

PROJECT: PRJ 2021-00006, Site Address: Southwest Corner of Euclid Street / Rosecrans Avenue (The Pines at Sunrise Village)

Date: 10/20/2021; Revised 10/27/2021

ENGINEERING CONDITIONS OF APPROVAL

Project Specific:

PROJECT FRONTAGE IMPROVEMENTS

1. Utility poles along the project frontage area will be subject to the City's Utility Undergrounding requirements, as outlined in Section 16.05.060 of the Fullerton Municipal Code.
2. All damaged and/or substandard public improvements shall be removed and replaced per City standards, unless otherwise approved by the City Engineer.
3. Applicant shall re-landscape slopes and provide additional landscaping plan along both sides of City drainage channel area and upgrade fencing material along channel to the satisfaction of the Community and Economic Development Director and confirm the placement of the fencing to the satisfaction of the City Engineer and the Community and Economic Development Director. Re-landscaping area will include area between sidewalk and drainage channel.
4. The project shall dedicate an additional street right-of-way for the corner cutoff at the southeast corner of Rosecrans/Camino Loma intersection.
5. Separate street improvement plans shall be prepared for applicable public improvements. The plans shall be submitted to the Public Works Department for review, approval, and issuance of separate Public Works Department permits, as applicable.
6. A Final Geotechnical study shall be provided, which specifically addresses the existing pavement condition on the pavement along the entire project frontage, including the intersection of Rosecrans Avenue and Euclid Street. The project shall rehabilitate the asphalt concrete pavement, from the curb to curb (curb street width), along the project frontage, to rehabilitate existing pavement along the project frontage on Euclid Street, Rosecrans Avenue, Camino Loma, and Paseo Dorado, including the intersection of Euclid Street and Rosecrans Avenue. The extent of the pavement rehabilitation shall be determined based on the final geotechnical report recommendations and project construction impact to street. The final thickness of the pavement rehabilitation shall be determined based on the final geotechnical report recommendations and project construction impact to the street after the grading operations.
7. Project will be required to upgrade the existing streetlights along project frontages that will include conversion from high voltage to low voltage system and/or upgrade to current City Standards including replacement of WHPS luminaires with City-approved LED luminaires (Cooper Navion, GE Evolve or Leotek). The LED lighting shall produce lighting photometric

similar to existing or better. This shall include installation of a new metered panel at a location approved by the City Engineer and Southern California Edison (SCE).

8. Project shall maintain all proposed landscaping in the public right of way along all project frontages, including irrigation. On-site irrigation shall be extended to the parkway.
9. New driveway approaches shall be constructed on all driveways accessing the project, in accordance with the City of Fullerton Standard No. 121-2 Commercial Driveway Approach, unless otherwise approved by the City Engineer.
10. Public access to the adjacent sidewalks along the project frontage shall be maintained at all times during construction, unless otherwise approved by the Public Works Department.
11. Final landscaping plans, to address all landscaping in the public right of way shall be submitted to the City Public Works Department, and approved by the City Arborist, and Community Development Director, prior to issuance of a certificate of occupancy.
12. All on-site dry utilities, including power and telecommunications, shall be undergrounded.
13. On-site irrigation shall be extended to the parkway. Proposed homeowners' association shall maintain all proposed landscaping in the public right of way along all project frontages, including irrigation.
14. All damaged trees in the public right of way shall be removed and replaced based on a Final Landscaping Plan, to be approved by the City. The project shall also upgrade street tree wells to install tree grates to be in conformance with City standards.
15. Improvements in the public right of way, and all private street improvements, shall comply with all current disabled access regulations, including reconstruction of access ramps at street intersection corners.

GRADING AND DRAINAGE

1. Site development shall not result in the increase of storm water run-off and flow intensity to the adjacent properties nor obstruct storm water flow into the site. The size and alignment of on-site drainage facilities shall be based upon detailed hydrology and hydraulic calculations prepared by a California Registered Engineer and shall be approved by the City Engineer.
2. A final grading plan shall be submitted to the Public Works Department, for review and approval, and a grading permit shall be issued prior to issuance of building permit. In addition to all retaining walls, any above-ground construction, regardless of its height, that may alter the existing storm water flow pattern shall be shown on the grading plan.
3. Private street plans, including but not limited to widths, sidewalks, parking, pavement thicknesses, curb painting, signing and striping and street lighting, shall be reviewed and approved by the Community Development Director, the City Engineer and the City Traffic Engineer.
4. Transition from public to private streets shall be clearly distinguished by a concrete band design, to be approved by the Community Development Director, the City Engineer and the City Traffic Engineer.

5. The project shall prepare and submit to the City, for approval, pre-construction and post-construction Hydrology and Hydraulics Study including a tributary area upstream of the proposed development. The size and alignment of on-site drainage facilities shall be based upon detailed hydrology and hydraulic calculations prepared by a California Registered Engineer and shall be approved by the Public Works Department prior to issuance of grading permit.
6. Final grading plan shall be reviewed and approved by the Public Works Department prior to issuance of grading permit. Site grading shall adhere to the approved grading plan. Any deviations from the approved grading plan will require a submittal of grading plan revision for the City Engineer's review and approval.
7. As-Built Grading Plan, signed and stamped by the Engineer of Record and Geotechnical Engineer, shall be submitted to Public Works Department prior to finalizing and closing the grading permit.
8. A Final Water Quality Management Plan shall be submitted and approved by the City Engineer prior to issuance of grading permit. The applicant shall submit three (3) hard copies of the Final WQMP (with the front page of each copy signed and stamped with wet ink application by a licensed California civil engineer), three (3) copies of the Plans (each sheet signed and stamped with wet ink application by a licensed California civil engineer), and one (1) copy of all original (wet ink documentation) forms and certifications.

WATER AND SEWER

1. The project proposes to install a new public water main within the site connecting on Rosecrans Avenue and Euclid Street. The newly installed public main must be located within the public street right of way or easements granted to the City of Fullerton. On-site water system, fire hydrants, and lateral services on the private water main that is exclusively serving the proposed development shall be privately owned and maintained and shall be designed in accordance with California Plumbing Code and Fire Department requirements.
2. Distribution mains shall be a minimum 8-inch in diameter and constructed of a material to be approved by the City Engineer, or designee.
3. A soil-test evaluation per the American Water Works Association must be conducted at all locations where a water main is to be located.
4. Prior to issuance of certificate of occupancy, developer shall abandon the existing on-site public water main per City of Fullerton Specifications and connect the two existing services to the new public water main.

5. Developer shall provide separate onsite and offsite Water Improvement Plans, designed per the City of Fullerton standards plans and specifications, to be prepared by a California Registered Civil Engineer, for the development showing proposed connections, abandonments, and water system extensions. Both onsite and offsite Water Improvement Plans shall be submitted to the Public Works Department for approval of the City Engineer, and approvals shall be obtained prior to the issuance of building permits. Water permits, fees and bonds will be required for water improvements and must be obtained prior to issuance of building permit.
6. Water Main reconstruction limits in project limits shall be dependent on soils investigation and pothole data. Portions of pipe which are damaged by construction activities or are substandard will be replaced by the developer at the direction of the Water System's Manager.
7. A Limited Sewer Generation Study providing pre- and post-construction sewage generation has been provided, to determine if there is sufficient capacity in the downstream City-owned sewer system. Based on that study, the applicant, recognizing the project's impacts to the downstream sanitary sewer system, the project shall contribute a fair-share payment in the amount of \$160,000.00 pursuant to the analysis and recommendations of the Woodard & Curran analysis dated May 11, 2021. The payment shall be made to the Sewer Fund upon the earlier of the availability of CFD bond proceeds or prior to issuance of the first building permit if no CFD is formed or said funds are not otherwise available. This amount of the payment shall be escalated each year, until paid to the City, based on the Consumer Price Index from the time of the execution of the development agreement.
8. To ensure that, to the extent practicable, non-sewer flows do not enter the sewer system over time, the CC&Rs shall include a requirement for the proposed homeowners association to perform an on-site sewer Inflow and Infiltration study at regular 25-year minimum intervals beginning 25-years after occupancy with the resultant report provided to the City and inflows and/or infiltration addressed in accordance with Fullerton Municipal Code requirements then applicable.
9. The project shall install a private on-site sewer collection system for sanitary purposes, and a separate sewer lateral connection that will be connecting to the existing sewer main on Euclid Street. Proposed sewer lateral shall be minimum 8" V.C.P. and constructed per City Standard Nos. 209A and 209B.
10. Applicant shall provide sewer flow monitoring at one location downstream of the project site, at a cost not to exceed \$3,000, to be completed prior to the issuance of a building permit.
11. Prior to submittal of street improvement plans, applicant shall coordinate with City's Public Works Department to assess the condition of all water and sewer facilities in the public right of way along the project frontage, including but not limited to sewer manholes, water valves, and water mains. Any recommendations for upgrades to City facilities shall be made prior to submittal of the final street improvement plans.

TRAFFIC ENGINEERING

1. As a part of the Project access design and off-site street improvement plans, the Project entries/exits on Euclid Street, Rosecrans Avenue and the Camino Loma cul-de-sac are to be reviewed for appropriate traffic control and safety measures to address the anticipated level of traffic generated by the development. Such measures could include, but not be limited to, limiting vertical obstructions to maintain sight visibility, traffic signs & markings, and physical modifications to driveways. All proposed traffic controls and existing and proposed obstructions in the public right-of-way are to be clearly indicated on the off-site improvement plans to the satisfaction of the City Traffic Engineer.
2. Since the project will have no on-street parking adjacent to the project site, all project parking demands from residents, visitors, moving vehicles, and service vehicles must be accommodated on site.
3. The applicant shall either widen Rosecrans Avenue by 2 feet adjacent to the site to provide for a southbound 12 foot wide right-turn lane leading into the proposed project's Rosecrans Avenue driveway or restripe the entire roadway as a part of the resurfacing of Rosecrans Avenue to provide for a southbound 12-foot-wide right turn lane into the site. Either option is to be designed and implemented to the satisfaction of the City Traffic Engineer and the City Engineer. Additionally, the proposed project driveway on Rosecrans Avenue may require adjustment in width and placement in order to provide for a greater turning radius, or smoother right-turn movement, into the site than is currently provided.
4. As a part of the resurfacing of Rosecrans Avenue, the applicant is to remove the two small, raised medians on the approach to Camino Loma and Euclid Street and make appropriate signage and marking adjustments as necessary to the satisfaction of the City Engineer.
5. As a part of the resurfacing of Euclid Street, the applicant shall adjust the roadway striping, to the satisfaction of the City Traffic Engineer, to provide for a 12-foot wide right-turn lane leading into the proposed project's Euclid driveway.
6. The applicant is to replace the existing traffic signals in-pavement vehicle detection (loops) with a video detection system consistent with City specifications. The traffic signal's existing loop wires and conductors are to be pulled out of the existing conduits and discarded and new conductor cable and detection system communications wiring to support control and monitoring operations be installed. The video detection system shall be designed to the satisfaction of the City Traffic Engineer and installed in accordance with City specifications.
7. The applicant is to provide a 2-inch conduit with pull rope for future traffic signal interconnect purposes along Rosecrans Avenue from Euclid Street to Camino Loma and along Euclid Street from Rosecrans Avenue to Paseo Dorado. The conduit installation shall be designed to the satisfaction of the City Traffic Engineer and installed in accordance with City specifications.

8. The applicant is to provide an additional Type 1 traffic signal pole on the southwest corner for the purposes of providing a second eastbound vehicle indication for right turns, a pedestrian push button for the west leg crosswalk, and a pedestrian indication for the south leg crosswalk in accordance with current disabled access regulations and City of Fullerton traffic signal design practices. Other minor adjustments to the existing traffic signal facilities at the intersection will also be required to accommodate the modifications noted above. The traffic signal equipment installation shall be designed to the satisfaction of the City Traffic Engineer and installed in accordance with City specifications.
9. Dedicated signing and striping plan, or plans will be required for all proposed traffic related work in the public right-of-way. Such plans are to show full street widths, all relevant above and below ground facilities, and existing and proposed striping.
10. A traffic signal modification plan for the Euclid Street & Rosecrans Avenue intersection will be required to show the changes in vehicle detection, signal equipment, and interconnect. Any changes in lane striping on the approach to the intersection will also need to be reflected on the traffic signal modification plan.
11. Each of the new private streets are to be provided unique street names that do not copy or conflict with any existing street names already in use within the City. The list of proposed street names are to be submitted to the Community Development Director, the City Traffic Engineer and the City Engineer for approval during the design phase of the project. All streets are to be posted with street name signs in accordance with City of Fullerton and CAMUTCD signage requirements. Entry street name signs shall be sufficiently illuminated to be visible during nighttime hours.
12. Developer shall provide a Traffic and Parking Control Plan for the private street network of the Project for review and concurrence by the City Traffic Engineer, which will show stop controls, limit lines, crosswalks, parking restrictions, and any wayfinding or project signing.
13. Developer shall provide improvements to the two bus stops at the Euclid Avenue and Rosecrans intersection and the one bus stop at the Euclid Avenue and Paseo Dorado intersection that are likely to be frequented by residents of the Project. Improvements could include additional sidewalk (northbound Euclid/Rosecrans stop), lighting, shelter(s), and other bus patron amenities, to the satisfaction of the City Traffic Engineer and the Orange County Transportation Authority. Shelter(s) or other enhancements shall be maintained by the Project.
14. Any signage installed in the public right of way directing potential homebuyers to model homes during construction of the project subdivision shall be approved by the City Traffic Engineer and installed through an encroachment permit.

MAPPING AND RIGHT OF WAY

1. A final map shall be prepared in accordance with the Subdivision Map Act and submitted to the City of Fullerton and Orange County Surveyor's Office for review and comment. The final map shall be prepared by a Licensed Land Surveyor or Registered Civil Engineer

authorized to practice land surveying in the State of California, and shall be recorded with the County of Orange Recorder's Office. Two copies of the recorded Map and a digital copy (identical to that required by the County Surveyor) are to be submitted to the Public Works Department. A checklist for the first submittal of the final map is available on the City's website.

2. An easement for access purposes shall be made to the City of Fullerton on the Final Map.
3. All common areas, including parking and circulation areas, are subject to a Mutual Access and Easement Agreement. In addition, there will be several common project improvements between the parcels that will result in commonly used facilities. Prior to issuance of Building Permit, a Mutual Access and Maintenance Agreement shall be executed between the parcels.
4. A Southern California Edison (SCE) easement is located on site. If the SCE easement is in conflict with the proposed improvements, all utilities within the SCE easement shall be relocated and the easement shall be abandoned and rededicated as necessary and to the satisfaction of the utility owners prior to issuance of certificate of occupancy.
5. Existing public and private easements shall be shown on the final map and any modification to an existing public and/or private easements shall be coordinated and approved by applicable easement owners.
6. The proposed easement abandonments of easements in favor of the City will need to be approved by the City Council prior to issuance of a building permit. Applicant shall provide separate legal descriptions and plats, prepared by a Land Surveyor licensed in the State of California, for all proposed City easement abandonments.
7. All facilities crossing lot lines shall be located in private easements.
8. All new easements shall be recorded concurrently with the recordation of final map.
9. The final map shall be recorded with the Orange County Recorder's office within two years from the date of the tentative map approval, unless extensions are granted per the Subdivision Map Act or as otherwise in accordance with approved development agreement.
10. The final map shall be recorded with the Orange County Recorder's Office prior to issuance of building permits. All cash fees and deposits shall be collected by the City prior to the recordation of the final map.
11. All required public and reciprocal access easements shall be dedicated on the final map.
12. Prior to the recordation of the final map, the applicant shall provide draft Covenants, Conditions, and Restrictions and any corresponding Agreements to the Directors of Community and Economic Development and Public Works Departments for review and

approval. The CC&Rs shall address maintenance of common areas, slope areas and utilities to the satisfaction of the City.

PERMITS, BONDS AND CASH

1. Prior to issuance of building permits, all public improvements shall be guaranteed to be installed by the execution of a Subdivision Improvement Agreement secured by sufficient bonds or sureties for both Faithful Performance and Labor and Materials, as required by the State Subdivision Map Act and in a form approved by the City Attorney.
2. Public Works Department expenses, including project management, plan check, inspection, review, processing of all plans and submittals, will be charged against the reimbursable account created for the project. An initial \$20,000 shall be deposited with the Public Works Department concurrently with the first review submittal, by the City's consultants, of the grading plans, soils report, hydrology report, parcel map, and the WQMP. Any amount remaining in the account after completion of the project will be refunded to the project. If the amount deposited is insufficient to complete the project review and inspection process, additional deposit(s) will be required as necessary to finalize the project.

General Conditions:

1. All work in the public right of way shall be constructed in accordance with the Standard Plans and Standard Specifications for Public Works Construction, latest edition, unless otherwise approved by the City Engineer. This includes supplements thereto and City of Fullerton Standard Drawings.
2. All of the public improvements, studies, designs, plans, calculations and other requirements shall be installed, provided and supplied by the developer in accordance with City and State codes, policies and requirements at no cost to the City. All work shall comply with City standards and specifications and with the City of Fullerton Municipal Codes.
3. Before undertaking any grading or construction work of any type within the public right of way, the owner must first obtain the applicable permits from the Public Works Department.
4. During site improvement, all deliveries to the project site that are overweight or oversize will require a transportation permit from the Public Works Department.
5. The project shall utilize the City's benchmarks. A list of the City's benchmarks is available on the City of Fullerton website.
6. Subdivision and Topographic Mapping shall be in the new horizontal datum NAD83 (2011) Epoch 2017.50.
7. Street trenches required for the installation of utility connections shall comply with City of Fullerton Standard No. 312 and 313.

8. Any controlling survey monumentation (property lines, tract lines, street centerline, etc.) which are at risk of being destroyed or disturbed during the course of this project must be preserved in accordance with Section 8771(b) of the California Business and Professions Code (Professional Land Surveyors Act). Pre-construction field ties, along with the preparation and filing of the required Corner Records or Record of Survey with the County of Orange, shall be accomplished by, or under the direction of, a licensed surveyor or civil engineer authorized to practice land surveying. Copies of said records shall be furnished to the City Engineer for review and approval prior to issuance of any onsite or offsite construction permits. Any monuments disturbed or destroyed by this project must be reset and post-construction Corner Records or Record of Survey filed with the County of Orange. A copy of the recorded documents shall be submitted to the City Engineer for review and approval prior to issuance of any permits within the public right of way.
9. All proposed utilities that provide direct service to the subject property, including electric and all telecommunication systems, shall be installed underground; all existing facilities providing direct service to the development shall be undergrounded.
10. Applicant shall coordinate with local telecommunication providers to connect new services to each planned dwelling unit to install all their improvements in the public right of way prior to the rehabilitation of adjacent pavement.
11. Applicant shall coordinate with the Public Works Department for the installation of a fiber optic system to all residential properties.
12. For any traffic control installed in the public right of way, the developer shall provide and maintain all necessary flag persons, barricades, delineators, signs, flashers, and any other safety equipment as set forth in the latest publication of the State of California, Manual of Traffic Control, or as required by the Public Works Department permit requirements to ensure safe passage of pedestrian and vehicular traffic.