



Project Conditions

City of Corona

Project Number: PPM2019-0005

Description: **MODIFY PP01-020M FOR NEW HOTEL.**

Applied: **6/13/2019**

Approved:

Site Address: **2370 TUSCANY ST CORONA, CA 92881**

Closed:

Expired:

Status: **INCOMPLETE**

Applicant: **GOLD COAST PROPERTIES CA1, LLC**

Parent Project:

16155 SW 117TH AVENUE, UNIT B2 MIAMI FL, 33177

Details:

LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	Oscar Davalos
<ol style="list-style-type: none"> 1. BUILDING DEPARTMENT CONDITIONS 2. Construction Documents need to be prepared in accordance to the latest applicable codes and standards. 3. Access, sanitary facilities, and parking shall comply with Title 24 Handicap Requirements. 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. 5. Roofing material shall be Class A. 6. 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. 7. 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. 8. Separate permits are required for all fences, walls and paving. 9. Comply with the Corona Burglary Ordinance # 15.52. Copies are available at the Building Department counter. 10. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits. 11. Business' shall not open for operation prior to posting of Certificate of Occupancy issued by the Building Department. 12. All Fees Including Development Fees Must Be Paid in Full Prior to NIC or C of O Issuance 13. All Fees Including City Impact Fees Must Be Paid in Full Prior to NIC or C of O Issuance 14. The trash enclosure and path of travel to the enclosure shall be accessible for people with disabilities. 15. Deferred submittals must be clearly identified on the building plans. Submittals such as; fire sprinklers, fire alarms, trusses, etc. 16. Need to provide a code analysis for the project and submit it to the Building Division for screen check. The code analysis needs to include distances to the property line, type of construction, sprinkler requirements, setbacks, etc. 	
FIRE	Cindi Schmitz

1. Place Fire Department DPR comments on plans as general notes.
2. Plans shall show a minimum drive width of 28 feet.

EXHIBIT B



Project Conditions

City of Corona

FIRE	Cindi Schmitz
	<ol style="list-style-type: none"> 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. 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. 5. Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s). 6. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer. 7. Any overhead obstruction such as the second story of a building, porte cochere, etc., that intrudes into the required clear width of fire vehicle access drives shall provide a minimum clear height of fifteen (15) feet unless otherwise approved by the Fire Chief. 8. Modify the site plan to provide an all weather access within 150 feet of portions of exterior walls of the first story of the building as measured by an unobstructed route around the exterior of the building. 9. Meet with Corona Fire Department to determine locations of red curbing and signage by fire hydrants, fire department connections, and designated fire lanes on site. 10. A Knox Box shall be provided for the building. 11. A minimum fire flow of 3000 gpm shall be provided. 12. The fire service waterline shall be looped and provided with two (2) separate points of connection. 13. Fire hydrants are to be spaced a maximum 250 feet apart. 14. Provide Class A roofing material. 15. A fire facilities fee of \$231.00 per acre is required per Corona Municipal Code Section 3.36.030 and must be paid prior to building permit issuance. 16. 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. 17. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development. 18. 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. 19. Obtain the following fire department permit(s): Place of Assembly 20. At no time shall fire hydrants or fire lanes be blocked by building materials, storage, equipment, and/or vehicles. 21. 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 22. FR-0098-Submit separate plans for review and approval of fire sprinklers, underground fireline and fire alarm system. 23. FR-0099-Submit a plan dedicated for fire access and fire equipment.
PLANNING	Sandra Yang
	<ol style="list-style-type: none"> 1. This Precise Plan hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof within two (2) years after the 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. 2. 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.



Project Conditions

City of Corona

PLANNING	Sandra Yang
<ol style="list-style-type: none"> 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. 5. The roofing material for the hotel shall be concrete barrel shaped tiles as shown on the colored elevation plans in Exhibit D. 6. The north, east, and south perimeters of the site shall be landscaped with additional plant materials other than trees. The additional landscaping may include shrubs, groundcover, and/or ornamental landscape materials including decorative rocks and boulders. 7. Separate permits shall be obtained for any signage proposed for the site prior to installation. 8. All signage shall be constructed in accordance with the sign program contained in this application, with the exception of the signs on the north and south elevations which shall be reduced to no more than 60 square feet per elevation. 9. This project is subject to Riverside County's MSCHP fee for commercial development. The fee shall be paid at time of issuance of a building permit. 10. Landscape plans shall be submitted as a separate submittal to the Building Division for plancheck. At time of submittal, the applicant shall submit a landscape deposit in the amount of \$5000 to the Planning Division to cover plancheck and inspection services which will be provided by a Planning landscape consultant. Any money left remaining from this deposit will be reimbursed to the applicant upon project completion. This deposit is separate from the Building Division's landscape plancheck submittal fee which does not cover the Planning Division's review of the landscape plans. 	
PUBLIC WORKS	Emily Stadnik
<ol style="list-style-type: none"> 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. Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed project will not unreasonably interfere with the use of any easement holder of the property. 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. 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. 	



Project Conditions

City of Corona

PUBLIC WORKS

Emily Stadnik

5. 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.

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.

6. Prior to issuance of a building permit, the developer shall ensure that a homeowner's association or property owner's association is established for the purpose of maintaining all private streets, common areas and private utilities. The association documents, including any necessary Covenants, Conditions and Restrictions (CC&R's), shall be subject to the review and approval of the Public Works Department.

Existing Master CC&R's for Crossings Development shall be revised, if necessary, to include verbiage for the hotel portion on Parcel 4, and any additional maintenance area constructed per this development.

7. 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) Any missing improvements along Tuscany Street along the project frontage, tying into existing improvements, shall be constructed.
 - b) All drainage facilities supporting the proposed project, and connecting to public storm drains.
 - c) All required grading, including erosion control.
 - d) All required sewer, water and reclaimed water facilities. Master planned reclaimed water facilities along Tuscany Street shall be constructed per the direction of the City Engineer.
 - e) All required landscaping.
 - f) All under grounding of overhead utilities, except for cables greater than 32k volts.

8. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director.

9. Prior to approval of grading plans, the applicant shall submit two (2) copies of a soils and geologic report prepared by a Registered Engineer to the 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.

10. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Public Works Department Land Development Section.

11. 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.

12. 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.

13. 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.



Project Conditions

City of Corona

PUBLIC WORKS	Emily Stadnik
<p>14. 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>15. 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>16. 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>17. 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>18. 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.</p> <p>19. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future operators of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.</p> <p>20. 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>21. 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 style="padding-left: 20px;">Any proposed facilities connecting to Riverside County Flood Control facilities, shall be approved by Riverside County Flood Control, and an encroachment permit through Flood Control shall be obtained.</p> <p>22. 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.</p> <p style="padding-left: 20px;">An addendum to the existing Master Drainage Study for the Crossings Development, may be accepted in place of the submittal of a new site specific study.</p> <p>23. 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. 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>24. 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>25. Prior to Certificate of Occupancy, the developer shall pay fair share fees to the Public Works Department Land Development Section per the Crossings Infrastructure and Fee Agreement, and as approved by the City Engineer.</p> <p>26. Prior to 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>	



Project Conditions

City of Corona

PUBLIC WORKS

Emily Stadnik

27. The City of Corona Department of Water and Power shall provide electric service to the development, subject to availability as determined by the Department of Water and Power.
28. 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.
29. Prior to recordation or approval of improvement plans, the applicant shall obtain all necessary easements for any required offsite water and sewer facilities.
30. 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.
31. Prior to issuance of the first Certificate of Occupancy, all weather access road(s) shall be provided to all sewer manholes not located within public right-of-way. Access shall be provided based on communications with developer's engineer with the following guidelines:
 1. The access needs to be paved.
 2. "Bends" in access roads will not be permitted, for adequate utility truck access.
 3. The grade of each paved access slope shall be less than 10%, per City standard.
 4. Adequate cover for the existing utilities shall remain.
 5. No retaining walls will be permitted within PUEs.
32. 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.
33. 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.
34. 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.
35. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of the continuation of the 14-inch ductile iron recycled water main in Tuscany Street, along the project frontage. A public utility easement shall be dedicated, per separate instrument, prior to building permit issuance.
36. 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.
37. 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.
38. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.
39. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.
40. Static pressures exceeding 80 psi require an individual pressure regulator.
41. Reclaimed water shall be used for any construction activity. 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.
42. The applicant shall provide a separate irrigation water service for all landscaped areas.
43. 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.



Project Conditions

City of Corona

PUBLIC WORKS	Emily Stadnik
<p>44. Prior to issuance of any permit: Mitigation measures, as outlined by; the Army Corps of Engineers, US Department of Fish and Game, and the Santa Ana Regional Water Quality Control Board; for the Joseph Canyon Wash area adjacent to the project site, shall be completed, and documented completion submitted to the City of Corona PW Department.</p>	