

DPR RESOLUTION NO. 16-003

DECISION AND FINDINGS OF FACT BY THE DIRECTOR OF DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF POMONA, CALIFORNIA APPROVING DEVELOPMENT PLAN REVIEW NO. 3391-2015 FOR THE CONSTRUCTION OF A THREE-STORY, MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 33 RESIDENTIAL HOUSING UNITS, WITH THREE DESIGNATED VERY LOW INCOME UNITS ON A VACANT 0.60 ACRE PARCEL LOCATED AT 1300 W. MISSION BOULEVARD.

WHEREAS, the applicant, Arcaforma, has filed an application on behalf of the property owner, Western Paradise, LLC, for Development Plan Review (DPR) for the development of three-story, multi-family residential development consisting of 33 residential housing units, with three designated very low income units, an approximately 2,402-square foot public open space, and various decorative landscape and hardscape improvements on a vacant 0.60 acre parcel located at 1300 W. Mission Boulevard;

WHEREAS, the subject site is currently zoned within the Midtown Segment of the Pomona Corridors Specific Plan (PCSP), and designated place type of Neighborhood Edge by the City's General Plan;

WHEREAS, in accordance with Section 2.0.5.A(1) of the PCSP a Development Plan Review (DPR) is required for any new development projects located within the plan area;

WHEREAS, the Development and Neighborhood Services Director of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on June 15, 2016, concerning Development Plan Review (DPR 3391-2015);

WHEREAS, the Development and Neighborhood 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 and Neighborhood Services Director of the City of Pomona, California:

SECTION 1. The Development and Neighborhood 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 and Neighborhood Services Director finds that; 1) the proposed project is consistent with the General Plan and Zoning Ordinance; 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; and

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 and Neighborhood Services Director must make findings in order to approve Development Plan Review (DPR 3391-2015). 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:

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 “Neighborhood Edge” Place Type. “Neighborhood Edge” is defined edge properties that are adjacent to City neighborhoods that will accommodate larger scale development that is more suitable for wider, more heavily trafficked roadways and will function as buffers for residential neighborhoods behind them. These areas anticipate a reasonable amount of infill development emphasizing streetscape improvements to add visual appeal and value, develop continuity along the street edge, and buffering and compatibility. The residential development project is consistent with the City’s General Plan because it will stabilize and strengthen the neighborhood character of the surrounding area with an infill project that is compatible with existing surrounding residential uses and provides an appropriate transition to nearby single-family residences. Furthermore, with the exception of the development concessions, the project is consistent with the standards and design guidelines of the Pomona Zoning Ordinance (PZO) and PCSP in terms of setbacks, building height, onsite parking, use types, and overall architectural design.

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 residential 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 Midway Segment of the PCSP. The project is not anticipated to generate noise, traffic, and lighting impacts detrimental to residents, occupants, and properties within the surrounding area and inconsistent with the subject property’s zoning.

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

The subject parcel is located with frontage along W. Mission Boulevard. The Traffic and Transportation Division of 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 residential development project will eliminate access from W. Mission Boulevard and take primary access from Buena Vista Avenue, thereby minimizing interruptions in vehicular traffic along Mission Boulevard. The project will allow pedestrian access along both adjacent right-of-ways in compliance with the publically accessible open space requirements set forth within the PCSP.

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

The multi-family residential development project 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 and Neighborhood Services Director hereby approves Development Plan Review (DPR 3391-2015) 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:

DEVELOPMENT AND NEIGHBORHOOD SERVICES DEPT. – PLANNING DIVISION

General Conditions

1. The subject property shall be developed and/or used in a manner consistent with the project plans reviewed and approved by the Development and Neighborhood Services Director on June 15, 2016, and as illustrated in the stamped approved plans dated March 17, 2016, and colors and materials sample dated November 15, 2015 and June 13, 2016. Any major modifications to the approved project plans shall be reviewed and approved by the Planning Division as part of a modification to the approved plans. Any minor modifications that do not affect the overall intent of the approved project, may be reviewed and approved by the Development Services 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 15, 2017), 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 include all conditions of approval from Development Plan Review (DPR 3391-2015) related to the project which shall be placed on the title sheet of

construction plans prior to plan check submittal.

4. The applicant shall submit construction drawings for plan check to all required City of Pomona departments. Plans shall be consistent with all required development standards outlined in the PCSP Section 2.1.11 Midtown Segment outlined in Section 2.1.11.A Development Standards Chart.
5. The project is subject to a ten (10) calendar day appeal period. Written appeals may be filed with the City Clerk within ten (10) calendar days by one or more City Council members or the applicant. The appeal shall be filed with the City Clerk within ten (10) calendar days from the date of action by the Development and Neighborhood Services Director.
6. 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.
7. 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 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 Development Plan Review.
8. Pursuant to California's Density Bonus Law (California Government Code Sections

65915-65918), the developer has requested the maximum allowable design concessions of two (2) which includes a reduction in the interior (west) side yard setback to 8 feet and exceed the maximum building length permitted along Buena Vista Avenue with an overall building length of 152 feet 4 inches.

Development Plan Review Conditions

9. Landscaping to include trees, shrubs, vines and ground covers, shall be installed and permanently maintained in all areas depicted for planting as illustrated in the stamped approved plans of the project site, and shall be in substantial conformance to the conceptual landscaping plan submitted as part of the Development Plan Review process. All landscape areas shall be provided with an automated underground irrigation system. Landscape and irrigation plans shall be prepared by a licensed landscape architect and presented to the Planning Division for review and approval prior to the issuance of construction permits which meets the most current State of California Drought Executive Order Model Water Efficiency Landscape Ordinance (MWELo) and any modification as adopted by the City of Pomona.
10. Prior to issuance of building permits, the applicant shall submit, concurrently with the Plan Check process, and obtain the approval from the Planning Division of a lighting plan (photometric) demonstrating a minimum one foot-candle of illumination of parking, driveway, walkways, and common areas. The lighting plan shall include a site plan showing the 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.
11. 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 on all lots associated with this project and forward copies to the City of Pomona Planning Division.
12. Prior to the issuance of a building permits for the residential development, the developer shall submit documentation which identifies the three (3) restricted units and shall enter into a written agreement with the City to guarantee for thirty (30) years their continued use and availability to very low income households. The agreement shall conform to provisions identified within Section .520 of the PZO.
13. The applicant shall conform to Section .5809-24 of the PZO pertaining to public art requirements for private development by complying with one of the following two options:
 - a) Placement of an approved Public Art on the Project site.

- i) The Applicant may decide to place an approved Public Art on a private development site. The Public Art, and all eligible expenditures associated with installation of the Public Art (as described in the Manual), shall be in an amount equal to or in excess of the Public Art Allocation.
- ii) A Final Design Plan of the Public Art to be installed on Project site shall be approved by the Cultural Arts Commission before issuance of a building or grading permit for the Project.
- iii) The Public Art shall be installed on the Project site before issuance of a Certificate of Occupancy, including any temporary Certificate of Occupancy, for the Project. In cases where the Public Art cannot be installed on the Project site before issuance of a Certificate of Occupancy, the Applicant may post a cash bond to assure installation of the Public Art. The cash bond shall be in an amount equal to the Public Art Allocation or an amount based on any remaining, unexpended artwork budget as determined by the Development and Neighborhood Services Director. The bond shall not be released until the Public Art has been completed and installed on the Project site in accordance with the approved Final Design Plan.

b) Payment of an In-lieu Contribution.

- i) Rather than place an approved Public Art on the Project site, the Applicant may choose to pay an In-lieu Contribution. The In-lieu Contribution shall be submitted to the City and deposited into the Public Art Fund before issuance of any building or grading permit for the Project.
- ii) Use of In-lieu Contributions shall comply with the following:
 - (1) In-lieu Contributions shall be used for the acquisition and installation of Public Art on public or private property in the City, except that up to 1/3 of the In-lieu Contribution may be used for maintenance of the proposed Public Art or an existing Public Art that is listed on the City's registry of Public Art.
 - (2) In-lieu Contributions may be aggregated with other funds contained in the Public Art Fund for the purpose of providing a single qualifying Public Art project.

14. 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.

15. 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.
16. 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.
17. The staircase that serves as public access to the podium level public open space shall have a minimum width of six (6) feet in conjunction with a flare design at the ground level. No portion of the staircase shall be less than six (6) feet in overall width.
18. The podium level open space area shall be provided with both active and passive open space amenities. Passive open space amenities include such options as additional seating areas, picnic areas, fountains, fire pits, etc. Active open space amenities include bbq grills, playground, outdoor fitness equipment, etc. The active and passive amenities shall be submitted to the Planning Division for review and approval by the Development Services Manager.
19. All tandem parking spaces shall be exclusively designated to the two-bedroom units only. The designation of tandem parking spaces shall be clearly specified within the lease agreement for each tenant occupying two-bedroom units.
20. All residential units shall be provided with laundry and dryer hookups.
21. Arcadia, Inc., or a window/door manufacturer of similar or better quality, shall be the utilized manufacturer of all windows and doors. All doors and windows shall have a well-defined metal sash, frame, casing, and muntins. At minimum the quality of the windows and doors shall replicate Arcadia "500 Series" for the windows and "MS362 Series" for the doors.
22. The proposed light gray stucco base shall be omitted and replaced with a heavier masonry or stone like material. The proposed material shall be submitted to the Planning Division for review and approval by the Development Services Manager.
23. Incorporate a well-articulated coping/cornice element along the top of the building's roof parapet. The design, color, and material shall be submitted to the Planning Division for review and approval by the Development Services Manager.

24. Incorporate a common lobby entry along Buena Vista Avenue that provides access to the private residential units. The lobby shall be visually prominent and easy to identify. The final design shall be submitted to the Planning Division for review and approval by the Development Services Manager.
25. Any building elevations visible from public view or along the periphery of the development shall be architecturally enhanced in a similar fashion to the street facing elevations (i.e., enhanced window and door treatments, contrasting building materials, etc.).
26. The tiered planters located along the Mission Boulevard and Buena Vista building facades shall be raised in overall height so that the clearance between the top of the planter wall and top of the parking garage building wall is not more than five feet. An alternate wall treatment may be substituted in place of the aforementioned improvement provided that the final design shall be submitted to the Planning Division for review and approval by the Development Services Manager.
27. Prior to the issuance of a Certificate of Occupancy, a commercial grade decorative bike rack shall be installed within the at the ground level public open space area at a location to be approved by the Development Services Manager during the Plan Check process.
28. 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.
29. 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 property owner 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.
30. During demolition, grading, site development, and/or construction, all requirements of the PZO and Municipal Code including the noise provisions shall be adhered to. All activities including truck deliveries associated with construction, grading, 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.

31. 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.
32. The construction area shall be kept clean at all times prior to, during, and after construction.
33. The property owner shall remove any graffiti on the project site within 24 hours of discovery. The paint utilized to cover the graffiti must 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.
34. 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.
35. The private balconies areas shall be kept free and clear of any unnecessary debris and maintained in an orderly fashion at all times.
36. All landscaping shall be maintained in a neat and clean manner, and in conformance with the approval of Development Plan Review 1443-2015. Prior to removing or replacing any landscaped areas, check with the Planning Division. Substantial changes may require approval by the Development and Neighborhood Services Director.
37. One set of project plans, revised pursuant to approved conditions of approval, shall be submitted to the Planning Division for review, approval and inclusion in the entitlement file.
38. Prior to issuance of a building final, exterior site video surveillance equipment shall be provided with signage advising residents and visitors that video recording devices are in use. Recordings shall be digital and recorded in high definition, kept a minimum of ninety (90) days, and shall record all activity on surrounding public rights-of-ways as well the subject site. Prior to installation of the video surveillance equipment, a video surveillance plan shall be submitted for review and the privileges afforded under this resolution shall not be enjoyed prior to approval of such video surveillance plan by the Pomona Police Department.

DEVELOPMENT AND NEIGHBORHOOD SERVICES DEPT. – BUILDING AND SAFETY DIVISION

39. The undergrounding of utility facilities is required. (PMC 62-31)
40. This project falls under section .5809-24 of the Zoning Code “Public Art requirement for private development – Public Art Allocations”. (Ordinance No. 4151)
41. 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)
42. A building permit shall be obtained for the proposed construction and site development. The design of the building shall comply with the 2013 California Building Codes.
43. All grading shall conform to the 2013 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.
44. 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.
45. All proposed work shall comply with the 2013 California Energy Code and all other relevant laws, ordinances and resolutions governing Energy conservation as adopted by the City of Pomona.
46. Proposed project shall comply with the 2013 California Green Building Standards Code and all other relevant laws, ordinances and resolutions governing sustainable design as adopted by the City of Pomona.
47. Proposed project shall be sprinkered and comply with all other relevant laws, ordinances and resolutions governing residential sprinklers as adopted by the City of Pomona.

PUBLIC WORKS DEPARTMENT

Land Development Requirements

48. Applicant/Developer shall submit a Lot Merger application for the consolidation of Assessor Parcel Numbers (APNs) 8349-011-042 and -043 to the Public Works Department, for review and approval. The Lot Merger shall be recorded prior to the

issuance of the building permit.

Improvement Plans Requirements

49. 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 scale used for the plans needs to be large enough (1"= 10' is preferred) to clearly show all the details
 - 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.
50. 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. These reports shall be submitted to the Public Works Department and Building and Safety Division for review and approval. The Developer is responsible to comply with the approved hydrology study recommendations necessary to meet minimum Federal, State, County and City requirements.
51. Prior to issuance of the grading permit the Applicant/Developer shall submit written notifications of adjacent property owners 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. The proposed development shall accept the conveyance of the existing offsite drainage.
52. 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.
53. Prior to issuance of the grading permit the Applicant/Developer shall submit a soils and geologic report to address the soil's stability and geological conditions of the site.
54. A 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. the following:
 - a) New Buena Vista Ave. driveway approach in compliance with the City standards and

ADA requirements.

- b) New sidewalk, curb and gutter along Mission Blvd. and Buena Vista Ave. frontages, to replace the existing, unused driveway approaches and all uplifted and/or cracked existing sidewalk panels, curb and gutter, in compliance with the City standards.
 - c) New curb ramp at the southwest corner of Mission Blvd. and Buena Vista Ave., in compliance with the City standards and ADA requirements.
 - d) Parkway drains built in compliance with the City standards.
 - e) Mission Blvd. and Buena Vista Ave. paving: grind and overlay along the lot frontages, from gutter to street median or over the entire street width, depending on the required dry and wet utility pavement cuts and in compliance with the City standards.
 - f) Street Lights: refurbish existing street lights along the project's boundaries (total of 2) with LED luminaires.
 - g) Existing sewer, water and storm drain infrastructure.
 - h) Unobstructed visibility shall be ensured at the proposed property driveway.
 - i) Undergrounding of all existing and proposed utility lines per City of Pomona Municipal Code Section 62-31(b).
 - j) Note: "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".
 - k) 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.
55. 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.
56. 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 Division.
57. In recognition of the need to address traffic conditions generated by cumulative development along the Corridor Specific Plan (CSP) areas, Applicant/Developer is responsible for the project's compliance with the CSP requirements and shall participate in a CSP assessment district, or similar fair and appropriate mechanism, to provide funds for maintaining and augmenting public improvements, should such a mechanism be

established by the City. Applicant/Developer shall pay the applicable CSP in-lieu fee for public improvements required as part of this project, presently estimated at \$120,900.

58. Prior to issuance of the grading permit Applicant/Developer shall develop and obtain the City approval of the final Standard Urban Stormwater Mitigation Plan (SUSMP) for the proposed project. The SUSMP shall be prepared in accordance with the City of Pomona's Low Impact Development (LID) Ordinance, the City of Pomona's Green Streets Policy and the Los Angeles Region NPDES MS4 Permit No. CAS004001, Order No. R4-2012-0175 which includes:

- a) Site Design BMPs;
- b) Source Control BMPs; and
- c) 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. The results of infiltration testing shall be provided as part of the SUSMP submittal.

Biofiltration mitigation measures may be considered only after the project is deemed technically infeasible for infiltration, in compliance with the Los Angeles Region NPDES MS4 Permit No. CAS004001, Order No. R4-2012-0175.

Utilize the County of Los Angeles Department of Public Works' HydroCalc program described in the LID Manual to calculate these design flows and volumes. The program download can be found at <http://dpw.lacounty.gov/wrd/publication/>.

59. The applicant shall implement Good Housekeeping Best Management Practices for the site to ensure that pollutants are not discharged to the municipal storm drain system during construction and throughout occupancy.
60. 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.
61. 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.
62. Prior to the issuance of the certificate of occupancy the property Owner is responsible for the compliance with any special annual levy assessment derived from the current inclusion of the project site into the City's Street Lighting and Landscaping Maintenance District.

The Developer shall disclose to any future buyers that the property is within the City of Pomona Lighting and Landscaping District and is subject to annual special taxes.

63. 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.

Public Works Improvements Permit

64. Prior to grading permit issuance, Applicant/Developer shall post surety bonds for all public improvements, including but not limited to: sewer, water, storm drains, driveway approach, sidewalk and street paving.
65. 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;
 - d) The Commercial General Liability and the Automobile Liability policies shall include the City of Pomona as additional insured.
66. Permittee shall pay fees associated with and possess the City of Pomona Business License.
67. 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.

WATER & WASTEWATER OPERATIONS DEPARTMENT

Water

68. There are currently existing multiple water mains within the proposed project area:
 - a) Eight-inch (8") ACP within Mission Boulevard.
 - b) Twenty-four inch (24") MLCSP within Buena Vista Avenue. This main shall not be connected to for any purpose.
 - c) Eight-inch (8") DIP within Buena Vista Avenue.
69. The existing localized static pressure of the project area is 60-65 psi.

70. The existing water infrastructure shall be shown on the site plan. Further design comments shall be issued by the WWOD regarding the extent of proposed public main within the proposed project area.
71. If verification of static pressure is desired, it may be obtained by requesting a fire hydrant flow test from the Public Works Department.
72. Any private onsite water improvements are the owner's responsibility and not the City's.
73. Any existing public water facilities located on private property shall be installed within a City of Pomona easement, and will be maintained by the City.

Domestic and Fire Service Line

74. There are currently no meters serving the proposed project area at 1300 W. Mission Boulevard. WWOD will provide additional comments regarding any proposed or existing service/meter to be used for the project. A compound master meter is required to serve this development. There shall be a compound master meter assigned for each building.
75. Contact the Public Works Department at (909) 620-2281 for information on meter installation fees.
76. The Contractor for the project is responsible for installing meters greater than 2 inches in the public right-of-way.
77. There is one public fire hydrant within 500 feet of the proposed project site. The Los Angeles County Fire Department will have additional public hydrant requirements.
78. Contact the Los Angeles County Fire Department to determine if additional public fire hydrants are required for this site. If new fire hydrants are required, they shall be placed at least five (5) feet from proposed driveways and parking spaces.
79. The applicant/developer shall calculate the new water demand (based on fixture units) to verify that the proposed service(s) can provide the water demand given the size, pressure, and distance of these services from the proposed buildings. This calculation shall include fire and domestic water demands. A full hydraulic analysis is required for this development. This analysis shall include scenarios for maximum, maximum plus fire and peak hour demands. This analysis report shall be submitted to the WWOD for review and acceptance.
80. The edge of all new meter vaults, if necessary, shall be located in public right-of-way or the sidewalk two inches (2") from the back of the curb per Standard Numbers 11 and 12 of the *City of Pomona Water Division Standard Specifications for Water Facility Construction, January 2006*. Meter(s) shall not be placed in driveways, parking spaces or within the property line, to allow City personnel access to these meters for future maintenance.
81. All newly installed water lines shall be disinfected per the *City of Pomona Water Division Standard Specifications for Water Facility Construction, January 2006* before connection to the existing water main.
82. Contact the Public Works Department for information regarding meters and all applicable meter fees. The City will install meters less than or equal to 2" in size.

83. Effective January 1, 2015, the City has adopted new connection charges for water service. For further information on how charges are assessed contact the City's Public Works Business Services Division.
84. Approved backflow devices (list the brand and model) are required for the following service lines to the site:
 - a) Reduced principal pressure devices are required for dedicated irrigation service lines to the proposed site;
 - b) Reduced principal pressure devices are required for all domestic services; and
 - c) Double check detector assembly devices for all fire sprinkler service lines.
85. Submit water development plans to the City for review and building approval showing water meters, service lines, approved backflow devices, and proposed/existing water mains. WWOD requests that these plans be sent in both hard copy and electronic (saved as AutoCAD v. 2010) format.

Sewer

86. There are currently existing multiple sewer mains within the proposed project area:
 - a) Eight-inch (8") VCP within Buena Vista Avenue.
 - b) Sanitation Districts of Los Angeles County (SDLAC) owned twenty-two inch (22") VCP main within Mission Boulevard. This main shall not be connected to for any purpose.
 - c) Eight-inch (8") VCP main directly south of proposed project area, within existing parcels. This main shall not be connected to for any purpose.
87. The applicant/developer shall calculate the expected wastewater generated by the buildings to properly size the sewer lateral(s) to serve the new site. Due to the additional discharge volume anticipated by this development, the applicant/developer shall conduct a flow meter study for the proposed project. Identify the proposed connection location for sewer service. Please submit a flow test report for the existing manhole closest to the proposed point(s) of connection. This flow test report and an applicable hydraulic analysis shall be submitted to the WWOD for review and acceptance.
88. The sewer lateral from the public main to the site is considered private and shall be maintained by site owners.
89. New sewer laterals must be constructed per Standard No. B-8-61 per *City of Pomona Public Works Department Standard Drawings March 2006* (Public Works Standards). Construction shall also comply with the Public Works Standard No. A-26-02 for trench pavement restoration.
90. The sewer lateral separation distances, relative to water mains, shall comply with California Code of Regulations, Title 22.


91. Effective January 1, 2015, the City has adopted new service charges for sewer service. For further information on how charges are assessed, contact the City's Public Works Business Services Division.
92. The applicant/developer shall submit and include the following items in the sewer development plan:
- a) The proposed sewer lateral(s) with a profile and connection to the existing sewer laterals and sewer main.
 - b) The Contractor shall provide all temporary seals enclosures, forced ventilation or other devices as maybe necessary to prevent odor nuisance and solid objects from entering the existing sewer line during construction.
93. Submit sewer development plans to the Public Works Department for review and approval prior to the building permit approval showing all existing and proposed sewer mains, laterals, and manholes. WWOD requests that these plans be sent in both hard copy and electronic (saved as AutoCAD v. 2010) format.

APPROVED AND ADOPTED THIS 15 DAY OF _____ JUNE, 2016

APPROVED BY:



Mark Lazzaretto, Development &
Neighborhood Services Director



Date