



# Project Conditions

## City of Corona

Project Number: CUP2018-0009

Description: 75' HIGH MONOPINE

Applied: 8/16/2018

Approved:

Site Address: 809 E PARKRIDGE AV CORONA, CA 92879

Closed:

Expired:

Status: RECEIVED

Applicant: T-MOBILE WEST LLC, C/O COASTAL BUSINESS GROUP  
16441 SCIENTIFIC, SUITE 200 IRVINE CA, 92618

Parent Project:

Details: 75 FOOT HIGH MONOPINE FOR T-MOBILE

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	
1. BUILDING DEPARTMENT CONDITIONS	
2. 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.	
3. Submit five (5) complete sets of plans including the following - * Plot Plan * Foundation Plan * Elevations and applicable details * 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. *	
4. Submit two (2) sets of structural 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 and paving.	
6. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.	
7. All Fees Including Development Fees Must Be Paid in Full Prior to NIC or C of O Issuance	
8. All Fees Including City Impact Fees Must Be Paid in Full Prior to NIC or C of O Issuance	
FIRE	
1. 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.	
2. 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.	
3. Hazardous Materials Disclosure and Business Emergency Plan required to be submitted and approved prior to occupancy or use.	



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PLANNING	
<ol style="list-style-type: none"><li>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.</li><li>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.</li><li>3. This permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, 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.</li><li>4. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees.</li><li>5. The applicant shall comply with any additional permit or license issued by a local, state, or federal agency which has jurisdiction over the wireless telecommunication facility.</li><li>6. The applicant shall maintain compliance at all times with all federal, state and local statutes, rules, regulations, orders and standards ("Laws") applicable to the applicant, the property located at 809 E. Parkridge Avenue, the wireless telecommunication facility or any use or activities in connection with the use authorized by CUP2018-0009, including, without limitation, any Laws applicable to human exposure to RF emissions and any Laws of the Federal Communications Commission (FCC), the Riverside County Airport Land Use Commission (RCALUC), the Federal Aviation Administration (FAA), and the California Public Utilities Commission (CPUC).</li><li>7. The applicant shall comply with the California Uniform Building Code, Fire Code, Mechanical Code, and Electrical Code, as amended by state or local law or regulation.</li><li>8. The wireless telecommunication facility shall be maintained in a manner consistent with the original intent and approval of CUP2018-0009.</li><li>9. Any modifications or expansion to this wireless telecommunications facility shall be reviewed and approved by the Community Development Department prior to the issuance of a building permit.</li><li>10. If the wireless telecommunications facility becomes non-operational or is discontinued, the applicant shall remove the wireless telecommunication facility and its equipment from the project site.</li><li>11. Development of the wireless telecommunication facility shall be in substantial conformance with all plans and exhibits as depicted in the staff report, including photo simulations.</li><li>12. The approved CUP2018-0009 shall only apply to the property located at 809 E. Parkridge Avenue and in the designated lease area shown in Exhibit A.</li><li>13. The antennas, antenna arrays, and all support structures for the antennas shall be painted green to match the monopine foliage. Additionally, the monopine is required to have the antennas covered by "socks" that are textured to mimic pine foliage.</li></ol>	



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PLANNING	
14.	The applicant shall provide after hours contact information on the equipment cabinets in case of vandalism.
15.	The applicant shall comply with any easements, covenants, conditions, or restrictions on the underlying real property located at 809 E. Parkridge Avenue.
PUBLIC WORKS	
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.
2.	The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.
3.	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.
4.	All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.
5.	At final design, show on the site plan the approximate earthwork quantities – cut & fill (how much dirt is being moved), even if the quantities are zero.
6.	Prior to issuance of a building permit, the project shall obtain a legal site address from the PW Department. Any new power meter pedestals shall also obtain a separate address.
7.	Excavations and fills in excess of 100 CY total will require the issuance of a grading permit, through approval of a grading plan, by the Public Works Department.
8.	Any construction work or staging in the public right of way shall require an encroachment permit from the Public Works Department.
9.	The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following: (a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day. (b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the Public Works Director or Building Official. (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
10.	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.
11.	All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director.
12.	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.
13.	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.
14.	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.