

**CITY OF SIGNAL HILL
DEPARTMENT OF PUBLIC WORKS
CONDITIONS OF APPROVAL**

Public Works requirements for issuance of a Building Permit (Based on 2024 Building valuation) and for a Land Subdivision. In addition, a Subdivision must fulfill all requirements of the California Subdivision Map Act, and the City of Signal Hill Subdivision Ordinance in Title 18 of the Signal Hill Municipal Code.

Project: **Tentative Tract Map 74232 - 8 Town Houses**
Address: **1933 Temple Avenue**
Developer: **Signal Hill Ventures, LLC**
Date: **October 15, 2024**

REQUIREMENTS OF DEVELOPER/APPLICANT

Prior to issuance of any permits (grading, excavation, etc.) all improvement plans (street, sewer, water, alley, grading, etc.), all dedication/vacation drawings, must be approved to the satisfaction of the City Engineer.

- (a) Provide documentation that all existing utility and pipeline easements across the property, affecting the development of the property, have been relinquished or abandoned.
- (b) The developer/applicant shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City and one-year following the improvements in accordance with the Subdivision Agreement. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the developer/applicant to the satisfaction of the City Engineer.
- (c) Construction Plans for Grading, Storm Drain, Low Impact Development, street improvement, sewer connection, dry utilities connection, water improvement, and erosion control shall be prepared by a registered engineer, at a minimum scale of 1" = 40', and on 24" by 36" sheets. Proposed improvements shall be designed and constructed per City Public Works Standards.
- (d) Any existing improvements in the public right-of-way, adjacent to project parcel frontage, that are not in compliance with the Americans with Disabilities Act (ADA) shall be removed and reconstructed or added to meet

the ADA requirements and must comply with City Standards

- (e) All existing public facilities in conflict with new improvements shall be relocated at no cost to the City. Property owner shall dedicate, or cause to be dedicated all easements needed to accommodate the relocation, modification or installation of facilities to be maintained by the City or any public utility company.

1. GRADING PLAN

The applicant shall submit a Grading Plan prepared by a registered Civil Engineer, on City Title Block Mylar, subject to the review and approval of the City Engineer.

2. STREET IMPROVEMENTS

The applicant shall submit a Street Improvement Plan prepared by a registered Civil Engineer, on City Title Block, subject to the review and approval of the City Engineer. Applicant shall construct the following Public Works Street Improvements (per approved plans & City Standards):

- (a) Construct Driveway Approach along Temple Avenue frontage to comply with ADA (American with Disabilities Act) and per City Standard Plans.
- (b) Construct new Parkway Landscaping with irrigation per City parkway design guidelines.
- (c) Install 2 Street trees planted in deep root control boxes with irrigation. Type of Tree shall follow 2023 Street Tree Master Plan.
- (d) Remove existing driveway and replace with full height curb and gutter and install new 5-foot width sidewalk per City standard plans along property frontage and connecting to the existing adjacent sidewalks.
- (e) Restore street pavement with a 2" grind and overlay to minimum of Temple Avenue centerline (final restoration limits shall vary with utility trenching) within the property frontage limits and connecting to adjacent street pavement. Asphalt pavement submittals shall be approved by Public Works Department. Restore any damaged or marred pavement striping and markings at the completion of the offsite improvements.
- (f) All utility connections, street improvements, and any other work performed in the public right-of-way will require a traffic control plan prepared per the City of Signal Hill Public Works Department requirements. The cost of the design and implementation of the traffic control plans shall be borne by the project proponent. See Section 10 of the conditions for more details.

- (g) All trash collection services needed during construction or after project completion shall be obtained from the City's authorized provider.
- (h) The applicant/contractor shall be responsible for protecting all existing horizontal and vertical survey controls. Any survey controls disturbed during construction shall be reset per Los Angeles County Surveyor Standards after construction.

3. OVERHEAD UTILITIES

- (a) No new overhead facilities are permitted. Under-ground all new dry utilities (electrical, telephone, cable T.V., communications lines, etc.).

4. CONDITIONS, COVENANTS AND RESTRICTIONS (CC & R'S)

The applicant shall be required to establish a homeowners' association for all 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. The Conditions, Covenants and Restrictions (CC & R's) shall contain the following provisions:

- (a) 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.
- (b) 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.
- (c) The Approved Low Impact Development Plan (LID) shall be attached to the Conditions, Covenants and Restrictions (CC & R's) for the project.

5. SEWER CONNECTION/EXTENSION OF DISTRICT'S COLLECTOR SEWER

The City of Signal Hill will perform a preliminary review of the applicant's method of connection to the sewer. Based on the City's review, a review form will be issued by the City. The applicant is to bring the signed review form to the County Sanitation District of Los Angeles County (District), 1955 Workman Mill Road, Whittier, CA 90601 for any sewer connection information and/or design standards for preparation of a sewer extension or connection permit.

If an extension or capacity upgrade of a collector sewer is required, the applicant shall design and construct the sewer to District's standards. The applicant is responsible for design and construction costs, reimbursement of District's design review cost and District's construction inspection costs. Applicant is required to have an executed agreement with District outlining these financial responsibilities prior to District reviewing the design plans. After construction is completed and approved by District, applicant shall file Notice of Completion and prepare a Bill of Sale in accordance with the agreement.

6. WATER SERVICES

The applicant shall provide an engineering study for any proposed connection to the City water system. The study shall be prepared by a registered civil engineer for approval by the City Engineer. Any infrastructure upgrades necessary to meet the fire code or the domestic water capacity shall be mitigated by developer. The proposed utility connections shall be made to the City water systems in accordance with the City Code, standards and applicable Federal, State and County regulations.

New separate domestic water service(s), fire services, meter(s) and backflow protection device(s) are required per Public Works Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). The new domestic water service(s) shall be a minimum of 1-inch in size. Meters shall be located in the City right of way within parkway adjacent to the sidewalk. Existing domestic water service(s) and meter(s) are not to be utilized, they shall be properly abandoned by the developer per Public Works Standard Plan No. 409. The Developer shall hire a properly licensed contractor (General Engineering A license) for the abandonment of existing services, tie-ins and connections to the City water main, and installation of the water services required for the project. The Developer shall contact the water department for the latest water meter specifications, to coordinate inspections, and for any water service shutoffs.

7. ESTIMATED IMPACT FEES

Applicant shall make a payment to the City of Signal Hill for Water Impact Fees as required by Signal Hill Municipal Code Title 21 prior to Certificate of Occupancy, request for utilities, or final inspection. Please refer to Building Department Conditions of Approval for latest estimated impact fees.

8. AGREEMENT TO INSTALL PUBLIC WORKS IMPROVEMENTS

Applicant shall execute a Subdivision Agreement also referred to as "Agreement to Install Public Works improvements" for construction of street and Right of way improvements, in a form approved by the City Attorney, and post a Surety Bond or cash deposit in the amount approved by the City Engineer.

- (a) An amount equal to at least one hundred percent (100%) of the estimated cost of improvements as security for faithful performance as determined by the City.
- (b) An amount equal to at least fifty percent (50%) of the estimated cost of improvements as security for the payment of all persons performing labor and furnishing materials as determined by the City.
- (c) An amount equal to at least ten percent (10%) of the estimated cost of improvements to guarantee and warrant the work and improvements for a period of one year as determined by the City.
- (d) An amount equal to at least one hundred percent (100%) of the estimated cost of setting monuments as determined by the Subdivider's engineer.

9. PLAN CHECK DEPOSIT

Applicant shall clear any outstanding balance on existing deposits and submit additional plan check deposit in the amount of \$10,000 upon first submittal for Construction Plans prepared by the developer's Registered Engineer. This deposit shall cover all staff time and consultant expenses (consultant invoices are assessed a 20% administrative fee per the City fee schedule) incurred on the project including, but not limited to, plan checking, preparation of staff reports, development meetings, field review, submittal review, and inspections.

10. ENCROACHMENT PERMIT & INSPECTION FEES

Prior to the commencement of any work in the Public right-of-way, applicant shall submit an engineered Traffic Control Plan for review by the City Traffic Engineer, obtain a City business license, submit insurance documents in accordance with the executed "Agreement to Install Public Works Improvements", and pay all applicable permit fees as required by the City Fee schedule to obtain an Encroachment Permit for the work in the right-of-way. All development construction

plans shall be approved, including any plans submitted to other City departments, prior to permit issuance. All deposits and improvement bonds associated with improvements required by the Public Works Department shall be paid prior to the issuance of permits for construction.

11. STORM WATER POLLUTION PREVENTION

This project will result in soil disturbance of less than 1 acre. An erosion control plan shall be prepared by a qualified stormwater professional or licensed civil engineer subject to review and approval by the City Engineer. Prior to the issuance of a grading permit, the applicant shall submit a completed Owners Certification form (OC-1). This form is available in the Public Works Department. Routine inspections shall be performed during the construction and demolition phase of the project to ensure compliance with LA County MS4 requirements for stormwater pollution prevention. Enforcement action may be taken for any stormwater violations including corrective action requests not completed during the allotted timeframes.

12. STORM WATER POLLUTION PREVENTION/LOW IMPACT DEVELOPMENT

- (a) Applicant shall submit to the City for review and approval a Low Impact Development (LID) Plan incorporating Best Management Practices (BMP) in conformance with the requirements of the City's LID manual. Requirements of the LID Plan will include construction of onsite water treatment, and maximization of infiltration except in hillside areas where alternative BMP'S LIDs must be proposed maximizing vegetation and use of biofiltration with underdrains to limit infiltration. Please refer to attached project LID corrective sheet which are incorporated as conditions of approval.
- (b) Applicant shall demonstrate that all LID and other structural Best Management Practices (BMPs) described in the LID Plan have been constructed and installed in conformance with approved plans and specifications.
- (c) Applicant shall properly maintain all LID and other structural Best Management Practices (BMPs) installed in new developments, as listed in the approved Low Impact Development Plan (LID Plan).
- (d) Applicant shall identify parties responsible for the long-term operation and maintenance of all LID and other structural Best Management Practices (BMPs) for the life of the project and a funding mechanism for operation and maintenance prior to approval of the LID Plan. This shall be identified and recorded with the County Recorder's office by the property owner or any successive owner.