



Project Conditions

City of Corona

Project Number: CUP2023-0017

Description: **Operate a charter school in existing commercial bldg**

Applied: **9/13/2023**

Approved:

Site Address: **2115 21* COMPTON AVE CORONA, CA 92882**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **River Spring Charter School**

Parent Project:

27740 Jeferson Ave Temecula CA, 92590

Details:

LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	Chris Milosevic
<ol style="list-style-type: none"> 1. All construction and alterations shall be via permit and shall comply with the applicable edition of the California Building Standards Code. 2. Provide the accessible path of travel from the building to the trash enclosure locations. 3. Obtain the demolition permit from the Building Division and obtain the clearance/approval from AQMD for the demolition work. 4. Provide screening walls to meet the requirements of Planning Division for the roof top HVAC units, if any. 	
FIRE	Xente Baker
<ol style="list-style-type: none"> 1. Place Fire Department DPR comments on plans as general notes. 2. A Knox Box shall be provided for this business. To apply for a Knox product visit https://www.knoxbox.com/ 3. Plans of new or modifications to existing fire alarm detection or monitoring shall be submitted separately to the Building Department for review and approval. 4. Provide a code analysis that justifies the change of occupancy, provide at a minimum but not limited to, construction type, allowable area and height, occupancy classification, occupant load etc. 	
PLANNING	Eva Choi
<ol style="list-style-type: none"> 1. 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. 	



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PLANNING	Eva Choi
<ol style="list-style-type: none"> 2. 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. 3. This permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, or compliance with all conditions on the granting of this conditional use permit within two (2) years after the effective date thereof, and if they are not utilized, or 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 lapsed. 4. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees. 5. Retaining walls within the outdoor play area shall be made of decorative masonry material. Retaining walls that are four feet or higher shall have a guard rail constructed on top of the wall. 6. The outdoor play area shall be installed and ready for use prior to the opening of the school. 7. The applicant shall adhere to the requirements and development standards of the El Cerrito Specific Plan and Conditions of Approval, as well as be in substantial conformance with the respective application materials presented before the Planning and Housing Commission, including but not limited to the site plan, floor plan, architectural elevations, and traffic management plan, etc. 8. Approval of CUP2023-0017 is contingent upon the approval of SPA2023-0001. 9. The applicant shall update the parking data on the construction drawings for plan check to accurately reflect 9 required parking spaces for the "office" use and a total of 122 required parking spaces for the center. 	
PUBLIC WORKS	Jennifer Tran
<ol style="list-style-type: none"> 1. The Public Works, Planning and Development, and Utilities Department comments for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the comments shall be referred to the Planning and Development Department, Development Services Division. 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 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. 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. 	



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PUBLIC WORKS	Jennifer Tran
<ol style="list-style-type: none">6. 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:<ol style="list-style-type: none">(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.7. Prior to issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay the Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fee 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.8. 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.9. 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.10. 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.11. 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.12. Reclaimed water shall be used for any construction activity, unless otherwise approved by the Utilities Director or their designee. 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.13. Grading Plan shall show and label the proposed retaining wall along the play ground area. The project shall also provide maintenance access to the landscape area above the play ground.	