



# Project Conditions

## City of Corona

**Project Number: CUPM2017-0106**

**Description: CUP MODIFICATION FOR A SELF STORAGE FACILITY**

**Applied: 12/6/2017**

**Approved:**

**Site Address: 1065 E THIRD ST CORONA, CA 92879**

**Closed:**

**Expired:**

**Status: RECEIVED**

**Applicant: JACK THOMSPON**

**Parent Project:**

**17671 COWAN AVE. SUITE 215 IRVINE CA, 92614**

**Details: Modification to CUP16-005 for Dollar Self Storage**

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
<b>BUILDING</b>	
1. BUILDING DEPARTMENT CONDITIONS 2. Access, sanitary facilities, and parking shall comply with Title 24 Part 2, 2016 CBC Accessible Requirements. 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. Roofing material shall be Class A. 5. Exterior walls shall be constructed of the required fire rating in accordance with 2016 C.B.C. 6. Openings in exterior walls shall be protected in accordance with 2016 C.B.C. 7. 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. 8. 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. 9. Separate permits are required for all fences, walls and paving. 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	
<b>FIRE</b>	
1. Place Fire Department DPR comments on plans as general notes. 2. Plans shall show a minimum drive width of 28 feet. 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. Dead end access drives shall not exceed one hundred fifty (150) feet in length.	



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FIRE	
<ol style="list-style-type: none"> <li>6. Provide turn-around for access drive(s) meeting Fire Department standards/approval.</li> <li>7. Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s).</li> <li>8. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer.</li> <li>9. 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.</li> <li>10. 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>11. A Knox Box shall be provided for the following building(s):</li> <li>12. A minimum fire flow of 3000 gpm shall be provided.</li> <li>13. The fire service waterline shall be looped and provided with two (2) separate points of connection.</li> <li>14. Fire hydrants are to be spaced a maximum 250 feet apart.</li> <li>15. 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>16. Provide Class A roofing material.</li> <li>17. 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>18. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development.</li> <li>19. 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>20. 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>21. 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>22. At no time shall fire hydrants or fire lanes be blocked by building materials, storage, equipment, and/or vehicles.</li> </ol>	
PLANNING	
<ol style="list-style-type: none"> <li>1. 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.</li> <li>2. All signage shall be constructed in accordance with Chapter 17.74 of the Corona Municipal Code.</li> <li>3. Landscape plans are required for the project and shall be submitted as a separate package when the structural plans are submitted for check. A landscape plan check and inspection deposit is required in the amount of \$2,000 at the Planning Department counter at plan check submittal. Upon the issuance of a Certificate of Occupancy, any unused deposit monies will be refunded to the applicant. This deposit is aside and separate from the Building Division plan check fees that are collected for Landscape plan check which cover the city's overhead costs specifically. The applicant shall submit separate landscape plans for the parkway landscaping prepared by licensed landscape architect for review and approval by both the Public Works and Planning Departments. The review of these plans will be reviewed by the city's contract plan checker paid for from the aforementioned deposit.</li> <li>4. The eight foot high buffer wall adjacent to the residential properties shall be constructed of two-sided decorative masonry such as split-face or slump block. Accent pilasters are required at a spacing of 30 - 45 feet.</li> </ol>	



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<b>PLANNING</b>	
<ol style="list-style-type: none"><li>5. The applicant or his successor in interest shall comply with the mitigation measures adopted with the Mitigated Negative Declaration of January 4, 2017 in accordance with the Addendum prepared for the revised project under CUPM2017-0106.</li><li>6. During construction on site, dust suppression measures shall be implemented including frequent watering of fill material and exposed soil, early paving, and frequent cleaning of haul roads and shaker plates as prescribed by the Public Works Department.</li><li>7. The project development is subject to the MSHCP fee for industrial development and is payable at the time building permits are issued.</li><li>8. The downslopes to the north and to the east shall be designed for adequate access for maintenance and shall be continually maintained and kept in a clean condition in perpetuity.</li><li>9. 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>10. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.</li><li>11. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.</li></ol>	
<b>PUBLIC WORKS</b>	<b>Zachary Murray</b>
<ol style="list-style-type: none"><li>1. All Public Works and Department of Water and Power conditions of approval for PM2017-0104 shall apply for CUPM2017-0106.</li></ol>	