



Project Conditions

City of Corona

Project Number: CUP2021-0004

Description: New Starbucks Coffee Shop - Walk-up and Drive Through only

Applied: 12/20/2021

Approved:

Site Address: SEC GREEN RIVER RD & DOMINGUEZ RANCH ROAD ,

Closed:

Expired:

Status: COMPLETE

Applicant: JESSICA STEINER

Parent Project: DPR2021-0010

3600 BIRCH STREET, SUITE 120 NEWPORT BEACH CA, 92660

Details: Conditional Use Permit for a new drive-through and walk-up 966 square foot coffee shop (Starbucks) at the SEC of Green River Road and Dominguez Ranch Road.

LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	
<ol style="list-style-type: none">1. Access, sanitary facilities, and parking shall comply with Title 24 Handicap Requirements.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. Roofing material shall be Class A.4. Plans for food preparation areas shall be approved by the Riverside County Health Dept. prior to plan check approval from this department.5. 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 Planning and Development Department, Development Services Division. Landscape plans shall be approved prior to the issuance of any Building Permits.6. 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.7. Building permits are required prior to construction of all fences, walls, signs, trash enclosures, site lighting, etc.8. Comply with the Corona burglary ordinance contained in Corona Municipal Code 15.52.9. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.10. Business' shall not open for operation prior to posting of Certificate of Occupancy issued by the Building Department.11. Provide accessible parking calculations indicating the required number of accessible spaces including van spaces.12. 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.13. 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.14. 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.	



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BUILDING	
<p>15. 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.</p> <p>16. Plans shall be designed to, and all work shall conform to, the 2022 California Building Standards Code including local amendments. Permit shall be issued prior to construction and made available on site at all times.</p> <p>17. In order to submit building plans for plan review, a permanent or temporary address must be issued for the project by the Public Works Department. Please apply for the address at least 3 weeks prior to submittal to allow for processing.</p> <p>18. Provide accessible path of travel from the public right of way.</p>	
FIRE	Cindi Schmitz
<p>1. All projects shall comply with the City of Corona Fire Department Site Construction Standard. A copy of which is available at the coronaca.gov. 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.</p> <p>2. A Knox Box shall be provided for this business. To apply for a Knox product visit https://www.knoxbox.com/</p> <p>3. A minimum fire flow of 3000 gallons per minute at 20 psi shall be provided for commercial structures.</p> <p>4. Fire hydrants are to be spaced a maximum 250 feet apart.</p> <p>5. Provide Class A roofing material on all structures per the Corona Municipal Code.</p> <p>6. A specific address, assigned by the City of Corona, Public Works Department, shall be provided for each building as specified by the fire department address standard which can be obtained at coronaca.gov/fire. Addresses must be illuminated during all hours of darkness.</p> <p>7. 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.</p>	
PLANNING	
<p>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.</p> <p>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.</p>	



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PLANNING

3. 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.
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.
5. The tenant shall implement the traffic management plan that is attached as Exhibit 20 to mitigate congestion and stacking spillover into the main shopping center drive aisle and the adjacent driveway on Green River Road.
6. All signage shall be constructed in accordance with the NCD (Neighborhood Commercial District) designation of the Sierra Del Oro Specific Plan (SP85-02) and Chapter 17.74 of the Corona Municipal Code requirements.
7. Separate landscape plans shall be submitted to the Building Division for plancheck. At time of submittal, the developer shall also submit a landscape deposit in the amount of \$2,500 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 developer. Note that this deposit is separate from the Building Division's landscape plancheck submittal fee.
8. This project site is subject to Riverside County's MSHCP fee for commercial development and is payable at the time building permits are issued.
9. Screen shrubs shall be installed along the north and east exterior perimeters of the drive-through lane for headlight buffering purposes. The shrubs shall be a minimum of 36-inches in height at time of installation.
10. Prior to issuance of a Certificate of Occupancy, the project's on-site landscaping and irrigation shall be installed according to the project's approved landscape plans.
11. The applicant shall adhere to the requirements and development standards of the underlying zone or specific plan designation and Conditions of Approval (Exhibit 4), as well as be in substantial conformance with the respective application materials presented before the Planning and Housing Commission, including but not limited to the site plan, architectural elevations, renderings or photo simulations, landscape plans, etc.
12. The exterior materials and colors of the trash enclosure structure, including cover, shall match the exterior materials and colors of the coffee shop building.
13. A sign permit shall be obtained from the Planning and Building divisions prior to the installation of any signs.
14. The applicant shall provide landscaping on the west and east sides of the building, as depicted on the applicant's site plan and conceptual landscape plan. The landscaping shall be shown on the landscape plans for plan check submittal.
15. The conditional use permit (CUP) is only associated with the approval of a walk-up and drive-through only coffee shop. Any future outdoor seating area will require the applicant to submit a CUP modification application to the Planning Division for review.
16. The project shall comply with the measures listed on the Joint Project Review (JPR 22-11-09-01) approval letter, dated January 26, 2023, issued by the Western Riverside County Regional Conservation Authority. These include the measures identified under Section 6.1.4 Urban/Wildlife Interface Guidelines and Appendix C.
17. For plan check, the applicant shall revise the overall site plan to include the redesigned dual drive-through lane for Starbucks with the removal of the two (2) additional parking spaces, accommodating the dual drive-through lane, and the parking table attached to the staff report as Exhibit 9.

Also, the overall site plan shall accurately reflect the replacement of two (2) cross-hatched parking spaces located behind the building at 4300 Green River Road and the existing parking spaces that are striped on all four sites (gas station, commercial retail site, office park, and adult daycare) after the construction of Starbucks.
18. For plan check, the applicant shall revise the landscaping plans to reflect the redesigned dual drive-through lane and the removal of the bio-retention basin as originally proposed.



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PUBLIC WORKS

1. The Planning and Development Department, Public Works Department, and the Utilities Department Conditions of Approval for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to the 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.
2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.
3. 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.
4. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required.
5. The submitted 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.
6. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.
7. 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.
8. 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.
9. 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) Cap existing 4" sewer lateral at the main and install 6" sewer lateral.
 - b) Cap existing 2" domestic water lateral at the main and install new 2" domestic water lateral.
 - c) Install dedicated landscape service and meter.
10. 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.
11. 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.
12. 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.
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.



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14. Prior to the issuance of a grading permit the developer 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 property boundary.
15. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.
16. Prior to release of grading security, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built grading plans with respect to Water Quality Control facilities.
17. 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.
18. 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.
19. Prior to the issuance of a grading permit, a Final WQMP, prepared in substantial conformance with the approved Preliminary WQMP, shall be submitted to the 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.
20. 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
21. Prior to issuance of the first Certificate of Occupancy, the 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.
22. Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.
23. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director.
24. Prior to approval of any improvement plans, the applicant shall submit a site-specific 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-site.
25. 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. 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.
26. 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.
27. 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.
28. 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 Public Works and Utilities Department Directors.



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29. Prior to issuance of any building permits, as required by the building code, fire code, and city municipal code, 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.
30. 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.
31. 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.
32. Prior to building permit issuance, the applicant shall construct or guarantee the construction of all required public improvements including but not limited to, potable water services, sewer laterals, double detector check assemblies and reduced pressure principle assemblies within the public right of way and-or easements.
33. The applicant shall dedicate easements for all public water and sewer facilities needed to serve the project in accordance with 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 unless otherwise approved by the Department. 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. All excess easements shall be vacated unless otherwise approved by the Department.
34. Static pressures exceeding 80 psi require an individual pressure regulator.
35. Reclaimed water shall be used for any construction activity unless otherwise approved by the Utilities Department. 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.