



Project Conditions

City of Corona

Project Number: PP15-004

Description: SITE REVIEW FOR 3 SFR LOTS EAST OF FULLE

Applied: 7/23/2015

Approved:

Site APN: 117252025

Closed:

Expired:

Status: APPLIED

Applicant: POPPYBEND, LLC

Parent Project:

**18340 YORBA LINDA BLVD SUITE 107-200 YORBA LINDA
CA, 92886**

Details: SITE PLAN REVIEW FOR 3 SFR LOTS EAST OF FULLERTON AVE, SOUTH OF TABER RD (APN 120-451-040) AND 11 DETACHED CONDOMINIUMS WEST OF FULLERTON AVE, EAST OF HUDSON AVE (APN 120-340-018).

LIST OF CONDITIONS

DEPARTMENT	CONTACT
	Rebecca Wisniewski
<ol style="list-style-type: none">1. A legal address assigned by the Public Works Department will be required prior to submittal of any plan check documents to the Building Division. Please coordinate directly with Public Works.2. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.3. Business' shall not open for operation prior to posting of Certificate of Occupancy issued by the Building Division.4. Comply with the Corona Burglary Ordinance # 15.52. Copies are available at the Building Division counter.5. 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. C.M.C. 15.02.120.6. Fire Resistance Rating of Exterior Walls shall be based on C.B.C Table 602.7. If your project is required to have a Mitigated Negative Declaration, the Mitigation Monitoring Plan compliance shall be printed in booklet form and submitted in equal numbers as architectural sets. All features shall be clearly identified on the plans. If your project is required to have a Noise Study, the compliance forms shall be a printed in booklet format and as part of the architectural submittal set. All features shall be clearly identified on the plans.8. Occupancy fees shall be paid in accordance to the City's adopted fee schedule and at the time the building permit is issued.9. Provide occupancy separation(s) in the building(s) per C.B.C. Table 508.4. The following building(s) are affected:Garage and Dwelling10. Roofing material shall be Class A. C.M.C. 15.07.07011. Separate permits are required for all fences, walls and paving.12. Sites subject to parcel line adjustments shall reflect the existing parcel lines and the proposed parcel lines and the distances to the structure accordingly. No permits will be issued by the Building Division until the recordation of such adjustments is received by the Public Works Department.	



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13. Submit five *(5) complete sets of architectural plans and/or (5) sets of booklets if the following documents are applicable to your project: DPR Comments, Mitigation Monitoring Reporting Plans or Conditions of Approval.

Plot Plan
Foundation Plan
Floor Plan
Structural Framing Plan
Accessibility Plan
Exit Study Plan
Green Building Compliance Plan and Documentation
Energy Compliance Plan including compliance and mandatory measures forms
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.

Mechanical Plan including duct layout and sizing

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.
14. 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.
15. The Maximum Area of Exterior Wall Openings shall be per the 2013 California Building Code Table 705.8. An elevation of all sides indicating the location of protected/unprotected openings based on the fire separation distance shall be provided as well as the vertical separation of openings per C.B.C. Section 705.8.5 where applicable.
16. Upon tenant improvement plan check submittal there may be additional Building Division requirements.
17. A fire facilities fee of \$231.00 per acre is required per Corona Municipal Code and must be paid prior to building permit issuance.
18. A minimum fire flow of 1500 gpm shall be provided for one and two family dwellings.
19. 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 discovercorona.com
20. At no time shall fire hydrants or fire lanes be blocked by building materials, storage, equipment, and/or vehicles.
21. Cul-de-sac(s) shall not exceed five hundred (500) feet in length.
22. Dead end access drives shall not exceed one hundred fifty (150) feet in length.
23. Fire hydrants are to be spaced a maximum 300 feet apart.
24. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development.
25. Place Fire Department DPR comments on plans as general notes.
26. Plans shall show a minimum drive width of 28 feet.
27. Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s).
28. Provide Class A roofing material.
29. Provide turn-around for access drive(s) meeting Fire Department standards/approval.
30. Residential Fire Sprinklers shall be installed per 2013 California Fire Code, 2013 California Residential Code, and NFPA 13.



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31. Smoke detectors shall comply with current addition of the California Residential Code.
32. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer.

PLANNING

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.
2. The projects 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.
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.
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.
5. 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.
6. The applicant or his successor in interest shall comply with the mitigation measures established in the Mitigated Negative Declaration prepared for the condominium project.
7. Each project site is subject to Riverside County's MSHCP (Multi-Species Habitat Conservation Plan) fee for residential developments with a density less than 8.0 du/ac. This fee is payable at the time of building permit issuance for each site.
8. Each site shall have separate landscape plans submitted to the Building Division for plan check. At time of submittal, the developer shall also submit a separate landscape deposit in the amount of \$5000 for each site to the Planning Division for landscape plan check and inspection services which will be completed by a third-party consultant. This is separate from the Building Division's landscape plan check fee. Any money left remaining from the deposit will be reimbursed to the developer upon completion of the project.
9. All landscaping including parkways and fences and walls shall be completed per the approved plans prior to issuance of a certificate of occupancy.
10. Fences and walls shall be submitted as a separate submittal to the Building Division for plan check.
11. All freestanding and retaining walls along the outer perimeters of the development shall be constructed of decorative masonry.
12. During grading on site, dust suppression measures shall be implemented. These shall include frequent watering of fill material, early paving, and frequent cleaning of haul roads.



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13. For the 11-unit condominium development, construction traffic shall access the project site through Hudson Avenue from Santana Way. Access is prohibited through Hidden Creek Street, Bridgewood Street, Autumn Lane, and Poppyseed Lane. Additionally, no construction parking shall be allowed on Hudson Avenue. All construction parking must be on site.
14. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant (s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.
15. The DPR Comments, Conditions of Approval and Mitigation Monitoring Plan (if applicable) shall be incorporated onto all future building plans.
16. For the 11-unit condominium development, a protective guardrail with a minimum height of 3.5 feet shall be constructed on top of the retaining wall proposed along the westerly side of Unit 1 and along the rear of Units 1 through 4.
17. Prior to the start of construction, the applicant shall notify the residents in the adjacent neighborhoods on the west side and east side of Hudson Avenue of the construction dates. The notifications shall also provide a point of contact concerning dust and after hours noise complaints. The Community Development Department and Public Works Department shall also be provided a copy of the notice.
18. If grading is to occur within the burrowing owl nesting season (March through August), the applicant shall submit a pre-construction survey for the burrowing owl to the Community Development Department for review. The survey shall be conducted and submitted for review within 30 days prior to the issuance of a grading permit.