



Project Conditions

City of Corona

Project Number: PP2019-0009

Description: PP FOR 6 UNIT APARTMENT COMPLEX WITH 2 BUILDINGS

Applied: **11/14/2019**

Approved: **4/11/2022**

Site Address: **1109 CIRCLE CITY DR CORONA, CA 91719**

Closed:

Expired:

Status: **APPROVED**

Applicant: **Castlegate Properties, LLC**

Parent Project: **DPR2018-0004**

4534 Carter Court Chino CA, 91710

Details: PRECISE PLAN TO BUILD 6-UNIT APARTMENT COMPLE CONSISTED OF BUILDINGS EACH WITH 3-UNITS EACH OF 2 ROOMS, 2.5 BATHROOMS AND 2 CAR GARAGE AT 1109 CIRCLE CITY DRIVE.

LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	Oscar Davalos
<ol style="list-style-type: none"> 1. BUILDING DEPARTMENT CONDITIONS 2. Plans and applicable construction documents need to be prepared in accordance to the latest applicable codes and standards. If the project documents are submitted for plan check after December 31, 2019, the plans and construction documents will need to be prepared in accordance to the 2019 California Building Codes. 3. Access, sanitary facilities, and parking shall comply with Title 24 Handicap Requirements. 4. Construction activity shall not occur between the hours of 8:00 pm to 7:00 am, Monday thru Saturday and 6:00 pm to 10:00 am on Sundays and Federal Holidays. 5. Roofing material shall be Class A. 6. Submit five (5) complete sets of plans including the following - * Plot Plan * Foundation Plan * Floor Plan * Ceiling and roof framing plan * Electrical Plans (electrical service shall be underground per Corona Municipal Code Section 15.06), including size of main switch, number and size of service entrance conductors, circuit schedule and demand load. * Plumbing and sewer plan, isometric, including underground diagram, water piping diagram, sewer or septic tank location, fixture units, gas piping and vents, heating and air conditioning diagram. * Landscape and Irrigation plans; Submit four (4) complete sets detached from building plans. Landscape Maintenance District plans shall be submitted directly to the Public Works Department. Landscape plans shall be approved prior to the issuance of any Building Permits. 7. Submit two (2) sets of structural calculations, energy conservation calculations and soils reports. Architects/Engineers stamp and wet signature is required prior to submittal of plan check. 8. Separate permits are required for all fences, walls and paving. 9. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits. 10. Deferred submittals must be clearly identified on the building plans. Submittals such as; fire sprinklers, fire alarms, trusses, etc. 11. Trash enclosures and the path of travel to the enclosure shall be accessible for people with disabilities. 12. A portion of the proposed units needs to be accessible for people with disabilities. 	
FIRE	Cindi Schmitz
<ol style="list-style-type: none"> 1. Place Fire Department DPR comments on plans as general notes. 2. Any revised site plan shall be submitted to the Fire Department for screen check approval prior to building plan submittal. 3. All projects shall comply with the City of Corona Fire Department Site Construction Standard. A copy of which is available at the Fire Department counter. Projects shall have approved all weather access from two (2) directions and fire hydrants providing the required fire flow tested and accepted prior to combustible construction. 	

EXHIBIT 4
(Continued on next page)



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FIRE	Cindi Schmitz
	<ol style="list-style-type: none"> 4. Dead end access drives shall not exceed one hundred fifty (150) feet in length. 5. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer. 6. Any overhead obstruction such as the second story of a building, porte cochere, etc., that intrudes into the required clear width of fire vehicle access drives shall provide a minimum clear height of fifteen (15) feet unless otherwise approved by the Fire Chief. 7. A Knox Padlock shall be provided for gate(s) in this project. Applications for Knox Padlock(s) are available at the City Hall Fire Department counter. 8. A minimum fire flow of 2500 gpm shall be provided. 9. Fire hydrants are to be spaced a maximum 250 feet apart. 10. Provide Class A roofing material. 11. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development. 12. A specific address, assigned by the City of Corona, shall be provided for each building as specified by the fire department address standard which can be obtained at the fire department counter at City Hall. Address must be illuminated during all hours of darkness. 13. Fire extinguishers shall be provided prior to occupancy. Fire extinguishers shall bear a California State Fire Marshal's service tag; it shall be appropriately rated for the hazard; it shall be mounted so that the top of the extinguisher is no higher than five (5) feet above floor level; and shall be located such that the travel distance to an extinguisher does not exceed seventy-five (75) feet. 14. At no time shall fire hydrants or fire lanes be blocked by building materials, storage, equipment, and/or vehicles. 15. Multiple unit buildings shall have suite number identification assigned by the Fire Department. Submit an exhibit for review and approval to the Fire Department. A copy of the Premise Identification Standard is available at coronaca.gov 16. FR-0098 Fire sprinklers are required, submit separate plans for review and approval.
PLANNING	Eva Choi
	<ol style="list-style-type: none"> 1. The project shall comply with all applicable requirements for the R-3 zone under Corona Municipal Code (CMC) and ordinances including the payment of all required fees. 2. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate. 3. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition. 4. The perimeter fencing and the onsite parkway landscaping shall be installed prior to issuance of a Certificate of Occupancy.



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PLANNING	Eva Choi
<ol style="list-style-type: none"> 5. Landscape plans shall be submitted as a separate submittal to the Building Division for plancheck. At the time of submittal, the applicant shall submit a landscape deposit in the amount of \$5,000 to the Planning Division to cover the plancheck and inspection services which will be provided by a Planning Landscape Consultant. Any money left remaining from this deposit will be reimbursed to the applicant upon project completion. This deposit is separate from the Building Division's landscape plancheck submittal fee which does not cover the Planning Division's review of the landscape plan. 6. The project is subject to Riverside County's MSCHP fee for residential development. The fee shall be paid at the time of building permit issuance. 7. The west and east perimeters of the project along the length of the buildings shall have evergreen trees planted at appropriate intervals to serve as a privacy hedge. 8. The applicant shall demonstrate at plan-check that the trash enclosure is designed to accommodate an organic waste bin in accordance with CMC Chapter 8.20. 9. Prior to earthwork on the project site, the developer shall send grading and construction notice to the nearby residents closest to the project site. The notice shall provide contact information for construction concerns involving noise and dust. 10. The developer shall install a perimeter chain link fence with a dust tamer screening during construction. 11. All block walls shall be treated with an anti-graffiti coating. 12. All fences and walls shall be submitted for plan-check under a separate submittal. 13. The apartment complex lease agreement shall include language requiring garages to be used and remain available for parking at all times, and neither garage parking space shall be used for storage. 14. The lease agreement shall limit the number of tenant occupants within each unit to the maximum occupancy permitted based on number and size of bedrooms, as determined under the Building Code. 15. The property owner shall install, maintain and enforce signage in the guest parking areas to restrict guest parking spaces to tenant's guests. 16. The project shall comply with the approved exhibits and conditions of approval for PP2019-0009. 17. Approval of PP2019-0009 is conditional upon the privileges being utilized by the securing of the first permit within two (2) years of the effective date of this precise plan approval, and if construction work is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege or permit granted shall be deemed to have elapsed. 18. The property owner shall install signage and incorporate language in tenant lease agreements to prevent long term parking in guest spaces. The applicant shall provide the Planning Division proposed language for the signs and lease prior to issuance of building permits. Language shall be specific, so that it is enforceable by landowner or landowner's agent. As an example, the language could prohibit parking of vehicles in guest spaces between 10:00 PM and 9:00 AM, unless a vehicle is temporarily registered for overnight parking by the landowner's agent. [Added by the Planning & Housing Commission on April 11, 2022.] 19. The trellis over the ground floor private open space area for each unit shall be extended from 2 (two) feet to four (4) feet. [Added by the Planning & Housing Commission on April 11, 2022.] 	
PUBLIC WORKS	Chris Horn
<ol style="list-style-type: none"> 1. The Public Works Department, Utilities Department, and Planning and Development Department Conditions of Approval for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to Development Services Division of the Planning and Development Department. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail. 2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions. 3. Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed project will not unreasonably interfere with the use of any easement holder of the property. 4. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required. 	



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5. The submitted site plan shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said site plan to be resubmitted for further consideration.
6. In the event that off-site right-of-way or easements are required for the City of Corona master plan facilities to comply with these conditions of approval, the developer is required to secure such right-of-way or easements at no cost to the City.
7. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.
8. Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to the Development Services Division. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.
9. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:
 - a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.
 - (b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the Public Works Director or Building Official.
 - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.

Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

10. Prior to issuance of a building permit, the developer shall finish the construction or post security guaranteeing the construction of all public improvements. Said improvements shall include, but are not limited to, the following:
 - a) All missing or deficient street facilities on Circle City Drive.
 - b) All missing or deficient drainage facilities.
 - c) All required grading, including erosion control.
 - d) All required sewer and water facilities.
 - e) All under grounding of overhead utilities, except for cables greater than 32k volts.
11. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director.
12. Prior to approval of grading plans, the applicant shall submit two (2) copies of a soils and geologic report prepared by a Registered Engineer to the Planning and Development Department, Development Services Division. The report shall address the soil's stability and geological conditions of the site. If applicable, the report shall also address: deep seated and surficial stability of existing natural slopes; modified natural slopes which are subject to fuel zones; manufactured slopes and stability along proposed daylight lines; minimum required setbacks from structures; locations and length of proposed bench drains, sub-drains or french drains; and any other applicable data necessary to adequately analyze the proposed development.
13. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Planning and Development Department, Development Services Division.
14. Prior to issuance of grading permit or construction of any improvements, a letter will be required from a qualified botanist, plant taxonomist or field biologist specializing in native plants, stating that an investigation and/or eradication of scale broom weed (*Lepidospartum Squamatum*) has been completed.
15. Prior to the issuance of a grading permit the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to take place outside of the project boundaries.
16. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.



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17. Prior to release of grading security, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built grading plans with respect to Water Quality Control facilities.
18. Prior to issuance of any grading permit, any environmental Phase I and Phase II findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented.
19. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director.
20. Prior to the issuance of a grading permit, a Final WQMP, prepared in substantial conformance with the approved Preliminary WQMP, shall be submitted to the Planning and Development Department, Development Services Division for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format.
21. Prior to the issuance of the first Certificate of Occupancy, the applicant shall record Covenants, Conditions and Restrictions (CC&R's) or enter into an acceptable maintenance agreement with the City to inform future property owners to implement the approved WQMP.
22. Prior to issuance of Certificate of Occupancy, the applicant shall provide proof of notification to the future homeowners and/or occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.
23. Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.
24. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director.
25. Prior to approval of any improvement plans, the applicant shall submit a detailed hydrology study. Said study shall include the existing, interim and the ultimate proposed hydrologic conditions including key elevations, drainage patterns and proposed locations and sizes of all existing and proposed drainage devices. The hydrology study shall present a site-specific breakdown of the runoff generated on-site.
26. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall address the following: The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site. The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow. The property shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.
27. Street design criteria and cross sections shall be per City of Corona standards, approved Specific Plan design guidelines and the State of California Department of Transportation Highway Design Manual unless otherwise approved by the Public Works Director.
28. Prior to issuance of a building permit, the applicant shall offer for dedication all required street rights-of-way on Circle City Drive to meet the collector street standard (34 feet half-width). Said dedication shall continue in force until the City accepts or abandons such offers. All dedications shall be free of all encumbrances and approved by the Public Works Director.
29. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall include the following:
 - a) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans.
 - b) Under grounding of existing and proposed utility lines.
 - c) Street lights.
 - d) All other public improvements shall conform to City of Corona standards.
30. Prior to approval of improvement plans, the improvement plans shall show all the streets to be improved to half width plus ten (10) additional feet unless otherwise approved by the Public Works Director. At the discretion of the applicant, the existing pavement maybe cored to confirm adequate section and R values during the design process and any findings shall be incorporated into the project design. Therefore improvements may include full pavement reconstruction, grind and overlay, or slurry seal. All striping shall be replaced in kind.



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31. Prior to release of public improvement security, the developer shall cause the civil engineer of record for the approved improvement plans to submit a set of as-built plans for review and approval by the Planning and Development Department, Development Services Division.
32. Prior to acceptance of improvements, the Public Works Director may determine that aggregate slurry, as defined in the Standard Specifications for Public Works Construction, may be required one year after acceptance of street(s) by the City if the condition of the street(s) warrant its application. All striping shall be replaced in kind. The applicant is the sole responsible party for the maintenance of all the improvements until said acceptance takes place.
33. Prior to building permit issuance, the applicant shall annex this project into a City of Corona Community Facilities District (CFD) 2016-1 (Public Services) and 2016-3 (Maintenance Services). All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments). The developer shall be responsible for all costs incurred during annexation into the CFDs.
34. Prior to issuance of a Certificate of Occupancy, all proposed parkway landscaping specified on the site plan or in these Conditions of Approval shall be constructed unless otherwise approved by the Planning and Development Director.
35. Prior to the issuance of a Certificate of Occupancy, any damage to existing landscape areas due to project construction shall be repaired or replaced by the developer, or developer's successors in interest, at no cost to the City of Corona.
36. All the potable water and sewer design criteria shall be per the City of Corona Utilities Department design standards and policies, and the Riverside County Department of Health Services Standards, unless otherwise approved by the Public Works and Utilities Department Directors.
37. Prior to issuance of any building permits, a domestic water and fire flow system shall be approved by the Public Works Department and constructed by the developer, to the satisfaction of the Public Works Director and Fire Chief.
38. Prior to building permit issuance, the developer shall construct or guarantee the replacement of the 6-inch ACP water main in Circle City Drive from the fire hydrant west of the intersection with Rimpau Avenue to the fire hydrant approximately 225 feet east of the applicant's property with a 10-inch diameter ductile-iron pipe water main per the City of Corona Utilities Department Standard Plans and Specifications.
39. Prior to issuance of a building permit, the developer shall construct or guarantee the construction of an 8-inch VCP sewer main line in Circle City Drive per the Utilities Department Standard Plans and Specifications.
40. Prior to improvement plans approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.
41. Prior to issuance of any building permits, the developer shall pay all water and sewer fees, including but not limited to connection fees, wastewater treatment fees, sewer capacity fees and all other appropriate water and sewer fees.
42. The applicant shall dedicate easements for all public water and sewer facilities needed to serve the project in accordance the Utilities Department standards. The minimum easement width shall be 20 feet for one utility unless otherwise approved by the Utilities Department Director. Structures and trees shall not be constructed or installed within a public utility easement.
43. Prior to building permit issuance, the applicant shall construct or guarantee the construction of a private fire system with double detector check assemblies at all public fire services to the satisfaction of the Department of Water and Power and Fire Chief.
44. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.
45. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.
46. Static pressures exceeding 80 psi require an individual pressure regulator.
47. Reclaimed water shall be used for any construction activity unless otherwise approved by the Utilities Department Director. Prior to obtaining a reclaimed construction meter from the City, a Reclaimed Water Application shall be submitted for the contractor to receive certification to handle reclaimed water.
48. The applicant shall provide a separate irrigation water service for the common landscape areas.



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<p>49. Prior to issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23 and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fees shall be collected at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances.</p>	