local traffic enforcement on all major events to develop traffic plans and conduct pre-event meetings with Pomona, La Verne, Caltrans, and the California Highway Patrol (paid entirely by Fairplex).
- We promote usage of mass transit to relieve congestion – Metrolink, Foothill Transit, Gold Line (extended via Foothill Transit).
- This year, we are utilizing our existing land to accommodate 1600 additional parking spaces and creating a better passenger drop-off zone to accommodate ridesharing services, i.e. taxi, Uber, Lyft.

Noise

- Community impact is of the highest consideration when booking and laying out events that may cause impact (direction of stages or location of event).
- Event managers monitor neighborhoods with decibel meters during events.
- Contracts contain a penalty clause if show exceeds limits or times.
- In 2017, we instituted a Noise Control Policy (attached) for facility operations that included Fairplex and third party contractors (setups and move outs) – Quiet time is from 10pm to 7am.

Trash

- We actively monitor the perimeter for trash, graffiti, and landscape issues with the goal of immediate resolution.
- When notified of any issue in the neighborhood, we immediately deploy resources to clean the area.
- Although not within our jurisdiction, we utilize Fairplex crews to regularly pick-up trash along White Ave.

Mr. Mario Suarez

July 24, 2018

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The relationship between our neighborhood, Pomona, and Fairplex maintains intrinsic and fiscal value to all parties. It is Fairplex' desire to further this relationship so we can continue to provide a place to strengthen community and the local economy we serve. We look forward to future discussions where the language in the proposed amendment can be addressed specifically.

Sincerely,

A handwritten signature in black ink, appearing to read 'Walter M. Marquez', with a stylized, flowing script.

Walter M. Marquez

Vice President Finance & CFO

hb

CC: Joyce Chang, L.A. County
Linda Lowry, City of Pomona
Miguel Santana, Fairplex



Noise Control Policy and Procedure

October 2017

DOCUMENT PROFILE

Document Purpose	Policy
Short Title	Noise Control Policy and Procedure
Author	Richard Rodriguez
Publication Date	October 2017
Target Audience	All Fairplex Employees, Vendors, And Sub-Contractors
Circulation List	Employee Handbook, Sales Contracts, Hotel Employees, Partner Manuals
Description	A corporate policy and procedures document for the control of noise nuisance
Contact Details	Los Angeles County Fairgrounds (Fairplex) 1101 W McKinley Ave Pomona, CA 91768

NOISE CONTROL POLICY AND PROCEDURES

1. Introduction

Fairplex is committed to being a “good neighbor” and as such has implemented a Noise Control Policy to mitigate impact to our immediate community. Noise can be defined as ‘unwanted sound’. Depending on the time of day, duration, and type of noise emanating from our facility, an individual’s living space, as well as people residing in our community may be adversely affected. We must be and type of noise emanating from our facility, an individual’s living space may be adversely affected. This can adversely affect the person or people residing our community. We must be vigilant in our effort to enforce this policy such that we do not violate the local city noise ordinance or cause significant noise related impacts to our immediate neighbors. The responsibility is ours to educate our employees, vendors and sub-contractors as to the importance in adhering to this policy.

2. Noise Ordinance

Sounds or noises that are usually defined in a noise ordinance are those commonly produced by residents, but also include industrial and commercial facilities when they are located near residential areas. Examples of noises that might violate the law are loud music, power tools, cars or motorcycles with excessively loud engines, fireworks or explosives, and shouting. The noise ordinance is designed to keep a community’s residents comfortable in their own homes. Fairplex is considered a commercial property by the City’s noise standards and as a result is located in Noise Zone 3 as shown in Table 7. The exterior noise criteria for Noise Zone 3 are presented below in Table 8 and described below.

Table 7

Pomona Noise Zones

Noise Zone 1	Single-family residential properties
Noise Zone 2	Multiple-family residential properties
Noise Zone 3	Commercial properties
Noise Zone 4	Industrial properties
Noise Zone 5	High-traffic corridors

Table 8

Exterior Noise Zone Criteria

Noise Zone	Time Interval	Allowable Exterior Noise Level
1	10:00 p.m. to 7:00 a.m.	50 dB(A)
	7:00 a.m. to 10:00 p.m.	60 dB(A)
2	10:00 p.m. to 7:00 a.m.	50 dB(A)
	7:00 a.m. to 10:00 p.m.	65 dB(A)
3	10:00 p.m. to 7:00 a.m.	60 dB(A)
	7:00 a.m. to 10:00 p.m.	65 dB(A)
4	Any	70 dB(A)
5	Any	70 dB(A)

The City's exterior noise levels as defined by the Municipal Code are presented below:

3. Initial Steps

- a. Educate staff, vendors, and sub-contractors of this policy and reiterate the importance to remain clear of any and all ordinance violations. Familiarize them with noise levels at the 50, 60, and 70 db levels and ordinance restrictions outlined above. Inform them of the ramifications of not adhering to the policy, which could include termination, cancellation of the event or contract, and fines.
- b. Design events to mitigate noise-making activities away from neighboring residential fence lines. This can include but not limited to stage position, speaker position, generator locations, and equipment compounds.
- c. Post signage in an effort to educate any participant who may not be familiar with our policy.
- d. Plan ahead for any event setup or cleanup to minimize the use of equipment that could cause disturbance or violate the noise ordinance.
- e. Document the requirement to adhere to the Noise Control Policy in all contractual relationships.

4. On-going Practice

It is the responsibility of every Fairplex employee, vendor or sub-contractor to abide by this policy and take appropriate action where potential violations are occurring. The following should be exercised at all times:

- a. Always keep our neighbors in mind.
- b. Be aware of the times you are using equipment and question yourself to determine if you are within the proper time frame to use that equipment without creating a disturbance, and more importantly, are you violating the ordinance.
- c. If you witness a violation or see a potential violation, notify the appropriate department or supervisor so that it can be stopped and/or avoided.

- d. Inform others who are not familiar with the policy to prevent potential violations

5. Follow up Procedure

- a. Agenda weekly department meetings to review issues and seek additional opinions on how we can improve our ability to be good neighbors.
- b. Notate in all post-event reports of existing or potential violations to prevent repeating occurrences.

6. Conclusion

Fairplex not only desires, but also is required to be a good neighbor. With everyone's assistance the support of the foregoing policy will achieve our goal of being a good neighbor as well as ensure the responsible growth of activities at Fairplex.

Sec. 18-311. Exterior noise standards.

(a) The following noise standards, unless otherwise specifically indicated, shall apply to all property within a designated noise zone:

(b) It shall be unlawful for any person at any location within the incorporated area of the city to create any noise or to allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person which causes the noise level, when measured on any other property, to exceed the following:

- (1) The noise standard for a cumulative period of more than 30 minutes in any hour;
- (2) The noise standard plus five dB(A) for a cumulative period of more than 15 minutes in any hour;
- (3) The noise standard plus 10 dB(A) for a cumulative period of more than five minutes in any hour;
- (4) The noise standard plus 15 dB(A) for a cumulative period of more than one minute in any hour; or
- (5) The noise standard plus 20 dB(A) for any period of time.

(c) If the ambient noise level exceeds any of the noise limit categories in subsections (b) (1) through (4) of this section, the cumulative period applicable to such category shall be increased to reflect such ambient noise level. If the ambient noise level exceeds the noise limit category in subsection (b) (5) of this section, the maximum allowable noise level under such category shall be increased to reflect the maximum ambient noise level.

(d) If the measurement location is on a boundary between two different noise zones, the lower noise level standard applicable to the noise zone shall apply.

(e) If the intruding noise source is continuous and cannot reasonably be discontinued or stopped for a time period whereby the ambient noise level can be determined, the measured noise level obtained while the source is in operation shall be compared directly to the allowable noise level standards as specified respective to the measurement location's designated land use and for the time of day the noise level is measured. The reasonableness of temporarily discontinuing the noise generation by an intruding noise source shall be determined by the chief of police for the purpose of establishing the existing ambient noise level at the measurement location.¹

¹ Pomona Municipal Code, Article VII. Noise and Vibration Control, Sec. 18-311. Exterior noise standards