



# Project Conditions

## City of Corona

**Project Number: CUP2018-0007**

**Description: CUP FOR DRIVE THROUGH CAR WASH**

**Applied: 5/15/2018**

**Approved:**

**Site APN:**

**Closed:**

**Expired:**

**Status: RECEIVED**

**Applicant: TERRANO PLAZA LLC (REXCO)**

**Parent Project: DPR2018-0002**

**2518 BIRTH SANTIAGO BLVD. ORANGE CA, 92862**

**Details:**

### LIST OF CONDITIONS

| DEPARTMENT  | CONTACT |
|---|---------|
| <b>BUILDING</b>   |         |
| <p>1. BUILDING DEPARTMENT CONDITIONS:(1) Plans need to be prepared in accordance with the applicable 2016 California Building Codes.(2) All electrical equipment and electrical fixtures located in the washing area and outside exposed to the weather, shall be listed and approved for wet locations.(3) Accessible features need to be provided as required by the 2016 California Building Code.</p> <p>(4) 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.</p>  |         |
| <b>FIRE</b>   |         |
| <p>1. Place Fire Department DPR comments on plans as general notes.</p> <p>2. Any revised site plan shall be submitted to the Fire Department for screen check approval prior to building plan submittal.</p> <p>3. Plans shall show a minimum drive width of 28 feet.</p> <p>4. 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.</p> <p>5. 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.</p> <p>6. Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s).</p> <p>7. A minimum fire flow of 3000 gpm shall be provided.</p> <p>8. Fire hydrants are to be spaced a maximum 250 feet apart.</p> <p>9. Provide Class A roofing material.</p> <p>10. 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.</p> <p>11. 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.</p> |         |



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| FIRE  |              |
|---|--------------|
| <p>12. 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> <p>13.</p> <p>14. Hazardous Materials Disclosure and Business Emergency Plan required to be submitted and approved prior to occupancy or use.</p>   |              |
| PLANNING  | Terri Manuel |
| <p>1. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the Dos Lagos Specific Plan (SP-99-03) including the payment of all required fees.</p> <p>2. The applicant or his successor in interest shall comply with the following mitigation measures established in the Mitigated Negative Declaration prepared for CUP2018-0007 as part of PP2018-0003.</p> <p>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.</p> <p>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.</p> <p>5. The 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.</p> <p>6. The approval of CUP2018-0007 is contingent upon the approval of PP2018-0003 and is subject to all applicable conditions of approval imposed thereon.</p> <p>7. All subsequent site plans and project data summaries shall accurately reflect the minimum setbacks of 15 feet from the property lines along the adjacent street frontages.</p> <p>8. Of the parking provided on-site, two parking spaces shall be designated for car wash patrons for post-wash activities. Any canopy installed to shade the spaces shall reflect the building architecture and be subject to the review and approval of the Community Development Director.</p> |              |



## Project Conditions City of Corona

| PUBLIC WORKS  | Chris Horn |
|---|------------|
| <ol style="list-style-type: none"><li>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.</li><li>2. All Public Works and Department of Water and Power conditions from PP2018-0003 shall apply to this entitlement as well.</li></ol> |            |