



Project Conditions

City of Corona

Project Number: PM2019-0005

Description: **PARCEL MAP TO CREATE ONE LOT ON 0.39 ACRES FOR STARBUCKS.**

Applied: **10/14/2019**

Approved:

Site Address: **735 S MAIN ST CORONA, CA 92880**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **KAIDENCE GROUP**

Parent Project: **DPR2019-0004**

5070 N. 40TH STREET, SUITE 210 PHOENIX AZ, 85018

Details: **PM FOR A 1,800 SQ FT STARBUCKS WITH A DRIVE-THROUGH ON 0.39 ACRES.**

LIST OF CONDITIONS

DEPARTMENT	CONTACT
FIRE	Cindi Schmitz
PLANNING	Lupita Garcia

1. A minimum fire flow of 3000 gpm shall be provided.

2. Fire hydrants are to be spaced a maximum 250 feet apart.

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.

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. 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.

4. The parcel map shall be recorded prior to the issuance of a building permit.

5. This project is exempt from Riverside County's MSHCP fee, as the site is currently developed as a parking lot.

6. The DPR Comments, Conditions of approval and Mitigation Monitoring Plan (if applicable) shall be incorporated onto all future building plans.

7. The applicant shall adhere to the requirements and development standards of the underlying zone or specific plan designation and Conditions of Approval (Exhibit B), as well as be in substantial conformance with the respective application materials presented before the Board or Commission, including but not limited to the site plan, architectural elevations, renderings or photo simulations, landscape plans, etc.



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PLANNING	Lupita Garcia
8. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultation concerning the treatment of the remains as provided in Public Resources Code 5097.98. 9. The applicant shall grant an easement to the Corona Historic Preservation Society (CHPS), for maintenance purposes of the existing Bronze Fire Hydrant statute located on the project site. 10. The applicant shall reconstruct the driveway approach on Eighth Street to comply with the city's commercial driveway standard. 11. The applicant shall reslurry Eighth Street in front of the project and replace all broken, cracked or deficient sidewalk panels.	
PUBLIC WORKS	Emily Stadnik
1. The Public Works and the Department of Water and Power, Maintenance and Parks and Landscaping 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 the Public Works Department Land Development Section. 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 recordation or issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed subdivision 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 parcel map shall correctly show all existing easements, traveled ways, alleys, and drainage courses. Any omission or misrepresentation of these documents may require said parcel map to be resubmitted for further consideration. 6. Lettered lots A & B shall be dedicated for public street and utility purposes. Lettered lots C and D shall be dedicated for reciprocal access, public utilities, emergency ingress/egress, and maintenance access purposes for the City. 7. The developer shall construct or guarantee construction of the required improvements prior to recordation of the Parcel Map because the construction of the improvements is a necessary prerequisite to the orderly development of the surrounding area. 8. All conditions of approval shall be satisfied and the final parcel map prepared and accepted by the City for recordation within 24 months of its approval, unless an extension is granted by the City Council. 9. 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 Public Works Department. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.	



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PUBLIC WORKS	Emily Stadnik
<p>10. 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:</p> <p>(a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.</p> <p>(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.</p> <p>(c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.</p> <p>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.</p> <p>11. Prior to map recordation or issuance of a building permit, whichever occurs first, 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:</p> <p>a) Grind and overlay 8th street to half street width. Sidewalks, and curb and gutter along Main Street and 8th Street which are found to be deficient by PW Inspection, shall be replaced in kind. Trenching for public utilities across existing street sections shall be to current City standards, or as directed by the City Engineer.</p> <p>b) Connections to existing SD system.</p> <p>c) All required grading, including erosion control.</p> <p>d) All required sewer, water and reclaimed water facilities to serve the proposed development.</p> <p>e) All required landscaping facilities, including upgrades to parkway landscaping to meet current requirements.</p> <p>f) All under grounding of overhead utilities, except for cables greater than 32k volts.</p> <p>12. 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.</p> <p>13. 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 Public Works Department Land Development Section. 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.</p> <p>14. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Public Works Department Land Development Section.</p> <p>15. 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.</p> <p>16. 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.</p> <p>17. 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.</p> <p>18. Prior to Planning Commission, a Preliminary WQMP shall be submitted to the Public Works Land Development Section for review and approval; applicable plan check fees shall be paid at time of submittal.</p> <p>19. 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 Public Works Land Development Section for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format.</p> <p>20. All plants located within bio-filtration areas, shall be approved by the civil engineer preparing the final WQMP.</p>	



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<p>21. Prior to issuance of the first 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.</p> <p>22. 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.</p> <p>23. 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.</p> <p>24. Prior to recordation or 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 full breakdown of all the runoff generated on- and off-site.</p> <p>25. Prior to recordation or 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. All residential lots shall drain toward the street. Lot drainage to the street shall be by side yard swales independent of adjacent lots or by an underground piping system. Concentrated drainage on commercial lots shall be diverted through parkway drains under sidewalks. All non-residential lots 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.</p> <p>26. 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.</p> <p>27. Prior to map recordation or issuance of a building permit, whichever comes first, the applicant shall offer for dedication all required street rights-of-way (list streets names and the required footage). 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.</p> <p>28. Prior to recordation or approval of improvement plans, the improvement plans submitted by the applicant shall include the following:</p> <ul style="list-style-type: none">a) Grind and overlay Eighth street to half street width. Sidewalks, and curb and gutter along Main Street and Eighth Street which are found to be deficient by PW Inspection, shall be replaced in kind.b) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans. Existing residential drive approaches shall be replaced with commercial drive approaches per City standard.c) All street intersections shall be at ninety (90) degrees or as approved by the Public Works Director.d) All reverse curves shall have a minimum tangent of fifty (50) feet in length.e) Under grounding of existing and proposed utility lines.f) Street lights.g) All other public improvements shall conform to City of Corona standards. <p>29. 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 Public Works Department.</p> <p>30. The developer shall comply with the approved traffic study recommendations in the TIA prepared by LL&G (May 2019).</p> <p>To mitigate the deficient level of service in the p.m. peak hours at the intersection of Ramona Street and 6th Street, the TIA recommends the signage be installed to restrict the northbound through and left-turn movements during the PM peak period (4:00 p.m. to 6:00 p.m.). This restriction would require vehicles to use Main Street to access 6th Street to the west of Ramona Avenue during the p.m. peak period.</p> <p>All proposed signing and striping shall be coordinated with and approved by the City of Corona Traffic Division and the City Engineer. Changes to existing access for adjacent developments shall be approved by the City Engineer.</p> <p>31. Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping specified in the tentative map or in these Conditions of Approval shall be constructed.</p>	



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<p>32. Prior to the issuance of a Certificate of Occupancy, any damage to existing landscape easement 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.</p> <p>33. Prior to map recordation, 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> <p>34. All the potable water, reclaimed water, and sewer design criteria shall be per City of Corona Department of Water and Power standards and Riverside County Department of Health Services Standards unless otherwise approved by the Public Works and Department of Water and Power Directors.</p> <p>35. Prior to issuance of any building permits, including model home 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.</p> <p>36. 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.</p> <p>37. 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.</p> <p>38. Prior to building permit issuance, the applicant shall construct or guarantee the construction of all required public improvements including but not limited to, the potable water line, sewer line, reclaimed water line, potable water services, sewer laterals, reclaimed water services, double detector check assemblies and reduced pressure principle assemblies within the public right of way and/or easements.</p> <p>39. The applicant shall dedicate easements for all public water, reclaimed water, sewer and electric facilities needed to serve the project in accordance the Department of Water and Power standards. The minimum easement width shall be 20 feet for one utility and 30 feet for more than one public utility facility. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the General Manager. Structures and trees shall not be constructed or installed within a public utility easement.</p> <p>Reciprocal access, public utilities, and emergency access shall be granted over Lots A, B, C and D. Additional reciprocal access along the eastern site boundary shall be granted at 9-feet in width, and along the northern site boundary at 7-feet in width, subject to the approval of the City Engineer.</p> <p>A maintenance and access easement for the existing fire hydrant monument at the corner of Main Street and Eighth Street, shall be granted, subject to the approval of the City Engineer.</p> <p>40. Prior to map recordation or building permit issuance, whichever comes first, 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.</p> <p>41. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.</p> <p>42. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.</p> <p>43. Static pressures exceeding 80 psi require an individual pressure regulator.</p> <p>44. The applicant shall provide a separate irrigation water service for all landscaped lots or easements.</p> <p>45. The landscape plans of all parkway and Landscape Maintenance District (LMD) and Community Facilities District (CFD) lots shall be prepared by a licensed Landscape Architect and shall be submitted to the City for review and approval.</p>	



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	<p>46. This letter is to confirm that the property at the address noted above is eligible to receive water and/or sewer collection service from the City of Corona upon satisfaction of all terms and conditions for service, and payment of applicable fees and charges, as set forth in the City's applicable Rules and Regulations. In addition, water and sewer service shall be subject to the following terms and conditions:</p> <ol style="list-style-type: none">1. Water and sewer service will be provided pursuant to all City Rules and Regulations, as they may be amended, including but not limited to the City's water conservation ordinance (Corona Municipal Code Chapter 13.28), and the other requirements contained in Chapters 13.08, 13.12, 13.14, and 13.26.2. Prior to Building Permit issuance, the applicant shall satisfy all terms and conditions of service and pay all applicable water connection fees and charges set forth in the City's applicable Rules and Regulations as established pursuant to Chapter 13.14 of the Corona Municipal Code. No additional water connection fees will be required unless you require a larger water service for your use. The applicable fee will be the then-current fee at the time the fee is paid, which may be higher than the fee in effect as of the date of this letter.3. Prior to Building Permit issuance, the applicant shall satisfy all terms and conditions of service and pay all applicable sewer connection fees and charges set forth in the City's applicable Rules and Regulations as established pursuant to Chapters 13.12 and 13.14 of the Corona Municipal Code. Purchase of sewer capacity will be required if the use exceeds the capacity previously acquired for the tenant space. The applicable fee will be the then-current fee at the time the fee is paid, which may be higher than the fee in effect as of the date of this letter.