

PROJECT: PRJ 2020-00008

Site Address: 2601 - 2751 East Chapman Avenue (The Hub)

Date: 9/23/2021; modified 12/20/21

ENGINEERING CONDITIONS OF APPROVAL

Project Specific:

PROJECT FRONTAGE IMPROVEMENTS

1. The project shall dedicate additional street right-of-way to the City of Fullerton at the northeast corner of the East Chapman Avenue and North Commonwealth Avenue intersection to comply with City Standard No. 123, Sidewalk Return. Prior to issuance of a building permit, a signed and stamped legal description and plot prepared by a licensed surveyor shall be submitted to the City of Fullerton Public Works Department for review approval.
2. All damaged and/or substandard public improvements shall be removed and replaced per City standards, unless approved by the City Engineer.
3. Existing driveway approach(s) that will not be utilized by the proposed development shall be removed and reconstructed with a standard full height curb and gutter, and concrete sidewalk.
4. Any proposed driveway approaches shall comply with current City Standards.
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 geotechnical study shall be provided, which specifically addresses the existing pavement condition along the project frontage on Commonwealth Avenue, including the intersection of East Chapman Avenue and North Commonwealth Avenue. The project shall provide an AC pavement grind and overlay, from the curb to the median island (half street width), along the project frontage on North Commonwealth Avenue and depending on the impacts of the number and severity of the utility cuts associated with the project, at a minimum along the #3 and #2 lanes on Chapman Avenue. The final extent and thickness of the pavement rehabilitation shall be determined based on the final geotechnical report recommendations and project construction and post-construction impact to the street.
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 provide pedestrian access easements on all sidewalks located on private property.

9. Project shall maintain all proposed landscaping and aesthetically enhanced hardscape (sidewalk paving) in the public right of way along all project frontages, including irrigation. On-site irrigation shall be extended to the parkway.
10. All new driveway approaches shall be constructed in accordance with the City of Fullerton Standard No. 121-2 Commercial Driveway Approach, unless otherwise approved by the City Engineer. New driveway approaches along East Chapman Avenue and North Commonwealth Avenue shall be upgraded by installing two yellow cast-in-place detectable warning surfaces in conformance with City standards.
11. Public access to the adjacent sidewalks along the project frontage shall be maintained at all times during construction, unless approved by the Public Works Department.
12. For any traffic control needed 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.
13. 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.
14. Landscaping in the public right-of-way shall be included on Landscape Plans and shall be subject to the review and approval of the City Arborist prior to Landscape Permit Issuance.

GRADING AND DRAINAGE

1. Site development pursuant to this project shall not result in the increase of storm water runoff and flow intensity to the adjacent properties or the street and shall continue to accept pre-development storm water runoff from adjacent private properties and public right of way.
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. The project shall prepare 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.
4. Proposed site improvements shall have adequate clearance from existing drainage facilities supported by engineering calculations that are subject to Building Official's review and approval.

5. 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.
6. 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.
7. 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 shall provide a master meter for domestic water with backflow, a master meter for fire service with backflow, install a backflow for existing meter that will be used for irrigation and fire hydrants per Fire Department requirement. Plumbing fixture count or water calculations shall be submitted to determine the meter sizes. Meters larger than 2" shall be an above-ground assembly and installed behind the property line.
2. A water improvement plan prepared by a licensed Civil Engineer will be required and must be submitted and approved by Public Works. Water permits, fees and bonds will be required for water improvements and must be obtained prior to issuance of building permit.
3. On-site fire lines, water lines, and fire hydrants shall be privately owned and maintained.
4. Existing water services at the existing site that will not be utilized shall be abandoned at the main per City Standard 646 and shall be shown on plans.
5. Water and fire assemblies shall be a minimum of 30" behind proposed screening and FDC shall be unobscured, consistent with the installation at 340 W. Commonwealth Avenue (Fullerton Community Center).
6. DCDA's shall be located within 50' from a public fire hydrant or a new public hydrant shall be installed.
7. The project shall install a separate sewer lateral connection for sanitary purposes that will be connecting to an existing sewer main. Proposed sewer lateral shall be minimum 6" V.C.P. per City Standard Nos. 209A and 209B. Any existing lateral connections to be utilized for the development shall be video-inspected to determine their condition. Video shall be submitted to the Public Works/Maintenance for review. If determined that the

existing connection(s) are in poor condition, they shall be replaced with new lateral connections per standard plans.

TRAFFIC ENGINEERING

1. All loading and unloading, maintenance activities, deliveries, ridesharing and delivery service pickup and drop-off activities, moving vehicles, etc. are to be accommodated and/or conducted onsite and that such activities are not to block traffic lanes, fire lanes, bike lanes, sidewalks, and pedestrian pathways both on the public right-of-way and onsite. Designs of such facilities that directly abut a public street are subject to approval of the City Traffic Engineer.
2. The primary access driveway on Chapman Avenue shall be designed and signed for right- and left-in / right-out turning movements. The Chapman Avenue median shall be modified by the applicant to facilitate this designation. The secondary access driveway on Commonwealth Avenue shall be designed and signed for right-in / right-out turning movements.
3. A 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. Any proposed traffic signal work will require a complete traffic signal plans. Said plan shall be prepared by a licensed civil or traffic engineer and shall be approved by the City Traffic Engineer prior to issuance of a building permit.
4. The project applicant is to provide convenient and secure bicycle storage and accommodations for minor cycle repair of sufficient size onsite to accommodate significant bicycle usage by residents of the project. The project applicant is also to engage a professional bicycling expert to review site access, pathways, and building designs to provide suggestions to the project design team on creating a bicycle-friendly residential facility that encourages an active transportation lifestyle.
5. The project applicant shall work with OCTA to provide enhanced bus stop enclosures designed to accommodate resident demand and complement the building/environment. Enclosures shall be constructed and maintained by the Project.
6. The applicant shall make an alternative transportation contribution in the amount of \$58,000 payable to the City of Fullerton Traffic Engineering Division prior to the issuance of building permits. The amount of the payment shall be escalated each year, until paid to the City, based on the Consumer Price Index from the time of project approval. Said contribution shall be utilized as the project's contribution to the following improvements to be implemented by the City. Payment satisfies the applicant's compliance with the condition.
 - a. Restriping of the Chapman/Commonwealth and Commonwealth/Nutwood intersections with international style zebra crosswalks and advance limit lines;
 - b. Modification to the traffic signal, markings and signs at the Commonwealth/Nutwood

intersection to clearly delineate an exclusive movement for pedestrian and bicyclists crossing Nutwood Avenue and traffic signal modifications to provide red turn arrows prohibiting vehicle movements when pedestrians and bicyclists are crossing; and

- c. Restriping of Commonwealth from Chapman to Nutwood to install buffered bike lanes.

MAPPING AND RIGHT OF WAY

1. A parcel 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. Existing public and private easements shall be shown on the parcel map and shall not be affected by the proposed development. Any modification to an existing public and/or private easement shall be coordinated and approved by applicable easement owners.
3. The proposed sewer easement abandonment 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.
4. All facilities crossing lot lines shall be located in private easements.
5. All new easements shall be recorded concurrently with the recordation of parcel map.
6. The parcel map shall be recorded with the Orange County Recorder's office within two years from the date of the tentative map approval.
7. The final parcel 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.

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 \$10,000 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 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.
2. 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.
3. During site improvement, all deliveries to the project site that are overweight or oversize will require a transportation permit from the Public Works Department.
4. The project shall utilize the City's benchmarks. A list of the City's benchmarks is available on the City of Fullerton website.
5. Subdivision and Topographic Mapping shall be in the new horizontal datum NAD83 (2011) Epoch 2017.50.
6. Street trenches required for the installation of utility connections shall comply with City of Fullerton Standard No. 312 and 313.
7. 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.
8. 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.

9. 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.