

RESOLUTION NO. XXX-10-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 74232, A REQUEST TO SUBDIVIDE AN APPROXIMATE 0.59-ACRE SITE LOCATED AT 1933 THROUGH 1939 TEMPLE AVENUE FOR A TOTAL OF NINE LOTS - EIGHT NUMBERED LOTS FOR DWELLINGS AND ONE LETTERED LOT FOR COMMON AREA AND A PRIVATE DRIVEWAY

WHEREAS, on September 22, 2022, the applicant, Guy Alexander as agent for Signal Ventures, LLC, formally filed Tentative Tract Map 74232 (Exhibit A) for approval to subdivide an approximate 0.59-acre site into nine lots - eight numbered lots for detached single-family town homes and one lettered lot for common areas including landscaping, two designated guests and two designated homeowner parking spaces, and a private 20-foot-wide T-shaped driveway; and

WHEREAS, the site is legally described as Lots 11, 12, and 13 of the Price and Peterson Tract, in the City of Signal Hill, County of Los Angeles, State of California, as per map recorded in Book 12, Page 85 of Maps, in the office of the County Recorder of said county. All that portion of Farm Lot 22 of the Alamitos Tract, in the City of Signal Hill, County of Los Angeles, State of California, as shown on map recorded in Book 36, Page 37, et seq., of miscellaneous records, in the office of the County Recorder of said County, lying east of a line parallel with and 265.88 feet west of the center line of Temple Avenue and lying north of a line parallel with and 219.56 feet north of the center line of 19th Street, as established on January 20, 1948, and lying southwest of the southwest line of Price and Peterson Tract, as shown on Map recorded in Book 12, Page 85 of maps, records of said County; and

WHEREAS, Tentative Tract Map 74232 has been transmitted to the appropriate agencies for their review and comment in a timely manner as required by California Government Code Section 66453, entitled Subdivision Review by Adjoining

Local Agencies; and

WHEREAS, said comments have been duly considered and are reflected herein; and

WHEREAS, pursuant to Signal Hill Municipal Code Chapter 18.12, “Subdivisions,” the tentative map is properly a matter for Planning Commission review and determination; and

WHEREAS, On March 21, 2024, a duly noticed neighborhood meeting was held in the City Council Chamber of City Hall. Two individuals from the neighboring northern property were in attendance. During the meeting, staff provided an overview of the planning process, the applicant presented preliminary plans, and the community members offered feedback. The primary concern raised from Units 101 and 102 Temple View condominiums included 1) The close distance of the proposed Dwelling Unit 1 second-story roofs from the neighboring northern property’s patios, and 2) The height of the proposed Dwelling Unit 1 second story and roof blocking the view of Temple Avenue from both property’s patios; and

WHEREAS, after conducting outreach to those with concerns, no further issues were raised; and

WHEREAS, on October 4, 2024, notice of a Planning Commission public hearing regarding Tentative Tract Map 74232 was mailed to all property owners and residents within 500 feet of the subject property, was published in the Signal Tribune newspaper and was posted in accordance with Signal Hill Municipal Code Section 1.08.010; and

WHEREAS, the Planning Commission has recommended City Council adoption of Initial Study/Mitigated Negative Declaration (SCH 2024100062) relative to Zoning Ordinance Amendment 24-01, Tentative Tract Map 74232, and Site Plan and Design Review 24-01 in satisfaction of requirements of the California Environmental Quality Act; and

WHEREAS, on October 15, 2024, a public hearing was held before the Planning Commission, and all interested parties were given an opportunity to be heard regarding the request; and

WHEREAS, the City has incorporated all comments received and responses thereto.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Signal Hill, California, does hereby find as follows:

Section 1. The proposed Tentative Tract Map 74232, subject to the attached conditions, is in accordance with California Government Code Section 66474 in that:

a. The proposed map, subject to the attached conditions, is consistent with the General Plan as follows:

(i) Said land is designated as 1.3 high-density residential (allowing up to 35 dwellings per acre for a maximum of 12 units) on the General Plan Land Use Element's Generalized Land Use Map and approval of Tentative Tract Map 74232 would permit medium-density residential development with a total of eight units; and

(ii) Approval of the proposed map would promote a number of specific General Plan Goals and Policies as described below:

LAND USE ELEMENT GOAL 1 – Manage growth to achieve a well-balanced land use pattern that accommodates existing and future needs for housing, commercial, and industrial land, open space, and community facilities and services, while maintaining a healthy, diversified economy adequate to provide future City revenues.

Land Use Policy 1.2 – Provide opportunities for a variety of residential densities and housing styles.

Finding regarding Land Use Policy 1.2 – The proposed residential development provides eight above moderate (income level) single-family residential dwellings. Development of the project will assist the City in meeting its Regional Housing Needs Assessment (RHNA) goal for the years 2021-2029.

Land Use Policy 1.3 – Support the maintenance of residential areas and encourage in-fill of vacant lots close to transportation, municipal facilities, and shopping opportunities.

Finding regarding Land Use Policy 1.3 – The proposed project is an infill parcel with three existing storage structures onsite. The project is located on the west side of Temple Avenue between East 19th and East 20th Streets and is surrounded by condominium complexes on the north, west, and south and single-family on the east. The project site is less than one mile to commercial uses and public transportation systems on Pacific Coast Highway.

LAND USE ELEMENT GOAL 2 – Ensure that new development is consistent with the City’s circulation system, availability of public facilities, existing development constraints and the City’s unique characteristic and natural resources.

Land Use Policy 2.6 – Encourage the development of oil field areas through the removal or relocation of wells and pipelines, or with site plan designs that encourage the joint use of land for oil production and other urban uses while maintaining essential access to petroleum resources.

Finding regarding Land Use Policy 2.6 – The site plan and building placement are subject to Commission-level Site Plan and Design Review. Two plugged and abandoned oil wells are present on the project site. Both wells were located, excavated, and tested for methane leaking, then surveyed and a vent cone installed. The project has been designed to ensure both abandoned wells are accessible in an emergency capacity and that no habitable structures will be placed on top of or within close proximity to them. Well #79 is located near proposed open parking spaces, providing a 10-foot unobstructed radius from the nearest structure and more than 10 feet of clearance

from the nearest property lines, allowing for unobstructed access to the wellhead if needed. Similarly, Well #3 is located near proposed open parking spaces, providing a 10-foot radius that is partially unobstructed by a four-foot-tall removable metal picket fence. The fence is designed and installed to be easily removed, ensuring full access to the adjacent wellhead, when necessary, with more than 10 feet of clearance from the nearest property lines.

LAND USE ELEMENT GOAL 3 – Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.

Land Use Policy 3.7 – Maintain and enhance the quality of residential neighborhoods.

Finding regarding Land Use Policy 3.7 – The proposed project is an infill site that will replace three existing, dilapidated buildings previously used for storage. The dwelling units feature a modern, simplified Spanish style architecture including concrete tiled roofs, fine textured stucco finish, decorative Bermuda style awnings, metal window flower shelves, accent iron cross bars, forged steel baluster railings, and Arto Tile Arabesque accent tiles. The development incorporates architectural diversity by providing three exterior elevation designs and two different color schemes. There are four variations of entry porches, four entry door designs, three garage door styles, and several overhang roof style and rooftop configurations, all featuring photovoltaic solar structures.

Land Use Policy 3.18 – Minimize the impacts of stormwater runoff to the maximum extent practicable on the biology, water quality and integrity of natural drainage systems and water bodies.

Finding regarding Land Use Policy 3.18 – The Project Site currently accepts storm water runoff from the adjacent Smart Homes property to the northwest (7216-020-012), which drains into the municipal storm drain system. As part of this project, the Smart Homes applicant reached out to the Courtyard applicant to secure an agreement for shared sewer and stormwater facilities. The stormwater and sewer from the Smart Homes property will be collected via separate stormwater and sewer lines in compliance with the County of Los Angeles Department of Public Works and discharged

toward Temple Avenue within a six-foot-wide public service easement. This easement between the two parties has been approved by the City Engineer and was recently recorded for the purpose of installing, maintaining, repairing, renewing, and replacing an underground sanitary sewer line, sump pump, and stormwater drain line. Additionally, the proposed project includes a stormwater drainage and erosion control system designed to manage stormwater runoff from both sites. The system features a series of inlet drains, catch basins, a trench drain, and permeable pavement that directs water into an underground modular polypropylene “CUDO” storage system. The project will comply with the City’s Low Impact Development (LID) standards which requires that the site must be treated with LID Best Management Practices (BMPs) prior to discharge.

Land Use Policy 3.19 – Maximize to the extent possible the percentage of permeable surfaces to allow more percolation of stormwater runoff into the ground.

Finding regarding Land Use Policy 3.19 – The project includes landscaped backyards and common areas. The private driveway, surface parking, and rear yard patios have been designed to use decorative permeable pavers to allow for percolation of stormwater on-site.

CIRCULATION ELEMENT GOAL 1 – Ensure that new development results in the preservation and enhancement of the City’s circulation system.

Circulation Policy 1.f. – Ensure that new development provides adequate parking for anticipated uses; however, reductions in parking requirements should be considered where alternative modes for transportation or shared parking exist.

Finding regarding Circulation Policy 1.f. – Onsite parking for the project complies with the multi-family parking standard even though the residential product type being proposed is single-family. The project provides two parking spaces within an enclosed garage and one designated surface parking space for each dwelling unit. Additionally, two guest parking spaces are located at the west end of the project site, positioned on each end of the hammerhead.

HOUSING ELEMENT GOAL 1 – Accommodate the housing needs of all income groups as quantified by Regional Housing Needs Assessment.

Housing Element 2021-2029 Program Category #1 Goal – Accommodate the housing needs of all income groups as quantified by Regional Housing Needs Assessment.

Finding regarding Housing Element 2021-2029 Program Category #1 Goal – Development of eight new single-family detached dwelling units sold at market rate will assist the City in meeting its 188 above moderate-income Regional Housing Needs Assessment. The project’s development will be reported with the City’s annual progress report which is sent to the State Department of Housing and Community Development when the building permits are issued.

Section 2. In accordance with Government Code Section 66473.5, which states, “subdivisions must be consistent with the general plan or specific plan,” the Planning Commission does hereby find that the proposed subdivision and provisions for its design and improvements, subject to the attached conditions, are compatible with the goals and objectives of the Land Use Element of the Signal Hill General Plan.

Section 3. In accordance with Government Code Section 66474.6, the Planning Commission has determined that the discharge of waste from the proposed subdivision, subject to the attached conditions, into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board in that the developer is required to comply with the Mitigation Monitoring Program, submit an erosion control plan and comply with the NPDES, Best Management Practices, during the grading and construction phases of the project.

Section 4. In accordance with Government Code Section 66473.1, which states, “the design of a subdivision for which a tentative map is required pursuant to Section 66426 shall provide for future passive or natural heating and cooling opportunities,” the Planning Commission has determined that the Tentative Tract Map, subject to the attached conditions, does provide, to the extent feasible, for future passive solar, or natural heating and cooling opportunities in that the design of individual structures incorporates energy-saving devices or materials, including, but not limited to, insulation, double-pane windows, and high-efficiency central heating and cooling systems.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Signal Hill, California, does hereby approve Tentative Tract Map 74232, subdividing an approximate 0.59-acre site into nine lots - eight numbered lots for detached single-family town homes and one lettered lot for common area landscaping, two guests and two designated homeowner parking spaces, and a private 20-foot-wide T-

shaped driveway, subject to the Conditions of Approval attached hereto as Exhibit B.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission of the City of Signal Hill, California, on this 15th day of October, 2024.

SONIA SAVOULIAN
CHAIR

ATTEST:

COLLEEN T. DOAN
COMMISSION SECRETARY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SIGNAL HILL)

I, COLLEEN T. DOAN, Secretary of the Planning Commission of the City of Signal Hill, California, do hereby certify that Resolution No. XXX-10-15 was adopted by the Planning Commission of the City of Signal Hill, California, at a regular meeting held on the 15th day of October 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

COLLEEN T. DOAN
COMMISSION SECRETARY

Tentative Tract Map No. 74232
Recommended Conditions of Approval

Project: **The Courtyard Specific Plan (SP-21)**

Location: **1933 through 1939 Temple Avenue (APN 7216-020-011 and 7216-021-002)**

Applicant/Agent: **Guy Alexander – Signal Ventures, LLC**

Property Owner: **Signal Ventures, LLC**

1. Approval of Tentative Tract Map No. 74232 and recordation of Final Map is subject to subsequent City Council approval of Zoning Ordinance Amendment 24-01 and compliance with the conditions of approval contained in Site Plan and Design Review (SPDR) 24-01.

2. The property owner/applicant shall indemnify, protect, defend, and hold the City of Signal Hill (City), and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (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, 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 Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, 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 property owner/operator 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. This provision to indemnify shall survive the expiration, termination, suspension or revocation of this permit.

3. Within 24 months from the approval date of the map, the applicant shall file with the appropriate agencies a Final Tract Map prepared in accordance with the requirements of Title 18, "Subdivisions," of the Signal Hill Municipal Code, the State Subdivision Map Act, and the conditions contained herein. Failure to file such a map in a timely fashion, meeting all conditions herein, shall terminate the Tentative Tract Map unless extended, as provided in the Subdivision Map Act and Title 18 of the Signal Hill Municipal Code.
4. Prior to Final Tract Map approval, the following modifications shall be included on the Final Map:
 - A. Lot 1 shall be changed from "PROPOSED 2 STORY BUILDING" to "PROPOSED PARTIAL SINGLE-STORY BUILDING"
 - B. The "proposed block wall" located on the northwest property line shall be revised to reflect "proposed retaining wall by other."
5. The Final Map and the associated easement documents shall provide the description and location of additional easements created for the purpose of installing and maintaining utility lines, site drainage, retaining walls, and oil well maintenance as necessary. Grantors: lot owners, Grantee HOA.
6. The Final Map and associated easement documents shall provide description and location of easements granting the right to use the land surface adjacent to Lot 1 and Lot 2. Grantor: HOA, Grantees: owners of lot 1 and lot 8.
7. Approval is subject to compliance with the applicable mitigation measures included in the approved Mitigated Negative Declaration (SCH 2024100062)
8. The applicant shall be required to establish a Homeowners' Association (HOA) for all of the properties within the boundaries of Tentative Tract Map No. 74232. All organizational documents for the project shall be submitted to and approved by the Director of Community Development and the City Attorney prior to Final Map approval and shall be recorded with the Final Map. A copy of the recorded documents shall be submitted to the Community Development Department and kept on file.
9. The property owner shall record Declaration of Covenants, Conditions and Restrictions (CC&R's), in a form subject to the review and approval of the City Attorney, under which the property owner and each future owner releases and indemnifies the City for issuance of project permits, and which puts all future owners and occupants of Tract 74232 on notice of the provisions contained in the CC & R's which include:

- A. The City shall be included as a party to the CC&R's. In addition to the conditions listed below, the CC&R's shall give the City the right to enforce the provisions thereof, including entering the property and performing the work itself after due notice and the opportunity to cure, and the right to lien the property for all costs incurred if not promptly reimbursed.
- B. Owner(s) shall be aware that surrounding properties may be developed or redeveloped in accordance with City ordinances in a manner, which may partially or totally obstruct views from the owner(s) unit. Owner(s) should check the development regulations of the City if they are concerned about possible obstruction of trees/views. The City makes no claim, warranty or guarantee that trees/views from any unit will be preserved as the development of surrounding properties occurs.
- C. All on-site utility services (gas, electrical, sewer, phone/cable) serving the site shall be maintained underground. Service shall be provided by a company licensed to provide such service within the City.
- D. Public Utilities shall not be placed under any enhanced/decorative paving in the interior streets. If they are, and the City needs to excavate to make any repairs to any city portions of utilities; the City's responsibility will be to put back conventional asphalt or typical concrete. It will be the Home Owner Association's responsibility to construct the enhanced/decorative paving section.
- E. The Homeowner's Association must maintain all Source, Structural, and Treatment Control Best Management Practices (e.g., sweep private streets and parking lots, re-apply storm drain system stenciling and signage, clean-out inlet drains, replace inlet filters when broken or degraded) per the approved Low Impact Development Plan's Maintenance & Operations Manual. The Homeowner's Association will allow access to the property to city inspectors for routine inspections of the BMP's to ensure compliance with the approved Low Impact Development Plan and the National Pollutant Discharge Elimination System (NPDES) permit.
- F. The Approved Low Impact Development Plan (LID) shall be attached to the Conditions, Covenants and Restrictions (CC & R's) for the project.
- G. Landscaping, including vegetation, irrigation systems and earth mounding shall be installed in accordance with landscape plans approved in conjunction with SPDR 24-01. The property, including improvements and landscaping, shall be permanently maintained in good, first-class condition, without deterioration and free of waste and debris.

- H. EDCO waste container procedures including:
- i. Each house has space for three waste containers.
 - ii. In accordance with EDCO's established procedures, on the waste collection day, the carts will be placed by homeowners in the designated collection area along the Temple Avenue curb with the wheels against the curb or the edge of the roadway.
 - iii. The containers shall not be placed on the curb or the edge of the roadway any sooner than the afternoon of the day before pickup or remain in the street longer than the evening of the pickup service.
 - iv. The containers will have a designated house number painted with 6" high numbers.
 - v. Arrows on the lid should point toward the street.
 - vi. Automated carts should be placed at least 2 feet away from each other and from other obstructions such as parked cars, trees, telephone poles and mailboxes.
 - vii. Do not place carts in areas of traffic, such as bike lanes, in order to avoid blocking paths of travel.
- I. The HOA shall be solely responsible for enforcing a Parking Management Concept regulating the use of all private garages and common area surface parking spaces. The intent of the Parking Management Concept shall be to ensure that garages are available to be used for their intended purpose, vehicle parking for occupants of the attached dwelling, and to maximize the use of common area surface parking for owner's/HOA's guests, assuring permanent right of use. Specific provisions include:
- i. Vehicle registration: all homeowners shall register each of their vehicles with the HOA to allow for proper monitoring and implementation of the Parking Management Concept.
 - ii. Eight (8) surface parking spaces shall be assigned and clearly designated for the exclusive use of the dwelling unit identified on the approved site plan. Clear and highly visible signage for each surface parking space to specifically identify designations and restrictions.
 - iii. Two (2) surface parking spaces shall be specifically designated and restricted for the exclusive use of guests. Homeowners' registered vehicles are prohibited from parking in the spaces specifically designated for guest parking. The HOA will monitor the guest parking spaces regularly to ensure that only guests are utilizing the guest parking spaces.
 - iv. Annual and semi-annual garage inspections are required based on a schedule as determined by the HOA. The inspections shall be performed exclusively by the HOA or their designee.
 - v. A parking hotline must be maintained for homeowners to anonymously report violations of improper use of either the private garages or surface guest parking. The HOA shall monitor the hotline

and make a “good faith effort” to respond in a quick and efficient manner.

- vi. Penalties: a formal series of warnings, fines and liens for violations of the parking management regulations shall be established and maintained.

- J. Owner(s) shall be aware that any construction, repair, modification or alteration of any buildings, equipment, structures, or improvements on the property shall be subject to the approval of the Director of Community Development, if a building permit is required. Owner(s) shall secure HOA approval prior to submitting plans for City review and approval.

- K. The CC&Rs shall contain a provision prohibiting the storage or parking of any boat, recreational vehicle, trailer, trailer coach or house car as defined in the State of California Vehicle Code.

- L. The CC&Rs shall include a provision prohibiting rooms that were not considered bedrooms for purposes of parking calculations from being marketed or used as bedrooms.

- M. The CC&Rs shall include a provision restricting the use of charcoal or electric pellets grills.

- N. The CC&Rs shall identify all fences, gates and walls and the party responsible for maintenance of all fences, gates and walls. The fences, gates and walls shall be identified on a plan.

- O. The CC&Rs shall identify the landscape areas and the party responsible for maintenance of the landscaping and irrigation systems. Maintenance shall include replacement of dead or dying plants with plants of similar type and size shown on the approved landscape plan. The landscape areas shall be identified on a plan.

- P. The HOA shall provide for the maintenance of all common areas, parking areas, and private driveways. The HOA shall grant driveway access to City representatives on official City business, emergency services providers, police patrols, refuse and recycling collection agencies, and public utility maintenance and repair crews. The HOA shall authorize the City’s Police Department to enforce the provisions of the Municipal Code and California Vehicle Code on the private driveway within the project in accordance with Vehicle Code Section 21107.7. The HOA shall post signage applicable to authorized City enforcement at the entrance to the private streets.

- Q. The HOA shall authorize the City's Police Department to enforce the provisions of the Municipal Code and California Vehicle Code on the private driveway within the project in accordance with Vehicle Code Section 21107.7. The HOA shall post signage applicable to authorized City enforcement at the entrance to the private streets.
 - R. Declarant, the HOA, and all owner(s) shall be required to file with the City of Signal Hill Community Development Department the names, addresses and telephone numbers of the HOA's property management company and responsible property manager and each member of the HOA board, as of January 1st of each year.
 - S. Owner(s) shall sign a disclosure statement prepared by the Developer and reviewed by the Director of Community Development and the City Attorney acknowledging that owner(s) have read the aforementioned items. The disclosure statement shall be represented in typeface of larger than ten (10) points in size.
 - T. No amendments to the CC&Rs that affect the City shall be made or recorded without the prior written approval of the Director of Community Development.
10. The applicant shall submit a current title report prior to Final Map approval.
 11. The map shall grant easements for driveway access, guest parking space access, and walkway access between units, and oil well access to City representatives on official City business, emergency services providers, police patrols, refuse and recycling collection agencies, and public utility maintenance and repair crews.
 12. The applicant shall provide evidence, satisfactory to the Director of Community Development, that rights-of-entry are executed for any affected easement or fee owner prior to Final Map Recordation and/or issuance of building permits for each phase of the project.
 13. All conditions of approval and fees associated with Site Plan and Design Review 24-01 remain in full effect.
 14. The applicant shall satisfy all City of Signal Hill Tentative Tract Map requirements pursuant to Chapter 18.12, Preliminary and Tentative Maps, of the Signal Hill Municipal Code. Tentative Tract Map No. 74232 has been distributed to all interested local and state agencies. The applicant shall satisfactorily address comments received by any interested agency, specifically the Los Angeles County Fire Department.

15. The Tentative Map shall be submitted to the County of Los Angeles Fire Department Fire Prevention Division Land Development Unit through epicla.lacounty.gov under plan type FIRE-Land Development-Tentative Map-Tract. For assistance with epicla.lacounty.gov please contact the Land Development Unit Clerk, Tony Le at (323) 890-4243.
16. All on-site Fire Department vehicular access roads shall be labeled as “Private Driveway and Fire Lane” on the site plan/exhibit, tentative map and Final Map along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
17. In the event that the development requires relocation of Southern California Edison (SCE) facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide SCE with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.
18. The Los Angeles County Sanitation District requirements shall be complied with, pursuant to the comment letter dated October 2, 2024, and attached as Exhibit C.
 - A. The wastewater flow originating from the proposed project will discharge directly to the Districts’ Alamitos Pumping Plant Trunk Sewer, located in Temple Avenue north of East 19th Street. The Districts’ 8–inch diameter trunk sewer has a capacity of 1.1 million gallons per day (mgd) and conveyed a peak flow of 0.3 mgd when last measured in 2021. A 6-inch diameter or smaller direct connection to a Districts’ trunk sewer requires a Trunk Sewer Connection Permit issued by the Districts. An 8-inch diameter or larger direct connection to a Districts’ trunk sewer requires submittal of Sewer Plans for review and approval by the Districts. For additional information, please contact the Districts’ Engineering Counter at (562) 908-4288, extension 1205, or engineeringcounter@lacsdsd.org.
 - B. The wastewater generated by the proposed project will be treated at the A.K. Warren Water Resource Facility (formerly known as the Joint Water Pollution Control Plant) located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 247.2 mgd.
 - C. The expected increase in average wastewater flow from the project, described in the plan as a subdivision of one lot to nine lots, is 1,728 gallons per day, after all structures on the project site are demolished. For a copy of the Districts’ average wastewater generation factors, go to www.lacsdsd.org, under Services, then Wastewater Program and Permits and select Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.
 - D. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts’ Sewerage System or to increase the strength or quantity of wastewater

discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to <https://www.lacsd.org/services/wastewater-sewage/wastewater-rates>. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, please contact the Districts' Wastewater Fee Public Counter at connectionfee@lacsd.org or (562) 908-4288, extension 2727.

- E. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service but is to advise the applicant that the Districts intend to provide this service up to the levels that are legally permitted and to inform the applicant of the currently existing capacity and any proposed expansion of the Districts' facilities.

End of Conditions.