

Transportation Services Division
Project Development Conditions

ATTACHMENT 2

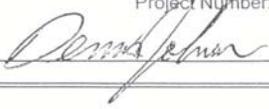
Address: 2501 Harbor Blvd.

Project Number: PA-05-36

Date: 10/13/2005

Prepared by: David Cho

Reviewed by:



Approved by:



NO SJHTC FEE

Fulfill mitigation of off-site traffic impacts at the time of issuance of Building Permit by submitting to the Planning Division the required Traffic Impact Fee pursuant to the prevailing schedule of charges adopted by the City Council. The Traffic Impact Fee is calculated based upon the average daily trip generation identified in the traffic analysis and includes a credit for any previously existing use. At the current rate the Traffic Impact Fee is estimated at: **\$51,599.00**

NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of Building Permit based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

NO DEDICATION REQUIRED

Other Conditions:

Close off existing access road, Shelley Circle, at Harbor Boulevard by construction of full height curb and gutter, sidewalk, and bicycle trail, including compatible landscape material within public right-of-way.

Widen the northwest corner of Harbor Boulevard/Fair Drive intersection by reconstruction of curb return to accommodate right turning movements for large vehicles. Relocate traffic signal and related components as necessary. Contact Transportation Services Division at 714-754-5335 for additional information on traffic signal requirements.

Provide 25' minimum distance from far side of drive aisle for all parking spaces to provide adequate space for turning movements. **Note: This may affect layout and/or spacing of residential units.**

Submit details of entry drive and gate design. Provide sufficient turnaround area for vehicles unable to gain access including trucks and other delivery vehicles.

Construct commercial drive approach on Harbor Boulevard with a "half-height" curb to allow for emergency vehicle access at the northern portion of the site. Also reconstruct the sidewalk and bicycle trail within the access drive area to commercial driveway standards, and provide adequate load bearing material across remainder of driveway. Coordinate final design with the Costa Mesa Fire Department.



Rededicate sufficient right-of-way to accommodate any modifications to the alignment of the bicycle trail.

Comply with all mitigation measures included in the traffic analysis completed for this project.

Findings:

The project, as conditioned is consistent with Article 22 1/2, Transportation System Management of Title 13, of the Costa Mesa Municipal Code in that the development projects traffic impacts will be mitigated at all affected intersections.