

**NORWALK PLANNING COMMISSION
RESOLUTION NO. 25-04**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORWALK, CALIFORNIA, APPROVING PRECISE DEVELOPMENT PLAN NO. 2024-02 WITH CONDITIONS OF APPROVAL FOR A MIXED-USE HOUSING PROJECT OF 83 TOWN HOMES AND 10 LIVE WORK UNITS AT 11459 IMPERIAL HIGHWAY AND FIND THAT THE PROJECT IS EXEMPT UNDER CEQA §15332 (IN-FILL DEVELOPMENT PROJECTS)

WHEREAS, Precise Development Plan (PDP) No. 2024-02 was submitted by Johanna Crooker, on behalf of MLC Holdings, Inc. ("Applicant"); for 11459 Imperial Highway ("Subject Property"); also known as Assessor's Parcel Number ("APN") 8023-008-004; a request to demolish an existing commercial building totaling 53,450 square feet (SF) and construct a new mixed-house project consisting of 83 townhomes and 10 live-work units along with related site and landscaping improvements ("Proposed Project") on property that is 4.36 acres in size; and

WHEREAS, Conditional Use Permit No. 2024-01, Tentative Tract Map No. 084624, and Director Approval Request No. 2025-05 were filed in conjunction with this request; and

WHEREAS, the subject site is designated as General Commercial by the City's General Plan; and

WHEREAS, the subject site is currently located within the zoning classification of General Commercial (C-3) and for comparable mixed-use housing development is evaluated under the Multi-Family High Density (R-4) zone; and

WHEREAS, the purpose and intent of requiring a PDP is to ensure that new development will be aesthetically and functionally compatible with the existing and future land uses on adjacent and surrounding properties; and

WHEREAS, Section 17.02.205.D.1 (Precise Development Plans, Standards and Review Criteria) of the Norwalk Municipal Code ("NMC") states that the Community Development Director may at their discretion refer any request to the Planning Commission for review; and

WHEREAS, PDP No. 2024-02 has been reviewed by the Planning Commission on April 23, 2025, at a duly noticed public hearing, at which time oral and documentary evidence relative to the application were received.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. In accordance with the criteria and authority contained in the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines as amended, staff

has conducted the appropriate environmental analysis and based on that assessment, the City has determined that the Proposed Project qualifies for an Notice of Exemption under Article 19 Categorical Exemptions, Section 15332 (Class 32 – Infill Development) in that the action involves the construction of 83 townhomes and 10 live work units on property in an urban setting that is less than five (5) acres in size.

Section 2. The proposed development is in compliance with the regulations contained within the NMC, with the implementation of the recommended conditions of approval.

Section 3. The proposed mixed-use project is in compliance with the regulations contained within the NMC. The Proposed Project consists of 83 townhomes and 10 live-work units, and will comply with minimum setbacks, height, landscaping, and design standards of the Multi-Family High Density (R-4) zone.

Section 4. The proposed development is consistent with the goals and objectives of the Norwalk General Plan by providing different housing types to serve the needs of residents of the City and promote a positive image of the City of Norwalk and provide for a balanced distribution of multi-family housing throughout the city. The proposed mixed-use development will provide market rate townhomes in two to three bedroom configurations, 10 live work units for home based businesses and on-site common amenities such as a barbeque area, water fountain, laundry room, and covered patios. The proposed project will visually improve the aesthetic of the site with high quality architecture, enhance landscaping, and pedestrian pathways.

Section 5. The proposed mixed use project will not be detrimental to the public health, safety, and welfare or adversely affect property values or the present and future development of the surrounding area. The proposed development is designed with live work units along Imperial Highway which preserve the commercial element with the exclusive multi-family residential units set back ensuring separation from the street. The project will have appropriate building heights and increased landscaping and block wall fencing to ensure compatibility of uses and minimize potential visual impacts. The proposed layout provides adequate buffers with landscaping and appropriate fencing. The proposed use would thereby be in accordance with the General Commercial land use designation of the Norwalk General Plan.

Section 6. The Planning Commission of the City of Norwalk, State of California, does hereby approve PDP No. 2024-02 subject to the Conditions of Approval in attached Exhibit "A" and the Mitigation Measures in attached Exhibit "B."

APPROVED AND ADOPTED BY THE NORWALK PLANNING COMMISSION on this 23rd day of April 2025.

**LINDA LOPEZ, CHAIR
NORWALK PLANNING COMMISSION**

ATTEST:

I, Alex Hamilton, Secretary of the City of Norwalk Planning Commission, **DO HEREBY CERTIFY** that the foregoing Resolution, being **Resolution No. 25-04**, has been duly signed by the Chair, and attested by the Secretary, all at a special meeting of the Norwalk Planning Commission, held April 23, 2025, and that same was approved and adopted by the following vote to wit:

AYES:

NOES:

ABSENT:

**ALEX HAMILTON, SECRETARY
NORWALK PLANNING COMMISSION**

**EXHIBIT “A”
CONDITIONS OF APPROVAL
PRECISE DEVELOPMENT PLAN NO. 2024-02**

The following Conditions of Approval shall be incorporated into all applicable final construction plans, and a copy of these conditions shall be placed on the first sheet of the final building plans:

A. STANDARD:

1. The Proposed Project shall substantially conform to the Project Plans dated April 2, 2025 and presented to the Planning Commission on April 23, 2025 with the following modification:
 - a. Replace the proposed brick wall along Gettysburg Drive at the rear property line with a wall/fence up to a height of six feet (with climbing vines/landscape), subject to review and approval by the Planning Division.
2. Approval of this Precise Development Plan (PDP) shall not become effective until the associated Conditional Use Permit No. 2024-01, Tentative Tract Map No. 084624, and Director Approval Request No. 2025-05 become effective, and until a ten (10) day appeal period has elapsed and an Acceptance of Conditions form has been properly executed and returned to the Community Development Department; whichever is later.
3. The Applicant shall sign and submit an affidavit accepting all conditions of approval pertaining to Precise Development Plan (PDP) No. 2024-02 prior to the issuance of building permits.
4. Construction and/or modification of the project shall be in substantial conformance with submitted plans as described in the Agenda Report to the Planning Commission and as approved by the Planning Commission. The Director of Community Development (“Director”) shall determine whether a modification is in substantial conformance.
5. The Applicant shall always comply with all applicable provisions of the Norwalk Municipal Code (NMC) to the satisfaction of the Director of Community Development.
6. Compliance with all conditions of approval for all associated discretionary applications and those conditions specified herein shall be met prior to the issuance of a certificate of occupancy.
7. All conditions of approval for Conditional Use Permit No. 2024-01 and Tentative Tract Map No. 084624 and Director Approval Request No. 2025-05 shall be adhered to in addition to conditions specified herein.

8. The submitted plans shall incorporate all revisions needed to comply with the Conditions of Approval.
9. A copy of these Conditions of Approval shall be incorporated on the first sheet of the final building construction plans prior to the issuance of permits.
10. All perimeter fencing must be in compliance with Section 17.03.300 of the NMC and shall be consistent in height, material, and color.
11. Plans shall be submitted for plan check and required permits shall be obtained from the Building and Safety Division prior to the start of construction.
12. All work shall be completed with a valid permit and in accordance with applicable building regulations.
13. Litter shall be removed daily from the premises, including adjacent public sidewalks and all parking areas under the control of the licensee.
14. All equipment, including lighting, shall be maintained in good condition at all times.
15. No construction debris shall be buried on site.
16. No barbed wire or razor wire shall be permitted on the premises.
17. Any exterior illumination shall be oriented so as to prevent spillage of light and glare onto adjoining streets and properties. Energy efficient low or high-pressure sodium or metal halide lamps shall be utilized.
18. The final building elevations shall comply with all Norwalk Municipal Code (NMC) requirements and are subject to the review and approval of the Director of Community Development.
19. Hours of construction at the project site shall be limited to 7:00 A.M. through 6:00 P.M. Monday through Saturday.
20. The final building plans shall include pavers, a stamped or stained concrete pattern within the entrance driveway areas and walking/crossing paths consistent with plan set per Section 17.05.490.C of the NMC.
21. Approval of this PDP shall be valid for one (1) year from the date of final approval and shall become null and void unless construction has commenced within this time period or an extension of time is granted pursuant to a written request received prior to the expiration date. The Director at his or her discretion may grant two (2) one-year extension. The Planning Commission may grant a final one-year extension. Prior to the granting of the final extension request, notice shall be given in the same manner as required for the original application. Commencement of development shall mean

that appropriate permits have been obtained and the development has successfully completed the first Building and Safety Division inspection.

B. LEGAL:

22. The Applicant shall indemnify, defend and hold harmless the City of Norwalk, its officers, agents, employees, and volunteers (collectively, the "City") from any and all claims, lawsuits or actions arising from the granting of, or the exercise of the rights permitted by this approval, or any other related land use entitlement or approval granted by the City, and from any and all claims or losses occurring or resulting to any person, firm, corporation or property for damage, injury, or death arising out of, or connected in anyway, with the use permitted by the City on the property. Applicant's obligation to indemnify, defend, and hold harmless the City shall include, but not be limited to, paying all legal fees and costs incurred by legal counsel of the City's choice, including expert witness fees, in representing the City in connection with any such claims, losses, lawsuits or actions, and any award of damages, judgments, verdicts, court costs or attorney's fees in any such lawsuit or action.
23. The homeowners association Conditions, Covenants and Restrictions (CC & R's) must be approved by the City Attorney prior to finalization of the project/issuance of building permits. The CC & R's shall contain regulations including, but not limited to the following:
 - a. Landscaping, including vegetation and irrigation systems shall be installed in accordance with landscape plans approved in conjunction with CUP No. 2024-01, Tentative Tract Map No. 084624, and DAR 2025-05. The property, including the improvements and landscaping, shall be permanently maintained in good, first-class condition, without deterioration and free of waste and debris.
 - b. The Association shall be responsible for the maintenance of walls, fences, common area landscaping, and parkway landscaping.
 - c. 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 permit is required. Owner(s) shall secure Association approval prior to submitting plans for City review and approval.
 - d. All utility services serving the site shall be installed and maintained underground. In addition, the common areas shall have separate meters from the individual units.
 - e. Declarant, the Association, and all owner(s) shall be required to file with the City of Norwalk Community Development Department the

names, addresses and telephone numbers of the Association's property management company and responsible property manager and each member of the Association board, as of January 1st of each year.

- f. No amendments to the CC & R's that affect the City shall be made or recorded without the prior written approval of the Director of Community Development.
- g. The CC & R's shall contain a condition 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 anywhere on the lot for a period of time exceeding two (2) hours except within garages.
- h. The Association shall provide for the maintenance of all private driveways and sidewalks and shall grant driveway and sidewalk 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 Association shall authorize the City of Norwalk Public Safety Department and Los Angeles County Sheriff Department to enforce the provisions of the Municipal Code and California Vehicle Code on the private driveways within the project in accordance with Vehicle Code Section 21107.7.
- i. The CC & R's shall contain parking management plan to allow the dual use of seven (7) open parking spaces for customer parking for non-residential uses and guest parking for residential uses as described in the agenda report for this project.
- j. The CC & R's shall contain requirements for all units to keep trash receptacles within designated garage areas, except for prior to and after designated garbage collection days.
- k. The CC & R's shall contain requirements for the provision of trash receptacles and trash pick-up within common open spaces, by the Association.

C. CONSTRUCTION:

24. All construction projects are required to meet the minimum water quality protection requirements under the Los Angeles Municipal Storm Water Permit (MS4). Storm water drainage design shall include flow to landscape lawn area or other type approved bio-swale materials or filter basin to maintain required water quality control.

Prior to issuance of building permits, applicant shall submit an Owner's Certification of Compliance with Minimum Water Quality Protection Requirements. In addition, an Erosion Control Plan shall be submitted showing how water quality protection measures will be implemented during the course of construction.

25. A site drainage plan for existing and new parking lots shall be submitted for review showing a minimum slope for landscape and AC pavement of 1% and a minimum slope for concrete of 0.5%. Plans shall show proposed pad elevations and existing drainage patterns for areas north, east, south and west of the property lines. Finish floor elevation shall extend above the elevation of the street gutter at the point of discharge or the inlet of an approved drainage device a minimum of 12 inches plus 2% of the distance from the building to the gutter or drainage device. Indicate existing and proposed elevations at lot corners and at every 50 feet along property lines. Show proposed drainage pattern with high point elevation and flow line elevation every 25 feet. Include elevations at all building corners and flow line at point of discharge from property. Storm water drainage design shall include flow to landscape lawn area or other type approved bio-swale materials or filter basin to maintain required water quality control. Provisions shall be made for any contributory drainage.
26. Prior to permit issuance, the developer shall pay the following fees: Art in Public Places Program, Sanitation District Connection Fees, Sewer Connection Fee, and School Fees.
27. No pavement crushing activities shall occur on site.
28. A temporary fence shall be provided during the demolition of the existing building and the construction of the project, subject to the review and approval of the Planning Division.
29. Prior to and during construction, the following shall be completed:
 - a. The subject site shall be maintained free and clear of weeds, trash, junk, or debris.
 - b. The applicant shall regularly water the site to control fugitive dust to the satisfaction of the Director and the Building Official.

D. PROJECT SPECIFIC:

30. The use and development of the property shall be in substantial conformance with the Project Plans dated April 2, 2025.
 - a. The project shall be consistent with the Article V, R-4 Zone NMC17.05.400 – NMC 17.05.490

- b. The project shall provide landscaping in setback areas consistent with NMC 17.05.490 and NMC 17.03.010.
- 31. No vehicular fence or gate shall be located at the front entrance along Imperial Highway.
- 32. The gate for emergency vehicle access off Gettysburg Avenue shall open inside and not onto the public right-of-way, subject to the review and approval of the Planning Division.
- 33. Development Impact Fees in accordance with NMC Section 16.03.090 shall be paid prior to issuance of building permits.
- 34. The applicant shall comply with all applicable provisions of Section 17.03 Article III (Signs) of the Norwalk Municipal Code at all times, except as amended herein by these conditions of approval.
- 35. The final building plans shall comply with NMC Section 17.04.220 regarding Condominiums.
- 36. Approval of this project shall not become effective until all associated discretionary applications are approved by the respective approval body, and the effective date of all actions have elapsed.
- 37. All conditions of approval for Tentative Tract Map No. 084624 shall be adhered to.
- 38. The addresses for the development shall be determined by the Planning Division.
- 39. Install parking restriction signage and curb markings as directed by the City Traffic Engineer.
- 40. A final phasing plan detailing the construction staging areas and fencing shall be submitted and shall be subject to the review and approval of the Director of Community Development.
- 41. A common mailbox shall be provided on-site. The location shall be subject to the approval of the US Postal Service and Department of Community Development.

E. LANDSCAPING:

- 42. The applicant shall comply with all landscaping requirements contained within NMC Chapter 17.03 Article I and NMC 17.05.490.
- 43. All planters and landscaped areas shall be maintained in good condition at all times. Any dead or missing landscaping shall be replaced. Any broken or malfunctioning irrigation components shall be repaired or replaced.

44. Installation of landscape in excess of 500 square feet shall comply with Government Code Section 65596 for water efficient landscaping.
45. Landscaping, including shrubs and trees, shall not hinder visibility for vehicles or pedestrians.
46. Prior to the issuance of building permits, the following shall be completed:
 - a. Landscape and irrigation plans prepared and “wet” signed by a registered landscape architect shall be submitted to the Community Development Department for review and approval, and shall show the following:
 - i. The landscape plan shall indicate the size, type, quantity, spacing and location of all plant materials, and location of irrigation equipment.
 - ii. The plan shall depict an automatic permanent irrigation system.
 - iii. Six-inch concrete curbs shall surround all planter areas adjacent to the primary driveway.
 - iv. Compliance with Model Water Efficient Landscape Ordinance (MWELO).
 - v. Existing tree wells and tree species with public rights-of-way adjacent to the project site shall be included on the landscape plan.
 - vi. Landscape plan check fee shall be submitted.

F. PUBLIC SAFETY

47. Prior to the issuance of a Certificate of Occupancy, the following shall be completed:
 - a) Property Management Company shall participate in the Department of Public Safety’s Business Watch and anti-trespassing / enforcement program (S.H.A.P.E).
 - b) Live Work locations, shall submit accordingly for business licenses, special events, business events, etc. and shall participate in the Department of Public Safety’s Business Watch and anti-trespassing / enforcement program (S.H.A.P.E).
 - c) Consider security camera plan(s) for the Live Work locations;
 - d) Proper signage for private property parking enforcement;
 - e) Exterior lighting shall be maintained in good conditions at all times;

- f) Any graffiti painted or marked on the premises shall be removed or painted over within 48 hours of discovery thereof;
- g) Lighting shall be provided.

G. BUILDING AND SAFETY:

- 48. Submit a completed Permit Application form. The estimated project valuation should cover all proposed work on site, including but not limited to demolition, engineering, grading, site improvements, and utility work. Please note that the valuation is subject to verification and may be adjusted during the plan review process.
- 49. Plans: If submitting paper, submit two (2) complete sets of plans, printed on 24" x 36" sheets (preferred size). Provide the stamp of the registered civil engineer on each plan sheet.
- 50. Los Angeles County Fire Department - Site Plan Approval: A site plan review may be required by LA County Fire Department for fire access. Consult with LA County Fire Department to inquire if plans are required to be submitted to them.
- 51. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2022 California Building Code (CBC), 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Electrical Code, 2022 California Energy Code, 2022 California Green Building Standards Code, and the Local Municipal Code. Compliance to all applicable state and local codes is required prior to issuance of building permit.
- 52. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval
- 53. Development Impact Fees will be required for new construction and commercial/industrial additions.
- 54. Landscape plan is a separate submittal for irrigation and plants only. No accessory structures or flat work will be reviewed on the landscape plans.
- 55. All site work for accessibility will be reviewed and inspected based on the approved architectural plans, not the civil or landscape plans. All accessibility codes and requirements are found in Chapter 11A and 11B of the current California Building Code. The architect of record is responsible for the design of all accessibility requirements on the site and will only be reviewed in the building plan check process.
- 56. Soils report will be required.
- 57. Other agencies will review the plans upon submittal of plan check.

58. Accessibility and other requirements will be reviewed during plan check.

H. PUBLIC SERVICES:

59. The final Tract Map No. 084624 for condominium purposes shall be recorded.

60. Any existing damaged public right-of-way improvements and any damage caused during the construction shall be repaired in accordance with Section 5600 et seq of the California Streets and Highways Code and with the Norwalk Municipal Code before occupancy will be granted. (Property owner is responsible for the repair and maintenance of curb/gutter, sidewalk and drive apron). Removals and reconstruction shall be per City of Norwalk Engineering Standard Plans and to the satisfaction of the City Engineer.

61. Per NMC 12.12.030 a construction permit is required for any work to be done in the public right-of-way and shall meet with the City Inspector before starting any construction within the public right-of-way.

62. Per NMC 12.04.010 all work within the public right of way shall be done in accordance with the Standard Specifications for Public Works Construction, (latest ed.); the Standard Plans for Public Works Construction, City of Norwalk Standard Plans, and as directed by the City Engineer. All costs incurred to meet these requirements shall be borne by the developer/applicant.

63. Per NMC 12.12.130 the developer, at his/her cost, shall be responsible for the relocation as necessary of any public or private utility or other obstruction to facilitate the construction within the public right-of-way.

64. The Developer shall submit improvement plans to the Public Services Department showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted. The following are required as a part of the project's improvement plans.

- a. Remove existing drive approach on Gettysburg Ave. and replace it with full height curb and sidewalk.
- b. Construct new drive approach on Gettysburg Avenue for emergency access and ADA compliance per City Standard No. 102, type C2 and fire department's width requirements.
- c. Construct new tree wells on Gettysburg per City Standard 104 including irrigation facilities. Plant new trees per the project landscape plan.
- d. Construct turn-out lane along Imperial Highway per approved plans. New curb to be type A2-8". Paving to be 2" cap over 6" base asphalt over 12" aggregate base over compacted sub grade, or 8" concrete over 8" aggregate base over compacted subgrade.

- e. Reconstruct Imperial Highway north curb 52 feet north of street centerline, from the join west of the project to a 60 foot reverse taper at the easterly project property line.
 - f. Construct new drive apron on Imperial Highway per City Standard 102 type C1. W= 28' minimum.
 - g. New sidewalk on Imperial Highway to be 8' wide and per City Standard 104 case 1.
 - h. Reconstruct catch basins on Imperial Highway per approved drainage plans.
 - i. All utilities on Imperial highway fronting the project shall be placed underground.
 - j. Reconstruct Imperial Highway frontage road at Roseton and westerly to the project site to provide a curb and minimum 8 foot wide ADA accessible pedestrian walkway connection between the project and Roseton Avenue along the north side of the frontage island. Include ADA ramp and approved signage at east terminus.
 - k. Construct drainage facilities to connect existing street drainage flows at intersection of Roseton-Imperial to the storm drain system as directed by the City Engineer.
 - l. Construct 6' high block wall and in frontage island with adjacent planter along north side of new pedestrian walkway. Modify island irrigation and provide wall vegetation as directed by the City Engineer.
 - m. Construct approved access to the 12525 Roseton property's on-site parking from the intersection of Roseton-Imperial.
 - n. Extend existing Imperial Highway median island 200 feet easterly. Match existing materials. Configuration, new signage and modification of traffic striping as directed by the City Engineer
 - o. Furnish and install three (3) new marbelite street light poles, luminaires, underground conductors and new service point on Imperial Highway as directed by the City Engineer.
 - p. Furnish and install one (1) new marbelite street light pole, luminaire, and conductors on Gettysburg Street as directed by the City Engineer.
65. Fire Protection: This development will require construction of fire protection improvements. Prior to the approval of any development plans the applicant is required to contact Los Angeles County Fire Department, Engineering Division, 5823 Rickenbacker Road, City of Commerce, CA 90040, (323) 890-4125 and obtain the fire flow and access requirements for any proposed development. The applicant will also be required to contact the City of Norwalk Water Division to determine the existing fire flow rate in this area. If the existing fire flow capabilities are below the required minimum, the applicant shall provide the necessary means for meeting the fire flow rates required by the Fire Department.

66. The land owner must submit a General Construction Activity Storm Water Permit Notice of Intent (NOI), accompanied by the filing fee, prior to the start of any clearing or grading activity. Submit to: State Water Resources Control Board, Division of Water Quality, Attn: Storm Water Permit Unit, P.O. Box 1977, Sacramento, CA 95812-1977. A copy of Notice of Intent and a receipt for NPDES Construction Permit shall be presented to the City Building Department prior to the issuance of any permits.
67. Federal, State and local statutes for a Standard Urban Storm Water Mitigation Plan (SUSMP) require that the developer incorporate appropriate SUSMP requirements into this project. The SUSMP contains a list of the minimum Best Management Practices (BMP's) that must be used for a project. Copies of the SUSMP applicable to the Los Angeles County area are available from the office of the City Engineer. The developer's plan must be approved prior to the issuance of any building or grading permits.
68. No property drainage shall be allowed to cross over sidewalks (parkways) or drive approaches. Yard basins, concrete gutters and under sidewalk (parkway) drains shall be constructed to adequately drain the subject property. A drainage plan shall be prepared by a Registered Civil Engineer and submitted for approval by the City. Under sidewalk drains shall be per Norwalk City Standard No. 107. Minimum slope on concrete flow lines shall be 0.50%. Minimum slope on asphaltic concrete or turf shall be 1.0%. Existing elevations of adjacent property and street flowlines must be shown around the perimeter of the proposed development. The plan must be approved prior to issuance of a Building Permit.
69. Applicant shall demonstrate and show good faith efforts to obtain approval from adjacent property owners to install fences or walls in order to construct new perimeter walls/fences as proposed. Good faith effort shall be as determined by the Director of Community Development.
70. Off-site improvements (*eg. driveways, sidewalk, parkway drains, trees, curb/gutter etc*) shown on the grading plans must provide a concurrent submittal to City of Norwalk Engineering Division. As an alternate, off-site improvements may be shown on a separate set of street improvement plans. Prior to issuance of Grading permit, developer shall obtain drainage clearance from City of Norwalk Engineering Division.
71. Prior to the issuance of a building or grading permit, the applicant shall prepare a Low Impact Development (LID) Plan specifically identifying the Best Management Practices (BMPs) that will be used on site to control predictable pollutant runoff. The LID Plan shall clearly show the locations of structural BMPs and assignment of long term maintenance responsibilities (which shall also be included in the recorded Maintenance Agreement). The plan shall be prepared to the general form and content shown in the LID Plan template and shall be submitted to the City Engineer for review and approval.

72. The Developer shall execute and provide to the City Engineer, a written statement from the local utility provider for water service (Golden State Water) and sewer service (City of Norwalk), indicating that the water system and sewer system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water and sewer service will be provided to each building. Comply with mitigation measures recommended by the water and sewer system purveyor(s).
73. Any connections to the storm drain system must obtain permits from the City Engineer before approval of the drainage plan.
74. A drainage plan shall be prepared by a Registered Civil Engineer and submitted for approval by the City. The plan must be approved prior to issuance of a Building Permit.
75. All utilities within the public right-of-way or easements shall be constructed per City of Norwalk standards and to the satisfaction of the City of Engineer. Any/all utility connections made to City of Norwalk owned utilities shall be to the satisfaction of the City Engineer.
76. All work within the public right-of-way, including placing and removal of traffic control devices, shall be restricted to the hours between 8:30 A.M. (9:00 A.M. for Imperial Highway) and 3:30 P.M., Monday through Friday. No work requiring continuous inspection or traffic control shall be done on Saturday, Sunday or Holidays, unless prior arrangements have been made at least one week in advance with the approval of the City Engineer.
77. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
- a. Prior to tentative map approval, sewer area study, shall be reviewed and approved by the City Engineer. Comply with mitigation measures recommended in the sewer area study.

Water

78. New water meters and vaults shall be constructed in the public right-of-way according to the City of Norwalk standards and to the satisfaction of the City of Engineer.
79. Developer shall prepare and provide a water supply assessment, with calculations, for the proposed development to the water purveyor. The water supply assessment shall account for all proposed (and applicable future) connections and needs to serve the project.
80. Developer shall submit water demand(s) and calculations (for potable water supply and fire flow needs) for proposed project site (average/daily/peak) to the water purveyor. It is developer's responsibility to request/acquire system pressures at any/all points of connections and show on plans. On-site water system shall be designed to

available pressures. The range of water pressure is for standard water system conditions.

81. The Developer shall provide, a written statement (Will Serve Letter) from the local utility provider for water service (Golden State Water) and sewer service (City of Norwalk), indicating that the water system and sewer system will be operated by the purveyors and that under normal conditions, the system will meet the requirements for the development and that water and sewer service will be provided to each building. Comply with mitigation measures recommended by the water and sewer system purveyors.

Sewer

82. The Developer shall prepare and provide a sewer area study, with calculations, for the proposed development. The sewer area study shall account for all proposed (and applicable future) connections and needs to serve the project.
83. Any/all sewer clean outs shall be constructed on private property.
84. Developer shall ensure sewer and stormwater connections are separate.
85. A sewer connection fee may have to be paid to the Los Angeles County Sanitation Districts, 1955 Workman Mill Road, Whittier, California, 90602. For method of payment and verification of fee call (562) 685-5217, Extension 2715. A receipt showing that the payment has been made shall be presented to the City Building Department prior to the issuance of any permits.

Storm Water

86. The Developer shall prepare and provide/submit a hydrology study with run-off calculations, for the proposed development. The Developer shall guarantee the design and construction of all required drainage (including conveyance structures, piping, etc.) in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
87. Developer shall apply for and obtain a Construction Activities Storm water general Permit from the State Water resources Control Board.
88. Developer shall provide a copy of an approved SWPPP (Storm Water Pollution Prevention Plan) stamped by an Engineer along with a WDID (Waste Discharge Identification) number issued by the State Water Resources Control Board (SWRCB).
89. Developer shall provide contact information of the Qualified Stormwater Developer (QSD) and/or Qualified Storm water Practitioner (QSP) of the site.

90. Developer shall submit digital copies of the LID/NPDES/Grading Plans concurrently to the City of Norwalk, Public Services- Utilities department.
91. Recordation of Master Covenant and Agreement: Prior to approval of the LID Plan, the applicant/developer shall prepare and record a Master Covenant and Agreement per requirements of the City Engineer. A drainage plan shall be prepared by a Registered Civil Engineer and submitted for approval by the City. The plan must be approved prior to issuance of a Building Permit.
92. The Covenant Agreement shall be reviewed and approved by the City engineer prior to recordation with the Los Angeles county Registrar recorders/County Clerk.
93. RECORDATION is the responsibility of the developer. Provide a copy of the recorded Covenant Agreement to City Engineer with instrument number.
94. Developer shall provide an approved Notice of Termination (NOT) by the State Water Resources Control Board.
95. Developer shall furnish and install new catch basin screens (excluder) and connector pipe screens to all proposed catch basins.
96. Developer shall design and construct offsite drainage improvements to the satisfaction of the City Engineer.

BUILDING PERMITS

Prior to issuance of **Building Permit**, the proposed development is subject to the following:

97. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall provide a concurrent submittal of the Drainage/Grading plans to the City of Norwalk – Engineering Division. Approval of the Drainage Plan is required prior to issuance of Building Permits.
98. Sewer area study shall be reviewed and approved. Building Permit issuance will not be granted until the required sewer, study has been received and found satisfactory. Comply with mitigation measures recommended in the approved sewer area study.
99. Additional Right-of-Way is required beyond the existing right-of-way line. Dedicate 10-ft of additional right-of-way abutting the development along Imperial Highway. New Right-of-Way line shall be 60-ft from the existing centerline of Imperial Highway. Developer shall prepare legal description for required dedication or include on subdivision map, for review and approval of the City Engineer and Recordation with County Recorder's Office. All documents shall be approved and ready for recordation prior to issuance of Building Permits.

100. Off-site improvements (*eg. driveways, sidewalk, parkway drains, trees, curb/gutter etc*) shown on the grading plans must provide a concurrent submittal to City of Norwalk Engineering Division. As an alternate, off-site improvements may be shown on a separate set of street improvement plans. Prior to issuance of Grading permit, developer shall obtain clearance from City of Norwalk Engineering Division.

Los Angeles County Fire Department

101. Water System Requirements

- i. All fire hydrants shall measure 6" x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approval equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
- ii. All required PUBLIC fire hydrants shall be installed, tested, and accepted prior to beginning construction.
- iii. The required fire flow for the public fire hydrants for this project is 2,500 gpm at 20psi residual pressure for two hours.
- iv. Install one (1) new public fire hydrant and two (2) private on-site.

102. Comply with any and all LA County Fire Project Requirements.

CERTIFICATE OF OCCUPANCY

Prior to issuance of **Certificate of Occupancy**, the proposed development is subject to the following:

103. All irrigation systems and plan materials for the project shall be installed. The certificate of compliance shall be signed by the landscape architect and submitted to the Planning Division.
104. All new, and/or future roof mounted mechanical equipment including (but not limited to): satellite dishes, air conditioners, heating units, ventilation ducts, exhaust fans, electrical and plumbing connections etc. for the building shall be completely screened by the roof parapet of the building from the public right-of-way and from the adjacent properties at all times. In addition, a Certificate of Occupancy will not be issued for the on-site building until the Director of Community Development has verified that any/all roof-mounted mechanical equipment is completely screened from the public right-of-way and the adjacent properties.
105. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy

106. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building. Comply with mitigation measures recommended by the water purveyor.
107. The Developer shall construct and guarantee the construction of all required and previously approved Street Improvements to the satisfaction of the City of Norwalk Engineering Inspector and the City Engineer.
108. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
109. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study or by the City's Traffic Engineer.
110. The Developer shall submit an electronic copy of approved plans (such as, Sewer, Street and/or Storm Drain Improvements, whichever applies), to the City of Norwalk – Engineering Division and Utilities Division, prior to the issuance of Certificate of Occupancy.
111. Final inspections by the Planning, Engineering and Building and Safety Divisions shall be completed.

-END OF CONDITIONS