



# Project Conditions

## City of Corona

**Project Number: CUP17-004**

**Description: CUP FOR 64 SENIOR APARTMENTS ON 2.14 ACRES**

**Applied: 6/15/2017**

**Approved:**

**Site Address: 159 N BUENA VISTA AV CORONA, CA**

**Closed:**

**Expired:**

**Status: APPLIED**

**Applicant: ROWDY WILLIAMSON**

**Parent Project:**

**2279 EAGLE GLEN PARKWAY, 112-155 CORONA , 92883**

**Details: 64 UNIT SENIOR APARTMENT COMPLEX ON 2.14 ACRES.**

### LIST OF CONDITIONS

DEPARTMENT	CONTACT
	Cindi Schmitz
<ol style="list-style-type: none"><li>1. Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s).</li><li>2. Provide Class A roofing material.</li><li>3. Provide plans for two (2) all weather surface access ways to be approved by the Fire Marshal and construct the access way(s) to accommodate 70,000 lbs GVW during all phases of construction.</li><li>4. Place Fire Department DPR comments on plans as general notes.</li><li>5. Plans shall show a minimum drive width of 28 feet.</li><li>6. 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 Division for approval.</li><li>7. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer.</li><li>8. The developer shall meet with Corona Fire Department prior to construction to determine the location of: fire department connections for sprinkler systems, post indicator valves, etc. Call (951) 736-2220 for an appointment.</li><li>9. The fire service waterline shall be looped and provided with two (2) separate points of connection if over 500 lineal feet.</li><li>10. Schedule Certificate of Occupancy inspection/building final inspection prior to occupancy of this structure/ improvement area.</li><li>11. Smoke detectors shall comply with current addition of the California Residential Code.</li><li>12. Storage, use and dispensing of materials shall comply with the current editions of the California Fire &amp; Building Codes.</li><li>13. 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>14. A specific address, assigned by the City of Corona, shall be provided for each building. Address must be illuminated during all hours of darkness. See Premise Identification Standard at <a href="http://www.CoronaCA.gov">www.CoronaCA.gov</a>.</li><li>15. All projects shall comply with the City of Corona Fire Department Construction Standard. A copy of which is available at <a href="http://discovercorona.com">discovercorona.com</a>. 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>16. 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.</li><li>17. A KNOX box or KNOX padlock shall be provided for the building (s) and any existing or proposed perimeter gating/fence as prescribed by the Fire Marshal. Applications for KNOX boxes or KNOX padlocks are available at <a href="http://knox.com">knox.com</a>.</li><li>18. A KNOX padlock or KNOX override switch shall be provided for gate(s) in this project. Applications for KNOX Padlock(s) and override switches are available at <a href="http://knox.com">knox.com</a></li></ol>	



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Cindi Schmitz

19. A minimum fire flow of 2500 gpm shall be provided for multi-family dwellings.
20. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development.
21. Meet with Corona Fire Department to determine locations of red curbing and signage for fire hydrants, fire department connections, and designated fire lanes on site.
22. 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 [discovercorona.com](http://discovercorona.com)
23. Any revised site plan shall be submitted to the Fire Department for screen check approval prior to building plan submittal.
24. Fire extinguishers shall be provided. 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.
25. Fire hydrants are to be spaced a maximum 250 feet apart.

### BUILDING

1. Access, sanitary facilities, and parking shall comply with Title 24 Handicap Requirements.
2. Construct trash enclosures per city standards. May be obtained at Bldg. Dept. Counter.
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.
4. Provide draft stops in attic areas not to exceed 1,000 sq ft per U.B.C. Sec 708.3
5. Provide draft stops in attic areas in line with common walls.
6. Roofing material shall be Class A.
7. Exterior walls shall be constructed of the required fire rating in accordance with the 2016 CBC.
8. Openings in exterior walls shall be protected in accordance with 2016 CBC.
9. Provide occupancy separation(s) in the building(s).
10. Walls and floors separating dwelling units in the same building shall not be less than 1-hour fire resistive construction.
11. Provide smoke and heat venting which comply with the 2016 CBC.
12. Pool area shall be enclosed with fencing in compliance with Corona Municipal Code (CMC) Sec 15.24.
13. Submit pool plans to Riverside County Health Department for approval.
14. 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.
15. 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.
16. Provide Method of both airborne and impact sound transmission control between dwelling units.
17. Separate permits are required for all fences, walls, paving and spa
18. Comply with the Corona Burglary Ordinance # 15.52. Copies are available at the Building Department counter.
19. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.
20. Business' shall not open for operation prior to posting of Certificate of Occupancy issued by the Building Department.





# Project Conditions

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### PLANNING

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.
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.
3. 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.
4. The applicant or his successor in interest shall comply with the mitigation measures established in the Mitigated Negative Declaration prepared for the project.
5. 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 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.
6. The DPR Comments, Conditions of Approval and Mitigation Monitoring Plan shall be incorporated onto all future building plans.
7. All signage shall be constructed in accordance with the signage standards established by the CMC Chapter 17.74 (Signs). The applicant shall obtain a sign permit for any monument signs prior to installation. At time of permitting, the locations of the monument sign shall be revised to comply with the corner cut-off regulations per Sections 17.70.030 and 17.70.050.
8. 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.
9. Prior to the first certificate of occupancy, all on-site landscaping shall be installed.
10. All new trash enclosures shall be constructed of decorative masonry and topped with a decorative trellis or solid cover.
11. Prior to submitting landscape plans for plan check, the applicant shall submit a landscape deposit to the Community Development Department (Planning Division) in the amount of \$2,500.00 for landscape plan check and inspection services. This deposit is separate from the Building Division's plan check submittal fees. Upon completion of the project, any money left remaining from the deposit will be reimbursed to the developer.
12. This project site is subject to the MSHCP fees.
13. Approval of CUP17-004 is contingent upon approval of CZ17-002 and GPA17-001.
14. Per the applicant during the PRC meeting on July 6, 2017, the senior apartment complex shall provide door to door trash pickup for residents.





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PLANNING	
	<p>15. Prior to the issuance of building permits for the project, the applicant shall record an agreement with the city and deed restriction (Agreement and Deed Restriction) on the property to operate only as a senior citizen housing project.</p> <p>16. Prior to issuance of a building permit, the applicant shall revise the project plans to provide a minimum building setback of 50 feet from the residential property at 155 N. Buena Vista Avenue in accordance with Section 17.24.090 of the Corona Municipal Code. If the required 50-foot setback cannot be met, the applicant shall apply for and obtain approval of a Minor Variance application to allow for a 20 percent maximum reduction in the required 50-foot setback.</p>
PUBLIC WORKS	
	<ol style="list-style-type: none"> <li>1. The Public Works Department and the Departments of Water and Power, Maintenance and Parks and Landscaping conditions for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be directed to the respective department. 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.</li> <li>2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.</li> <li>3. Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed subdivision will not unreasonably interfere with the use of any easement holder of the property.</li> <li>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.</li> <li>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.</li> <li>6. 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.</li> <li>7. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.</li> <li>8. Prior to issuance of a Certificate of Occupancy, the engineer of record shall 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.</li> <li>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:               <ol style="list-style-type: none"> <li>(a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.</li> <li>(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.</li> <li>(c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.</li> </ol> <p>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.</p> </li> </ol>





# Project Conditions

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### PUBLIC WORKS

10. 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 missing or deficient street facilities along the project frontage of Buena Vista Avenue and as required by these Conditions of Approval.
  - b) All drainage facilities in Buena Vista Avenue.
  - c) All required grading, including erosion control.
  - d) All required sewer, water and reclaimed water facilities.
  - e) All required landscaping
  - f) All under grounding of overhead utilities, except for cables greater than 32k volts.
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. 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, geological conditions of the site, and any other applicable data necessary to adequately analyze the proposed development.
13. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Public Works Department Land Development Section.
14. 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.
15. 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.
16. 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.
17. 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 project boundaries.
18. Prior to issuance of building permits, the civil engineer of record and soils engineer of record for the approved grading plans shall submit pad certifications and compaction test reports for the subject lots where building permits are requested.
19. Prior to release of grading security, the civil engineer of record for the approved grading plans shall submit a set of as-built grading plans with respect to Water Quality Control facilities.
20. 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.
21. 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.
22. Prior to the issuance of a grading permit, a 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.
23. 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.
24. 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.
25. 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.



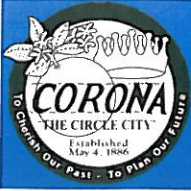


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### PUBLIC WORKS

26. 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 study shall review the Q10 for capacity within the street and Q100 for capacity within the right-of-way per City of Corona guidelines. If the study shows that either of the two parameters are exceeded, appropriate storm drain facilities shall be extended across the project frontage to provide proper protection.
27. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall address the following:
  - a) The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site.
  - b) 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.
  - c) The lot shall drain toward an approved on-site water quality or drainage facility before continuing into a public drainage facility.
  - d) A storm water catch basin shall be provided south of the first driveway.
28. Prior to approval of improvement plans or issuance of a building permit, whichever occurs first, the developer shall construct or guarantee the construction of storm water detention facilities for storm water runoff from the site. The quantity to be detained within the site shall be equal to or greater than the difference between the existing Q100 flow and the post construction Q100 flow.
29. 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.
30. Prior to issuance of a building permit, the applicant shall offer for dedication all required street rights-of-way for Buena Vista Avenue. 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 Public Works Director.
31. 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) Interim street conditions as approved by the Public Works Director.
32. Prior to approval of improvement plans or building permit issuance, whichever occurs first, the applicant shall construct or guarantee the construction of interim improvements to Buena Vista Avenue for half width plus ten (10) additional feet unless otherwise approved by the Public Works Director. The said street improvements shall be from the south lot line to the extension of the most northerly lot line, and where transitions are required.
33. The developer shall provide funds for a complete street reconstruction and widening to ultimate condition along the fronting properties (APNs 118-290-025 and 118-290-030), including design, construction, relocation and undergrounding of all utilities. In the future, the City will coordinate with adjoining properties so that a seamless street widening improvements can be constructed for the entire block at the same time. The developer shall be responsible for constructing driveways and interim street improvements for the project.
34. Prior to acceptance of improvements, the Public Works Director 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.
35. 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 Public Works Department.
36. The developer is responsible for complying with the approved traffic study recommendations. Prior to the approval of the improvement plans, or issuance of a building permit, whichever occurs first, the developer shall construct or guarantee the construction of all recommended public improvements from the approved traffic study.





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37. Prior to building permit issuance, the applicant shall annex this project into a City of Corona Community Facilities District CFD 2016-1 (Public Services) and CFD 2016-3 (Maintenance Service). All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments) for operations and capital improvements. The developer shall be responsible for all costs incurred during annexation into the CFD.
38. Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping specified in the site plan or in these Conditions of Approval shall be constructed.
39. 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.
40. 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.
41. 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 General Manager of the Department of Water and Power or its official designee.
42. 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.
43. 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 Public Works Department Land Development Section 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 Public Works Department and the Department of Water and Power.
44. 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 laterals, and reduced pressure principle assemblies within the public right of way and/or easements.
45. Prior to issuance of any building permits, the applicant shall dedicate easements for all public water and sewer facilities needed to serve the project in accordance the Department of Water and Power standards unless otherwise approved by the General Manager of the Department of Water and Power or Public Works Director. 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.
46. Prior to issuance of any building permits a domestic water and fire flow system shall be approved by the Department of Water and Power; and shall be constructed by the developer to the satisfaction of the Department of Water and Power and Fire Chief.
47. Prior to approval of the improvement plans, 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.
48. Prior to approval of the Grading Plans, manhole rim elevations shall be lower than all pad elevations immediately downstream, or a note stating that a back flow prevention valve is required shall be shown on the title sheet. Details and construction notes shall be provided on plans submitted to the Building Department.
49. Prior to approval of the Grading Plans, where static pressures exceed 80 psi a note requiring an individual pressure regulator shall be shown on the title sheet. Details and construction notes shall be provided on plans submitted to the Building Department.



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PUBLIC WORKS
<p>50. Reclaimed water shall be used for any construction activity unless otherwise approved by the General Manager of the Department of Water and Power or its official 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.</p> <p>51. Prior to approval of any landscaping or improvement plans, street trees shall be designed for a minimum 24" box size and installed per City Standard Plan no. 614. The City Street Tree Planting detail is to be included in all submitted landscape plans.</p> <p>52. Prior to approval of any landscaping plans, all parkway landscaping shall be planted with drought tolerant plant materials.</p> <p>53. Prior to approval of the improvement plans, the proposed water main within the site must be looped into the existing water mains along Buena Vista Avenue.</p> <p>54. Prior to the approval of the improvement plans, the fire DCDA locations shall be shown.</p> <p>55. Prior to the approval of the improvement plans, each unit shall have a separate water service meter and RP backflow. Provide details for water meter and RP backflow within PUE.</p>