



# Project Conditions

## City of Corona

**Project Number: PP16-011**

**Description: (2) NEW INDUSTRIAL BUILDINGS TOTALING 62,737 SQ FT**

**Applied: 7/19/2016**

**Approved:**

**Site APN: 279470009**

**Closed:**

**Expired:**

**Status: APPLIED**

**Applicant: GRIFFCO LAND LLC**

**Parent Project: DPR16-011**

**2518 N. SANTIAGO BLVD ORANGE CA, 92867**

**Details: (2) NEW INDUSTRIAL BUILDINGS TOTALING 62,737 SQ FT PROPOSED ON 3.60 ACRES LOCATED ON THE EAST SIDE OF TEMESCAL CANYON RD, SOUTH OF CAJALCO RD IN PLANNING AREA 6 OF THE DOS LAGOS SPECIFIC PLAN.**

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	
<ol style="list-style-type: none"><li>1. Access, sanitary facilities, and parking shall comply with Title 24 Handicap Requirements.</li><li>2. Construct trash enclosures per city standards. May be obtained at Bldg. Dept. Counter.</li><li>3. Construction activity shall not occur between the hours of 8:00 pm to 7:00 am, Monday thru Saturday and 6:00 pm to 10:00 am on Sundays and Federal Holidays.</li><li>4. Roofing material shall be Class A.</li><li>5. Exterior walls shall be constructed of the required fire rating in accordance with CBC Table 602</li><li>6. Openings in exterior walls shall be protected in accordance with 2013 CBC Table 705.8</li><li>7. Provide smoke and heat venting which comply with the 2013 CBC. Sec 910 in Building(s).</li><li>8. 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.  Submit four (4) complete sets detached from building plans - Landscape and Irrigation plans.  Landscape Maintenance District plans shall be submitted directly to the Public Works Department.  Landscape plans shall be approved prior to the issuance of any Building Permits.</li><li>9. Submit two (2) sets of structural calculations, energy conservation calculations and soils reports. Architects/Engineers stamp and wet signature is required prior to submittal of plan check.</li><li>10. Upon tenant improvement plan check submittal there may be additional Building Department requirements.</li></ol>	



# Project Conditions

## City of Corona

BUILDING	
	<ol style="list-style-type: none"> <li>11. Fees -               <ol style="list-style-type: none"> <li>a. Occupancy fee of \$255.00 at the time of permit per unit.</li> <li>b. Property Development Tax at \$960.00 per dwelling unit.</li> <li>c. Storm water drainage fee at \$0.13 per square foot for Residential/ \$0.025 per square foot for Commercial \u0026 Manufacturing.</li> <li>d. School Fees shall be paid prior to issuance of permit. Provide copy of receipt to the Building Department.</li> </ol> </li> <li>12. Separate permits are required for all fences, walls and paving.</li> <li>13. Comply with the Corona Burglary Ordinance # 15.52. Copies are available at the Building Department counter.</li> <li>14. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.</li> <li>15. Business' shall not open for operation prior to posting of Certificate of Occupancy issued by the Building Department.</li> <li>16. All Fees Including Development Fees Must Be Paid in Full Prior to NIC or C of O Issuance</li> <li>17. All Fees Including City Impact Fees Must Be Paid in Full Prior to NIC or C of O Issuance</li> <li>18. Means of Egress: The construction documents shall show in sufficient detail the location, size, and character of all portions of the means of egress in compliance with 2013 CBC Chapter 10.</li> <li>19. If the project is required to have a mitigated negative declaration, the mitigation monitoring plan compliance shall be printed and a part of the architectural submittal set. All features shall be clearly defined on the plans. If a noise study is required, all compliance forms shall be printed and submitted as part of the architectural set. All items shall be clearly defined.</li> </ol>
FIRE	
	<ol style="list-style-type: none"> <li>1. Fire extinguishers shall be provided prior to occupancy. Fire extinguishers shall bear a California State Fire Marshal's service tag; it shall be appropriately rated for the hazard; it shall be mounted so that the top of the extinguisher is no higher than five (5) feet above floor level; and shall be located such that the travel distance to an extinguisher does not exceed seventy-five (75) feet.</li> <li>2. A Knox Padlock shall be provided for gate(s) in this project. Applications for Knox Padlock(s) are available at the City Hall Fire Department counter.</li> <li>3. Place Fire Department DPR comments on plans as general notes.</li> <li>4. Any revised site plan shall be submitted to the Fire Department for screen check approval prior to building plan submittal.</li> <li>5. Plans shall show a minimum drive width of 28 feet.</li> <li>6. Provide plans for two (2) all weather surface access ways to be approved by the Fire Prevention Manager and construct the access way(s) to accommodate 70,000 lbs GVW during all phases of construction.</li> <li>7. All projects shall comply with the City of Corona Fire Department Site Construction Standard. A copy of which is available at the Fire Department counter. Projects shall have approved all weather access from two (2) directions and fire hydrants providing the required fire flow tested and accepted prior to combustible construction.</li> <li>8. Dead end access drives shall not exceed one hundred fifty (150) feet in length.</li> <li>9. Provide turn-around for access drive(s) meeting Fire Department standards/approval.</li> <li>10. Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s).</li> <li>11. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer.</li> <li>12. 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.</li> <li>13. A Knox Box shall be provided for both buildings.</li> <li>14. A minimum fire flow of 3500 gpm shall be provided.</li> <li>15. The fire service waterline shall be looped and provided with two (2) separate points of connection.</li> <li>16. Fire hydrants are to be spaced a maximum 250 feet apart.</li> </ol>



# Project Conditions

## City of Corona

FIRE	
	<ol style="list-style-type: none"> <li>17. Private on-site fire hydrants shall be designed and installed in accordance with NFPA standards 24 and 13 and city standards. Private fire hydrants shall be painted rustoleum red or equivalent. Plans shall be submitted through the Building Department for approval.</li> <li>18. Provide Class A roofing material.</li> <li>19. 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.</li> <li>20. Per 511 of the Corona Municipal Code, a public safety radio communication study is required. Consult with the Fire Department for specific requirements for this study.</li> <li>21. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development.</li> <li>22. A specific address, assigned by the City of Corona, shall be provided for each building as specified by the fire department address standard which can be obtained at the fire department counter at City Hall. Address must be illuminated during all hours of darkness.</li> <li>23. Buildings housing high-piled combustible stock shall comply with the provisions of Uniform Fire Code Article 81 and NFPA Standard 231(c). Note: High-piled combustible stock may require modifications of the fire sprinkler systems, smoke vents, draft curtains, fire department access and fire department access roads.</li> <li>24. Storage, use and dispensing of materials shall comply with tables 3-D \u0026 3-E of the Uniform Fire Code and Articles 79, 80 and 81 of the Uniform Fire Code 1997 Editions.</li> <li>25. A Knox Padlock shall be provided for gate(s) in this project. Applications for Knox Padlock(s) are available at the City Hall Fire Department counter.</li> </ol>
PLANNING	
	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. The DPR Comments, Conditions of Approval and Mitigation Monitoring Plan (if applicable) shall be incorporated onto all future building plans.</li> <li>4. The applicant shall adhere to the requirements and development standards of the underlying zone or specific plan designation and Conditions of Approval (Exhibit B), as well as be in substantial conformance with the respective application materials presented before the Board or Commission, including but not limited to the site plan, architectural elevations, renderings or photo simulations, landscape plans, etc.</li> <li>5. The applicant or his successor in interest shall comply with the mitigation measures established in the Initial Study/Mitigated Negative Declaration for the project.</li> <li>6. 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> </ol>



## Project Conditions

### City of Corona

PLANNING	
<p>7. 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> <p>8. The applicant shall, prior to issuance of a building permit, submit landscape architectural plans prepared by a licensed landscape to the Building Division for plan check. At the time of submittal, the applicant shall also submit a landscape and inspection deposit in the amount of \$2,500 to the Planning Division. This fee is separate from the Building Division's landscape plan check submittal fee. Any money left remaining from the deposit will be reimbursed to the applicant upon project completion.</p> <p>9. Fences and walls shall be submitted as a separate submittal for plan check.</p> <p>10. All landscaping and fences and walls shall be constructed per the approved plans prior to issuance of a Certificate of Occupancy.</p> <p>11. Signage proposed for the project shall comply with the sign criteria established in the Dos Lagos Specific Plan for the BP designation and Chapter 17.74 of the Corona Municipal Code. Signs shall be submitted as a separate submittal for review and permitting over the public counter.</p> <p>12. This project is subject to Riverside County's MSCHP fee which shall be paid at the time of building permit issuance.</p> <p>13. The trash enclosure shall be located outside of the 10-foot corner cut-off area of the adjacent parking space.</p> <p>14. The applicant shall construct tube steel fence along the north, south and east perimeters at the rear of the project site. In addition, vine planting shall be installed along the south and east perimeter fences to screen the rear portion of the site from the view of the golf course and residential development to the south.</p> <p>15. The developer shall submit to the Planning Division a preconstruction survey for the burrowing owl within 30 days before additional grading proceeds on the project site.</p>	
PUBLIC WORKS	
<p>1. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.</p> <p>2. All the sewer and water 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 Director and the General Manager of the Department of Water and Power or its designee.</p> <p>3. All Public Works and Department of Water and Power Conditions of Approval for PM 37152 shall apply to PP16-011.</p>	