



# Project Conditions

## City of Corona

**Project Number: CUP2019-0008**

Description: **PROPOSED DRIVE-THRU RESTAURANT WITHIN MULTI-TENANT BLDG**

Applied: **8/15/2019**

Approved:

Site Address: **135 W PARKRIDGE AV CORONA, CA 92880**

Closed:

Expired:

Status: **COMPLETE**

Applicant: **COSTANZO INVESTMENTS, LLC.**

Parent Project:

**17 CORPORATE PLAZA SUITE 250 NEWPORT BEACH CA, 92660**

Details: **PROPOSED DEVELOPMENT OF A 2,650 SQFT DRIVE-THRU RESTAURANT (PAD D) FOR THE HABIT GRILL AND A 2,532 SQFT COMMERCIAL SUITE (PAD A).**

### LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	Oscar Davalos
<ol style="list-style-type: none"> <li>1. BUILDING DEPARTMENT CONDITIONS</li> <li>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.</li> <li>3. Access, sanitary facilities, and parking shall comply with Title 24 Handicap Requirements.</li> <li>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.</li> <li>5. Roofing material shall be Class A.</li> <li>6. Plans for food preparation areas shall be approved by the Riverside County Health Dept. prior to plan check approval from this department.</li> <li>7. 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.</li> <li>8. 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.</li> <li>9. Upon tenant improvement plan check submittal there may be additional Building Department requirements.</li> <li>10. Separate permits are required for all fences, walls and paving.</li> <li>11. Comply with the Corona Burglary Ordinance # 15.52. Copies are available at the Building Department counter.</li> <li>12. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.</li> <li>13. Business' shall not open for operation prior to posting of Certificate of Occupancy issued by the Building Department.</li> <li>14. All Fees Including Development Fees Must Be Paid in Full Prior to NIC or C of O Issuance</li> <li>15. All Fees Including City Impact Fees Must Be Paid in Full Prior to NIC or C of O Issuance</li> <li>16. Trash enclosures and the path of travel to the enclosure shall be accessible for people with disabilities.</li> </ol>	



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BUILDING	Oscar Davalos
17.	At the time of Plan Check Please Incorporate the Required California Green Code Mandatory Measures such as E.V. and or Solar Ready, Clean Air Vehicle Parking, Bicycle Parking, Best Management Practices and Storm Water Pollution Prevention, Light Pollution Reduction, Energy Efficiency, Indoor and Outdoor Water Usage Efficiency, Construction Waste Management Plan, etc
18.	Deferred submittals must be clearly identified on the building plans. Submittals such as; fire sprinklers, fire alarms, trusses, etc.
19.	Construction documents shall be prepared in accordance to current applicable codes (2019 Codes). Provide current list of applicable Codes & Standards. Provide full Scope of Work.
20.	A) Access, Sanitary Facilities, Common Areas (if provided), and Parking need to be accessible for people with disabilities, and shall be in accordance with California Building Code Chp 11B.  B) Provide Accessible Route from Public Way with no abrupt changes in Path of Travel; Ramps shall not exceed 8.33% slope, cross slope shall not exceed 2%.
21.	Trash Enclosure(s) shall be constructed per design accessible for people with disabilities and shall be in accordance with California Building Code Chp 11B. Include a compliant accessible Path of Travel.
22.	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.
23.	Provide draft stops in attic areas not to exceed 1,000 sq ft per U.B.C. Sec 708.3
24.	Fees - a. Occupancy fee of \$255.00 at the time of permit per unit. b. Property Development Tax at \$960.00 per dwelling unit. c. Storm water drainage fee at \$0.13 per square foot for Residential/ \$0.025 per square foot for Commercial \u0026 Manufacturing. d. School Fees shall be paid prior to issuance of permit. Provide copy of receipt to the Building Department.
25.	Separate Permits are Required for all Signage, Solar PV Systems & Trach Enclosures.
26.	Comply with the Corona Burglary Ordinance # 15.52. Copies are available at the Building Department counter.
27.	All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.
28.	Provide accessible parking calculations indicating the required number of accessible spaces including van spaces.
29.	Provide the minimum number of EV, clean air, and carpool/vanpool parking spaces; minimum shade trees, bicycle parking and other site facilities as required by the California Green Building Standards Code.
30.	An approved Construction Waste Management Plan and Recycling Worksheets shall be kept on site and maintained by the applicant, and made available for inspection by City representatives at all times in accordance with the California Green Building Standards Code. Documentation which demonstrates compliance with the minimum recycling of waste materials required by CAL Green shall be provided to the building inspector prior to issuance of Certificate of Occupancy or Final Approval.
31.	Trash and recycling enclosures shall be accessible per CBC chapter 11B and meet Public Works Department minimum dimensions for the City's waste hauler. Provide enlarged plans and details for construction of trash/recycling enclosures.
32.	Provide List of Required Special Inspections Per 2019 CBC Section 1705 & Required Structural Observations.
33.	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.
34.	Provide Plumbing Facilities Requirements per CPC 2019 Section 422.0 (Table 422.1)
35.	A) Provide Building Data: Address, Occupancy, Type of Construction, Building Height, Number of Stories, Area (Allowable/Actual), Sprinklered / Non-Sprinklered, Occupancy Load & Lot Data.  B) Provide Parking Data: Required/Provided (including Handicap Accessible spaces per 2019 CBC 11B, & Clean Air/EV/Van Pool per 2019 CBSC Chp. 5  C) Provide accessible parking calculations indicating the required number of accessible spaces including van spaces (Handicap Accessible per 2019 CBC 11B & include Clean Air/EV/Van Pool per 2019 CBSC Chp. 5



# Project Conditions

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FIRE	Cindi Schmitz
<ol style="list-style-type: none"> <li>1. Place Fire Department DPR comments on plans as general notes.</li> <li>2. Plans shall show a minimum drive width of 28 feet.</li> <li>3. Provide plans for two (2) all weather surface access ways to be approved by the Fire Prevention Manager and construct the access way(s) to accommodate 70,000 lbs GVW during all phases of construction.</li> <li>4. 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.</li> <li>5. Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s).</li> <li>6. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer.</li> <li>7. A Knox Box shall be provided for the business.</li> <li>8. A minimum fire flow of 3000 gpm shall be provided.</li> <li>9. The fire service waterline shall be looped and provided with two (2) separate points of connection.</li> <li>10. Fire hydrants are to be spaced a maximum 250 feet apart.</li> <li>11. Provide Class A roofing material.</li> <li>12. Per 511 of the Corona Municipal Code, a public safety radio communication study is required. Consult with the Fire Department for specific requirements for this study.</li> <li>13. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development.</li> <li>14. 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.</li> <li>15. 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.</li> <li>16. Schedule Certificate of Occupancy inspection/building final inspection prior to occupancy of this structure/ improvement area.</li> <li>17. Required fire code permits will be applied for and processed prior to final inspection and/or certificate of occupancy, Fire code permit application and all other guidelines are available at coronaca.gov</li> <li>18. At no time shall fire hydrants or fire lanes be blocked by building materials, storage, equipment, and/or vehicles.</li> <li>19. Hazardous Materials Disclosure and Business Emergency Plan required to be submitted and approved prior to occupancy or use.</li> <li>20. 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</li> <li>21. A sign showing the occupant load limit(s) shall be posted in a conspicuous place near the main exit from the room.</li> </ol>	
PLANNING	Sandra Yang
<ol style="list-style-type: none"> <li>1. 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.</li> </ol>	



# Project Conditions

## City of Corona

### PLANNING

Sandra Yang

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. 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
5. PM 37747 shall be recorded prior to issuance of a building permit.
6. The applicable Riverside County MSHCP fee shall for commercial development be paid by the building permit applicant(s) prior to issuance of a building permit. The applicable fee shall be the fee that is in effect at the time the first building permit is issued.
7. Discovery of Human Remains: In the event that human remains (or remains that may be human) are discovered at the project site during grading or excavation, the construction contractors, and/or project archaeologist shall immediately stop all activities in the immediate vicinity of the find or any nearby area reasonably suspected to overlie adjacent remains, in accordance with applicable State law. The Riverside County Coroner and the City of Corona Community Development Department shall be informed immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains. If human remains are determined as those of Native American origin, State law relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097) shall be complied with. The coroner shall contact the NAHC to determine the most likely descendant(s). The most likely descendent(s) ("MLD") shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen by the MLD to the extent required by and in accordance with PRC Section 5097.

The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).

According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052) determined in consultation between the project proponent and the MLD. In the event that the project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the mediation and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).

8. A sign permit shall be obtained from the Planning and Building divisions prior to the installation of any signs for Pads A and D.



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<b>PLANNING</b>	<b>Sandra Yang</b>
<ol style="list-style-type: none"> <li>9. All signage shall be constructed in accordance with the sign program contained in this application and the sign criteria under the North Main Street Specific Plan and Corona Municipal Code as applicable.</li> <li>10. All trash enclosures shall be constructed of splitface concrete or decorative masonry approved by the Community Development Department and shall be designed to accommodate an organic waste recycling bin per CMC Chapter 8.20.</li> <li>11. Screen hedges shall be installed between the drive-through lane and Main Street for headlight buffering purposes. The hedges shall be a minimum of 36-inches in height at time of installation.</li> <li>12. Separate landscape plans shall be submitted to the Building Division for plancheck. At time of submittal, a landscape deposit in the amount of \$5000 shall be subitted to the Planning Division for plancheck and inspection services related to the landscaping which will be provided by a landscape consultant. Any money left remaining from this deposit at the completion of the project will be reimbursed to the applicant of the applicable landscape plan. Note that this deposit is separate from the Building Division's landscape plancheck submittal fee.</li> </ol>	
<b>PUBLIC WORKS</b>	<b>Michele Hindersinn</b>
<ol style="list-style-type: none"> <li>1. The Public Works and the Departments of Water and Power, Maintenance and Parks and Landscaping Conditions of Approval for the subject application and 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.</li> <li>2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.</li> <li>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.</li> <li>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.</li> <li>5. The submitted parcel map shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said parcel map to be resubmitted for further consideration.</li> <li>6. The developer shall construct or guarantee construction of the required public 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.</li> <li>7. 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.</li> <li>8. 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.</li> <li>9. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances, unless otherwise waived by the City.</li> <li>10. Prior to issuance of a Certificate of Occupancy, the relevant applicant 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.</li> </ol>	



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### PUBLIC WORKS

Michele Hindersinn

11. The responsible party and/or applicant 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.
12. Prior to map recordation or issuance of a building permit, whichever occurs first, the developer shall ensure that a property owner's association or an acceptable operation and reciprocal easement agreement is established for the purpose of maintaining all private streets, common areas and private utilities. Any necessary Covenants, Conditions and Restrictions (CC&R's) or easement agreement, shall be subject to the review and approval of the Public Works Department and shall be recorded concurrently.
13. 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 required public improvements. Said improvements shall include, but are not limited to, the following:
  - a) All street facilities.
    1. All missing or deficient street facilities along the project frontage on the project side of Parkridge Avenue, and Main Street.
    2. Parkridge Avenue shall be improved to ½ plus 10', grind and overlay, and street widening, per City of Corona standards and specifications along the project frontage, or as otherwise indicated on the Site Plan.
    3. Main Street shall be widened on the project side to full width across the project frontage. Pavement restoration shall be provided as defined in Exhibit "F - North Main Retail – Improvement Exhibit" dated March 26, 2020.
  - b) All drainage facilities and connections to Riverside County Flood Control (RCFC) facilities. Connections to Flood facilities shall be approved by the agency prior to improvement plan approval. All encroachment permits required by RCFC shall be obtained prior to construction permit release by the City.
  - c) All required grading, including erosion control.
  - d) All required sewer and water facilities.
  - e) All required landscaping.
  - f) All under grounding of overhead utilities, except for cables greater than 32k volts, unless otherwise waived by the City.
  - g) All missing street lights along project frontage on Main Street and Parkridge Avenue.
14. 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.
15. 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.
16. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Public Works Department Land Development Section.



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### PUBLIC WORKS

Michele Hindersinn

17. Prior to approval of grading plans, the applicant shall obtain a General Construction Activity Storm Water Permit from the State Water Resources Control Board in compliance with National Pollutant Discharge Elimination System (NPDES) requirements. Proof of filing a Notice of Intent (NOI) will be required by the City. The WDID # shall be displayed on the title sheet of the grading plans.
18. Prior to approval of grading plans, the applicant shall comply with the Federal Clean Water Act and shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be available at the project site for review.
19. 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.
20. Prior to the issuance of a grading permit the applicant 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.
21. 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.
22. Prior to release of grading security, the relevant applicant 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.
23. 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.
24. 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.
25. 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.
26. Prior to the issuance of the first Certificate of Occupancy, the relevant 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.
27. Prior to issuance of the first Certificate of Occupancy on a parcel, the relevant applicant shall provide proof of notification to the future occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.
28. Prior to issuance of Certificate of Occupancy, the relevant applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.
29. 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.
30. 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.
31. Prior to recordation or approval of improvement plans, the improvement plans submitted by the relevant 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.



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### PUBLIC WORKS

Michele Hindersinn

32. 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.

Streetscapes shall abide by requirements set forth in the North Main Specific Plan, and all subsequent amendments, or as indicated on the entitled plans.

33. Prior to map recordation, the developer shall release and relinquish all vehicular access rights to the City of Corona along Parkridge Avenue and Main Street, except at approved intersections or driveways.
34. Prior to recordation or approval of public improvement plans, the improvement plans submitted by the applicant shall include the following:
- a) All local and/or major arterial highways' vertical and horizontal alignments shall be approved by the Director of the Public Works Department. Main Street shall be widened to ultimate width, and improved with all missing infrastructure and landscaping per the North Main Specific Plan and attached improvement exhibit along the project frontage on the project side of the street. Parkridge Avenue shall be improved to 1/2 plus 10' per approved Traffic Study and in coordination with the City Traffic Division, while accommodating for existing overhead utilities per the approval of the City Engineer.
  - b) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans.
  - 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, unless otherwise waived by the City.
  - f) Street lights.
  - g) All other public improvements shall conform to City of Corona standards.

Requirements for improvements on Main Street and Parkridge Avenue, fronting the project, shall conform to the requirements outlined in the traffic study, and according to the improvement exhibit as attached. All public improvements are subject to the review and approval of the City of Corona Traffic Division, and the City Engineer.

35. 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.
36. The applicant shall comply with the approved traffic study recommendation for all improvements on Main Street and Parkridge Avenue.
- a) Final improvement design and all signing and striping shall be approved by the City of Corona Traffic Division and the City Engineer.
  - b) The development will be required to construct two thru lanes and the left turn pocket for Cota Street along Parkridge Avenue, as identified in Figure 3-3 of the approved Traffic Study. This configuration will create a left turn pocket into the site that can accommodate one car of stacking. The configuration is approved on a trial basis. If in the future the Public Works Director determines that for either safety or congestion concerns this configuration does not work, then the City will have the sole authority to remove this left turn pocket
  - c) A disclosure statement shall be recorded concurrently with the map reflecting condition described above relative to the turn pocket on Parkridge Avenue.
37. Prior to map recordation the applicant shall annex this project into a City of Corona Community Facilities District (CFD) 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.
38. Prior to final map recordation the applicant shall prepare a disclosure statement indicating that the property is within a Community Facilities District and will be subject to an annual levy. The disclosure statement is subject to the review and approval of the Public Works Department and shall be recorded concurrently with the final map.
39. Prior to issuance of a Certificate of Occupancy, all proposed parkway and/or slope maintenance specified in the tentative map or in these Conditions of Approval shall be constructed.



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<b>PUBLIC WORKS</b>	<b>Michele Hindersinn</b>
40.	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.
41.	Prior to map recordation, issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all respective and applicable 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.
42.	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.
	Sewer service shall be provided by the City Norco. Onsite sewer shall be per City of Corona design criteria.
43.	Prior to recordation or approval of improvement plans, the relevant applicant shall obtain all necessary easements for any required offsite water and sewer facilities.
44.	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.
45.	Prior to improvement plans approval, the relevant 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.
46.	Prior to issuance of any building permits, the relevant applicant 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.
47.	Prior to building permit issuance, the developer shall construct or guarantee the construction of all required public improvements including but not limited to, the potable water line, sewer line, potable water services, sewer laterals, double detector check assemblies and reduced pressure principle assemblies within the public right of way and-or easements.
	Proposed public waterline through project site shall be a minimum 12-inch per City standards and specifications. Public utility easements shall be dedicated for all public utilities.
48.	The applicant shall dedicate easements for all public 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.
49.	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.
50.	Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.
51.	Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.
52.	Static pressures exceeding 80 psi require an individual pressure regulator.
53.	The applicant shall provide a separate irrigation water service for all landscaped areas.
54.	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.