

DPR RESOLUTION NO. 20-XXX

DECISION AND FINDINGS OF FACT BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF POMONA, CALIFORNIA APPROVING DEVELOPMENT PLAN REVIEW NO. 103207-2019 FOR THE DEVELOPMENT OF AN APPROXIMATELY 47,610-SQUARE FOOT, THREE-STORY MIXED USE BUILDING CONTAINING 35 RESIDENTIAL UNITS, APPROXIMATELY 6,640-SQUARE FOOT COMMERCIAL RETAIL SPACE, 85-SPACE AT-GRADE AND SUBTERRANEAN PARKING GARAGE, AND VARIOUS ONSITE LANDSCAPE AND HARDSCAPE IMPROVEMENTS ON A VACANT 0.66 ACRE LOT ON PROPERTY LOCATED AT 1833 NORTH GAREY AVENUE (8359-007-033).

WHEREAS, the applicant, Pierre Khabbaz for RAFA LA Development LLC, has filed an application for Development Plan Review (DPR 103207-2019) for the development of an approximately 47,610-square foot, three-story mixed use building containing 35 residential units, approximately 6,640-square foot commercial retail space, 85-space at-grade and 'subterranean parking garage, and various onsite landscape and hardscape improvements on a vacant 0.66-acre lot on property located at 1833 North Garey Avenue (8359-007-033);

WHEREAS, the subject site is currently zoned “Workplace Gateway Segment” of the Pomona Corridors Specific Plan (PCSP) and designated “Transit Oriented District Neighborhood” in the City of Pomona General Plan;

WHEREAS, in accordance with Section 2.0.5.C of the PCSP a Development Plan Review Hearing (DPR) is required for any new development projects located within the plan area;

WHEREAS, the Development Services Director of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on June 29, 2020, concerning Development Plan Review (DPR 103207-2019);

WHEREAS, the Development Services Director has carefully considered all pertinent testimony offered in the case as presented at the hearing;

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Development Services Director of the City of Pomona, California:

SECTION 1. The Development Services Director exercising independent judgment has determined that, pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this action as defined is Categorically Exempt under Section 15332, Class 32 (In- fill Development). The Development Services Director finds that; 1) the proposed project is consistent with the General Plan and Zoning Ordinance of the City; 2) the parcel is smaller than five acres; 3) the project site has no value as habitat for endangered, rare or threatened species; 4) this project will not have significant effects upon the environment and; 5) the site can adequately be served by utilities and public services. Furthermore;

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 2.0.5.A.(4) of the PCSP, the Development Services Director must make findings in order to approve Development Plan Review (DPR 103207-2019). Based on consideration of the whole record before it, including but not limited to, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Director hereby finds as follows:

1. *The project is consistent with the City's General Plan and all applicable requirements of the City Code.*

The City of Pomona General Plan designates the subject site as a " Transit Oriented District: Neighborhood" Place Type. "Transit Oriented District: Neighborhood" is defined as the most active and walkable districts in the City that feature development types of greater intensity than surrounding areas. These districts feature a mix of uses — horizontally mixed-use in most cases but vertically mixed-use in the densest locations — typically with retail, commercial and civic activity on the ground floor and housing, lodging or workplace uses above. The mixed-use development project is consistent with the City's General Plan because it provides a vertically mixed- use building that serves the potential to accommodate space(s) for ancillary facilities and services near Pomona Valley Hospital Medical Center. The project is consistent with the standards and design guidelines of the Pomona Zoning Ordinance (PZO) and PCSP in terms of overall architectural design.

2. *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.*

The mixed- use development 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 project will substantially comply with all development and design standards of the " Workplace Gateway Segment" of the PCSP. The project is not anticipated to generate noise, traffic, lighting, and privacy impacts detrimental to residents, occupants, and properties within the surrounding area and inconsistent with the subject property's zoning.

3. *The project will not adversely affect the Circulation Plan of the Corridors Specific Plan.*

The subject parcel is located with frontage along N. Garey Avenue. The City of Pomona Public Works Department has reviewed both off-site and on- site circulation patterns and have not expressed concern with the project's overall proposed vehicular mobility. The mixed- use development project will not introduce new driveway approaches along N. Garey Avenue, but rather utilize an existing alleyway to serve as the project's primary access. Two driveway aisles will be located immediately

adjacent to the alleyway, with the closest driveway aisle located approximately 50 feet from N. Garey Avenue. The driveway aisle will be adequately setback from N. Garey Avenue to minimize potential vehicular stacking. The project will allow pedestrian access along N. Garey Avenue in compliance with the publicly accessible open space requirements set forth within the PCSP.

4. *The project complies with the applicable provisions of the Pomona Corridors Specific Plan and other applicable regulations.*

The mixed- use development has been thoroughly reviewed and meets all applicable provisions of the PCSP and other applicable regulations.

SECTION 4. Based upon the above findings, the Development Services Director hereby approves Development Plan Review (103207-2019) 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

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 Development Services Director on June 29, 2020 and as illustrated in the stamped approved plans dated [June 29, 2020]. Any major modifications to the approved project plans shall be reviewed and approved by the Development Services Director 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. This approval shall lapse and become void if construction has not commenced under a valid building permit, within one (1) year from the date of this approval (June 29, 2020), in accordance with PCSP Section 2.0.5.A(6). The Planning Division may extend this period for a maximum of two, one (1) year extensions upon receipt of an application for a Time Extension request submitted by the applicant at least thirty (30) days before the expiration date of this approval, consistent with PCSP Section 2.0.5(A)6.
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 violation of any of the conditions of approval or City law, the property owner and tenant will be issued a Notice of Correction. If said violation is not remedied within a reasonable period of time and/or subsequent violations of the conditions of approval and/or City law occurs within ninety (90) days of any Notice of Correction, the property owner shall be held responsible to reimburse the City for all staff time directly attributable to enforcement of the conditions of approval and/or City law, including, but not limited to, revocation of the herein Development Plan Review.
5. 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 Development Services Director.

Plan Check

6. The applicant, if applicable, shall include all conditions of approval from Development Plan Review (DPR 103207-2019) on the title sheet of construction plans prior to plan check submittal. Plans shall be consistent with all required development standards in the PCSP Section 2.1.8 Workplace Gateway Segment.
7. 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.
8. 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. Blockwall/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 greatest extent feasible. The applicant shall coordinate with the adjacent property owner(s) and make reasonable attempts to construct one common property line wall. If coordination with the adjacent property owner(s) cannot be accomplished, the applicant shall construct up to a six (6) foot high decorative wall located entirely within the subject property. Prior to construction of any new walls, a plan must be submitted identifying the removal of any existing walls located on the subject property. Any removal of walls on private property and construction of a new common wall shall include approval by the adjacent property owner(s). The plans shall identify materials, seep holes, and drainage.

9. Prior to issuance of a certificate of occupancy, in order to ensure future owner(s) are made aware of conditions of approval, the applicant shall record this resolution with the Los Angeles County Recorder's office and forward copies to the City of Pomona Planning Division.
10. Pursuant to City of Pomona Ordinance No. 3506, prior to issuance of any grading or building permits, the applicant or developer shall pay the following Development Impact Miscellaneous Fees". Traffic Signal & Control Device Program; Road & Highway Improvement Program; Parks & Recreation improvement program; and Public Safety Improvement Program.
11. Any building elevations visible from public view or along the periphery of the development shall be architecturally enhanced in a similar fashion to the front elevations (i. e., enhanced window and door treatments and contrasting building materials).
12. 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 Development Plan Review Process. Plan should further conform to the State Model Water Efficient Landscape Ordinance, landscape requirements in the PCSP, 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 one 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.

In lieu fee is calculated as one percent (1%) of building valuation, as determined by Building and Safety. (Ordinance No. 4151)

Site Development & Maintenance:

13. 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.
14. 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.
15. The construction area shall be kept clean and be maintained free of weeds and debris at all times prior to, during, and after construction.
16. 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 Manager.
17. 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.
18. The private balcony areas shall be kept free and clear of any unnecessary debris and maintained in an orderly fashion at all times.
19. All landscaping shall be maintained in a neat and clean manner, and in conformance with the approval of Development Plan Review 5181-2016. Prior to removing or replacing any landscaped areas, check with the Planning Division. Substantial changes may require approval by the Development Services Director.

BUILDING AND SAFETY DIVISION

20. This project must comply with 2019 California codes
21. The undergrounding of utility facilities is required. (PMC 62-31)

22. 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)
23. A building permit shall be obtained for the proposed construction and site development. The design of the building shall comply with the 2019 California Building Codes.
24. All grading shall conform to the 2019 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.
25. 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.
26. All proposed work shall comply with the 2019 California Energy Code and all other relevant laws, ordinances and resolutions governing Energy conservation as adopted by the City of Pomona.
27. Proposed project shall comply with the 2019 California Green Building Standards Code and all other relevant laws, ordinances and resolutions governing sustainable design as adopted by the City of Pomona.
28. 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.
29. Park and Recreation Improvement Fee shall be \$675 per dwelling unit for new construction. (Ordinance 3506)
30. Building Department comments and conditions are subject to plan check. Comments are based on information provided.
31. Fence and wall plan required.

WATER AND SEWER

Water

32. Currently there exists a twelve-inch (12”) DIP water main within Garey Avenue. The existing localized approximate static pressure for the proposed project area is 65-75 psi. The existing water infrastructure shall be shown on the site plan.
33. Currently this site is not associated with any existing water or sewer service based on the City’s billing data. If any existing abandoned meter or sewer service is located during the course of development, it is the responsibility of the developer to abandon these services completely.

34. This development shall be served by an above-ground master meter; it shall be within a security cage, per City of Pomona standard drawings 13A through 13C. Please obtain aesthetic requirements for the required security cage from the Planning Division. There shall not be any public improvements located onsite to the extent possible.
35. Contact the Los Angeles County Fire Department, and their respective Building, Sprinkler, and Land Development Units, regarding this project and their proposed requirements.
36. The City may install meters less than or equal to two-inches (2") in size. The developer for the project is responsible for installing meters greater than two inches (2") in size.
37. Approved low lead (0.25%) backflow devices (list the manufacturer and model) are required for the following service lines to the site:
 - a) Reduced pressure principle assembly (RPPA) devices are required for dedicated irrigation service lines to the proposed site, and
 - b) Reduced pressure principle assembly (RPPA) devices are required for all domestic services; and
 - c) Double check detector assembly (DCDA) devices for all fire sprinkler service lines.

Sewer

38. An eight-inch (8") VCP sewer main exists within Garey Avenue.
39. There may be existing four-inch (4") VCP laterals available within the existing project site. These shall be abandoned properly if they will not be used for the development.
40. New sewer laterals must be constructed per Standard Drawing Numbers S5 and S6. Construction shall also comply with Standard No. A-26-02 per the Public Works Standards.
41. The sewer lateral separation distances, relative to water mains, shall comply with California Code of Regulations, Title 22.

COUNTY OF LOS ANGELES FIRE DEPARTMENT—FIRE PREVENTION
ENGINEERING SECTION—FIRE PREVENTION BUREAU

42. Submit two complete sets of architectural drawings. Indicate type of construction, occupancy classification, and area justification.

43. Provide a minimum unobstructed width of 28 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Department vehicular access road is more than 30 feet high, or the building is more than three stories. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Fire Code 503.1.1 & 503.2.2. NOTE: Alleys are not excepted as Fire Department Vehicular Access
44. Show all existing public fire hydrants (6"x4"x2-1/2") within 300 feet of lot frontage. Include size of barrel and outlets.
45. Provide a completed fire flow availability form. (Form 196)
46. The required fire flow for fire hydrants at this location is 3375 gpm, at 20 psi residual pressure, for a duration of 3 hours over and above maximum daily domestic demand. Fire Code 507.3 and Appendix B.
47. Additional requirements may be required pending information provided.

PUBLIC WORKS

Land Development Requirements

48. Tentative Tract Map TRACTMAP 4490-2016, TM 74171 has been submitted subsequent to the DPR 1207-2015 application. The tentative map has been extended twice and will expire on October 12, 2020. The final map is currently in plan check. Financial security for all public improvements associated with the proposed development shall be posted prior to the issuance of the building permit or the recordation of the final map, whichever occurs first.
49. No permanent structures (block walls, gates, etc.) shall be constructed over the area corresponding to the existing "Ingress and Egress Easement to Parcel 1" depicted on Parcel Map PM 26558; this requirement shall not apply to the westerly 85.69 feet by 15 feet area of said easement, based on the recorded Quit Claim Deed #20070907628.
50. No encroachment is allowed in the public alley right-of-way along the southerly property line, to allow the placement of parking stalls or the construction of the ramp leading to the subterranean garage.

Improvement Plans Requirements

51. 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.
52. Prior to issuance of the grading permit the Applicant/Developer shall submit written notifications to the next adjacent (non-City) property owners as indicated on the Development Plan Review 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, Planning Commission approval, plans on record, etc.). The proposed development shall accept the conveyance of the existing offsite drainage.
53. 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.
54. 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.
55. Prior to the approval of the final map or of the building permits, whichever occurs first, Applicant/Developer shall submit public street improvement plans to include the following items and are responsible for the construction thereof:
 - a) New sidewalk, curb and gutter along the Garey Avenue property frontage.

- b) Reconstruction of the public alleys bordering the southerly and the westerly property lines, in compliance with the City standards; the improvements to the westerly public alley shall extend to Willow Street.
- c) In the event that project related hardscape, wet and/or dry utility pavement cuts are needed along the Garey Avenue property frontage, overlay paving shall occur in accordance with the City standard A-26-02.
- d) If the “Ingress and Egress Easement for Parcel 1” is vacated, the Applicant/Developer is responsible for the reconstruction of the Garey Avenue driveway approach and driveway approach drainage improvements for Parcel 1 of PM 26558, in compliance with the City standards and ADA requirements.
- e) Site runoff shall be intercepted on site and directed to the public storm drain system by use of parkway drains built in compliance with the City standards.
- f) Existing and proposed sewer, water and storm drain infrastructure, including laterals.
- g) The parkway landscaped areas shall be designed to comply with:
 - i. The Palm Gateway Segment of the Corridors Specific Plan.
 - ii. The City standard A-34-11 (Intersection Sight Distance) and a note to this effect shall be added to the public street improvement plan.
- h) The parkway landscaped area along Garey Avenue lot frontage shall be maintained by the property owner in compliance with Pomona Municipal Code Section 46-496 496 and a note to this effect shall be added to the public street improvement plan.
- i) Unobstructed visibility shall be ensured at all intersections along the project boundaries and a note to this effect shall be added to the public street improvement plan.
- j) Undergrounding of existing and proposed overhead utility lines along the property boundaries 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.
- k) 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.
- l) 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.

56. 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.
57. 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.
58. 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.
59. Prior to approval of any improvement plans and/or grading permit issuance 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 recommendations necessary to meet minimum Federal, State, County and City requirements.
60. Prior to issuance of the grading permit Applicant/Developer shall develop and obtain City approval of the final Standard Urban Stormwater Mitigation Plan (SUSMP) for the proposed project. The SUSMP shall be prepared in accordance with the City of Pomona's Low Impact Development (LID) Ordinance, the City of Pomona's Green Streets Policy and the Los Angeles Region NPDES MS4 Permit No. CAS004001, Order No. R4-2012-0175 which includes:
 - Site Design BMPs;
 - Source Control BMPs;
 - Treatment Control BMPs.

Utilize the County of Los Angeles Department of Public Works LID Standards Manual (Published February 2014) as a guidance document for the design of applicable BMPs proposed for your project.

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 results of infiltration testing shall

be provided as part of the SUSMP submittal.

The applicant shall implement Good Housekeeping Best Management Practices (BMPs) for the site to ensure that pollutants are not discharged to the municipal storm drain system during construction and throughout occupancy. An Erosion and Sediment Control Plan shall be submitted for review and approval.

61. The final improvement plans, as shown on the Mylar, shall be provided to the City in both hard copy and electronic in AutoCAD v. 2010. Following construction and prior to acceptance of the improvements by the City, the project engineer shall provide hand drafted "AS BUILT" corrections on the original approved Mylars of the final constructed improvements to the satisfaction of the City Engineer. A corrected, "AS BUILT" plan shall also be provided to the City on disk in AutoCAD v. 2010 and .pdf formats.
62. Traffic:
 - a) Left turns from northbound Garey Avenue into the east-west alley located along the southerly property line shall be prohibited. Signage shall be installed to reinforce said northbound left turn restriction.
 - b) Street parking along the Garey Avenue property frontage shall be prohibited.
 - c) A minimum 15-foot curb return radius shall be provided at the northwest corner of the Garey Avenue and alley intersection.
63. Prior to the issuance of the building permits Applicant/Developer is responsible for the payment of any/all applicable City water and sewer connection fees and shall make proof of payment of the Los Angeles County Sanitation District fees associated with the proposed development.
64. Prior to issuance of the building permits applicant/developer is responsible for paying the project's impact fees for traffic signals and control devices, road and highway improvements, and public safety improvements.
65. 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.
66. Applicant/Developer shall coordinate the integration of the project in the United States Postal Service Delivery Growth Management Program; <https://about.usps.com/what-we-are-doing/current-initiatives/delivery-growth-management/residential-delivery.htm>

Public Works Improvements Permit

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

67. Prior to the recordation of the final map or the issuance of the building permits, whichever occurs first, Applicant/Developer shall post surety bonds for all public improvements, including but not limited to: water, sewer, storm drains, street and alley pavement, sidewalk, parkway landscaping and lighting, alley approach and traffic improvements.
68. 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.
69. Permittee shall pay fees associated with and possess the City of Pomona Business License.
70. 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.

APPROVED AND ADOPTED THIS 29th DAY OF JUNE, 2020

APPROVED BY:

Anita D. Gutierrez, AICP
Development Services Director

Date