



Project Conditions

City of Corona

Project Number: PP2023-0011

Description: **Construction of 25 Permanent Supportive Housing Units.**

Applied: **12/28/2023**

Approved:

Site Address: **330 S Buena Vista and Second Corona, CA**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **Second Street Housing LP**

Parent Project:

14211 Yorba Street Suite 200 Tustin CA,

Details:

LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	Anthony Hurley
<ol style="list-style-type: none">1. 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.2. The Project shall be designed to show compliance with the latest adopted edition of the following codes as applicable:<ol style="list-style-type: none">A. California Building CodeB. California Residential CodeC. California Electrical CodeD. California Mechanical CodeE. California Plumbing CodeF. California Energy CodeG. California Fire CodeH. California Green Building Standards CodeI. Including local amendments, and the Corona Municipal Code.3. At the time of Building Plan Check submittal, the applicant shall comply with the city's plan check submittal requirements which includes the following: Plot Plan * Foundation Plan * Floor Plan * Ceiling and roof framing plan * Electrical Plans (electrical service shall be underground per Corona Municipal Code chapter 15.60), including size of main switch, number and size of service entrance conductors, single line diagram, circuit schedule and demand load calculations * Plumbing plans including sewer or septic tank location, minimum number of plumbing fixture calculations, isometric diagram including underground piping, water and drainage fixture unit calculations and pipe sizing including meter and building supply, gas piping and roof venting plan * Mechanical plan, heating and air conditioning diagram, equipment schedule * Landscape and Irrigation plans - Paper submittals shall include four (4) complete sets detached from building plans. Refer to the city's plan check submittal requirements and checklists for a complete list.4. Paper plan submittals shall include 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.5. Separate permits are required for all fences, walls, signs, and PV systems.6. Buildings shall not be occupied prior to posting of Certificate of Occupancy issued by the Building Division.7. Where 5 or more multifamily dwelling units are constructed, provide permanent recycling facilities for the building occupants for recycling of nonhazardous materials in compliance with the California Green Building Standards Code.8. 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.	

EXHIBIT 4

(Continued on next page)



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BUILDING	Anthony Hurley
	<ol style="list-style-type: none">9. All fees, including but not limited to, occupancy fees, property development tax, and school fees must be paid in full prior to issuance of building permits. Any development impact fees that apply to the project must be paid in full prior to NIC or CofO issuance.10. Grading plans shall be approved and pads certified prior to Building permit issuance.11. Project shall be designed to conform to the applicable edition of the California Building Standards Code including local amendments, and the Corona Municipal Code.12. Project entitlement approvals shall be obtained prior to plan approval and issuance of Building permits. The tract map, parcel map, or lot line adjustment, as applicable, shall be approved and recorded prior to the issuance of a building permit. Final Conditions of Approval shall be made part of set of plans [Conditions of approval shall be pasted on plans]13. All deferred features and related permits shall be approved, and the building not be occupied, prior to issuance of CofO. Utilities will not be released until a CofO, TCO, or Temporary Utility Bond has been issued.14. Project site shall be kept clean, secure, safe, and BMPs installed and maintained, and follow all city, state, and county requirements and due standard of care.
FIRE	Xente Baker
	<ol style="list-style-type: none">1. Any revised site plan shall be submitted to the Fire Department for screen check approval prior to building plan submittal.2. Plans shall show the respective turning radii: 25' inside and 50' outside.3. Provide fire fighter access gates along fence line on 2nd St. Gates shall be equipped with a Knox box. Fire fighters shall be able to reach within 150' of all portions of all buildings, from paved access.4. Plans shall show a minimum drive width of 25 feet. The Fire Marshal has agreed to the fire lane reduction from 28' to 25', as the proposed entry gates (equipped with Knox boxes) will accommodate fire hose pulls of 150', to all portions of the buildings.
PLANNING	
	<ol style="list-style-type: none">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.2. The applicant or his successor in interest shall comply with the project's Mitigation Monitoring and Reporting Program established in the Mitigated Negative Declaration.3. 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.4. 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.



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PLANNING	
<div data-bbox="110 304 1523 1287"><ol style="list-style-type: none">Approval of this precise plan shall be utilized within two (2) years of the approval date, unless some other period is established by the decision-making entity at the time the permit is approved. The permit must be utilized, or if the permit involves a building, construction must be commenced and carried on diligently to completion of at least one usable unit, prior to the expiration of the time limit. If the time limit expires, any privilege, permit or variance granted shall be deemed to have lapsed.All signage shall be architecturally integrated with the overall project and constructed in accordance with Chapter 17.74 of the Corona Municipal Code requirements. A separate sign permit shall be obtained from the Planning and Building Divisions prior to the installation of any signs.All landscape plans shall be prepared by a licensed professional. Plans shall be prepared in accordance with the city's Landscape Design Guidelines for Residential Developments and the requirements of the CMC, Chapter 17.70 (available on the city's website at: https://www.coronaca.gov/government/departments/community-development/planning-division); and the State of California Model Water Efficiency Landscape Ordinance (MWELO)Landscape plans are required for the project and shall be submitted as a separate submittal for plan check to the Building Division. Landscape plans must also be submitted prior to issuance of a building permit.<p>At time of plan check submittal, the developer shall also submit a landscape deposit in the amount of \$5,000 to the Planning Division for landscape plan check and inspection services which will be completed by a landscape consultant. The deposit will cover on-site landscaping and landscaping within parkways. This fee is separate from the Building Division's landscape plan check submittal fee. Any unused deposit funds will be reimbursed to the developer upon completion of the project.</p><ol style="list-style-type: none">All landscaping (on-site and off-site) and perimeter walls/fencing shall be installed prior to issuance of a Certificate of Occupancy.This project is subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) fee under the category of Residential. This fee shall be paid at the time of building permit issuance.The fence and walls shall be submitted to the Corona Building Division as a separate submittal for plan check. The Wall and Fence Plan shall include anti-graffiti coating or protection for the exterior side of all perimeter walls. The owner, or his/her successor, shall remove any graffiti on the property as soon as possible. In addition, if the applicant was notified by the City, the applicant shall remove the graffiti within seven (7) days of the City's notice.PP2023-0011 is contingent upon the approval of AHDB2023-0003.Prior to the issuance of any building permit, the Lot Line Adjustment shall be approved and recorded.</div>	
PUBLIC WORKS	
<div data-bbox="110 1354 1523 1971"><ol style="list-style-type: none">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.The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the City Engineer that the proposed project will not unreasonably interfere with the use of any easement holder of the property.Prior to building permit issuance, the developer shall record a Lot Line Adjustment for APN 118-270-055 as shown on the submitted site plan.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.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.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.All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.</div>	



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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 Planning and Development Department, 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.
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:
 - 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 City Engineer 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 City Engineer 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.

11. Prior to issuance of a building permit, the developer shall ensure a property owner's association is established or an agreement along with an easement is recorded for the drainage facilities shared with the property to the east (PP2023-0010). The association documents, agreement, or any necessary Covenants, Conditions and Restrictions (CC&R's), shall be subject to the review and approval of the Planning and Development Department, Development Services and Planning Divisions.
12. 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 street facilities along Second Street.
 - b) All required drainage facilities
 - 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.
13. 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 City Engineer.
14. 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.
15. 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.
16. Prior to approval of grading plans, if applicable, 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.
17. Prior to approval of grading plans, as applicable, 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.
18. 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.



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19. 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.
20. 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.
21. 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.
22. 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 City Engineer.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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 City Engineer.
28. 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 full breakdown of all the runoff generated on- and off-site. The City's Drainage Master Plan shows the existing underground storm drain system in Buena Vista Avenue is deficient. The study shall evaluate the Development's impact to the Buena Vista Storm Drain Facility and provide mitigation measures to be implemented by the applicant to ensure the facility is operating at an acceptable standard.
29. 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 project's drainage shall drain to an approved water quality facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.
30. 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 City Engineer.
31. Prior to issuance of a building permit, the applicant shall offer for dedication an additional 4 feet of street rights-of-way along Second Street. 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 City Engineer.
32. 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.



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33. Prior to approval of improvement plans, the improvement plans shall show Second Street to be improved to half width plus ten (10) additional feet unless otherwise approved by the City Engineer. 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.
34. 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.
35. Prior to acceptance of improvements, the City Engineer 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.
36. Prior to final map recordation the applicant shall annex this project into a City of Corona Community Facilities District (CFD) 2016-1 (Public Services) for the purpose of maintaining public services including but not limited to emergency services, and 2016-3 (Maintenance Services) for the purpose of maintaining public landscaping, curb, gutter, sidewalk, pavement, street lights, traffic signals, parks, water quality features, etc. within master planned street right-of-way and/or easements . 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.
37. Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping specified in the Conditions of Approval shall be constructed.
38. 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.
39. Prior to issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all 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 or as specified by a separate agreement for the Project.
40. All the potable water, reclaimed water, and sewer design criteria shall be per City of Corona Utilities Department standards and Riverside County Department of Health Services Standards unless otherwise approved by the City Engineer and Utilities Director.
41. Prior to approval of improvement plans, the applicant shall obtain all necessary easements for any required offsite water and sewer facilities.
42. Prior to issuance of any building permits, a domestic water and fire flow system shall be approved by the Utilities Department and constructed by the developer, to the satisfaction of the Utilities Director and Fire Chief.
43. 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.
44. 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.
45. Prior to approval of improvement plans, when applicable, the applicant shall submit detailed potable water and sewer studies, prepared by a registered civil engineer, which shall be submitted to the Planning and Development Department, Development Services Division for review and approval. The study shall analyze the existing and proposed sewer and water facilities. Results of the system analysis may require special construction for the potable water and sewer systems, such as upsizing downstream sewer lines, installing pressure regulators, booster pumps, special material for pipeline construction, backwater valves and construction of other appurtenances as necessary to serve the proposed development. Effects of the proposed development, engineering analysis and special construction requirements shall be submitted for review and approval by the Planning and Development Department, Development Services Division, and the Utilities Department. The study that was submitted dated May 2024 has not been approved.



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46. 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, potable water services, sewer laterals, double detector check assemblies and reduced pressure principle assemblies within the public right of way and-or easements.
47. 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 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 Utilities Director. Structures and trees shall not be constructed or installed within a public utility easement.
48. Prior to 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 Utilities Department and Fire Chief.
49. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.
50. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.
51. Static pressures exceeding 80 psi require an individual pressure regulator.
52. 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.
53. The applicant shall provide a separate irrigation water service for all privately maintained landscaped lots or easements.
54. The developer shall install automatic irrigation to all street trees separated from adjacent residences by a fence or wall prior to the issuance of a Certificate of Occupancy.