



Project Conditions

City of Corona

Project Number: PPM2018-0011

Description: MODIFY PP07-003 TO DEVELOP RAISING CANE'S DRIVE-THRU.

Applied: 11/20/2018

Approved:

Site Address: 1215 E ONTARIO AVE CORONA, CA 92881

Closed:

Expired:

Status: RECEIVED

Applicant: PM DESIGN GROUP INC, ARCHITECTS

Parent Project: DPR2018-0014

38 EXECUTIVE PARK, SUITE 310 IRVINE CA, 92614

Details: MAJOR MODIFICATION FOR PP07-003 TO DEVELOP NEW 4086 SQ. FT. CANE'S CHICKEN FINGERS RESTAURANT W/DRIVE THRU. FRESH AND EASY TO BE DEMOLISHED.

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	
1. BUILDING DEPARTMENT CONDITIONS	
1. No work shall be performed prior to obtaining the required permits.	
2. Construction submittal documents shall be prepared in accordance to current applicable codes and adopted local ordinances.	
3. The proposed business shall not operate prior to obtaining the required Certificate of Occupancy. This requirement is also applicable to stocking and training.	
4. 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.	
5. Plans for food preparation areas shall be approved by the Riverside County Health Dept. prior to plan check approval from this department.	
6. Public safety shall be observed during construction. The contractor shall provide a barrier to isolate the public from the construction site to eliminate potential hazards.	
7. Any deviation to the approved construction documents shall be resubmitted for plan check approval.	
FIRE	
1. Plans shall show a minimum drive width of 28 feet for designated fire lanes.	
2. Dead end access drives shall not exceed one hundred fifty (150) feet in length.	
3. Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s).	
4. A minimum fire flow of 3000 gpm shall be provided.	
5. Fire hydrants are to be spaced a maximum 250 feet apart.	
6. FR-0098-Maintain fire protection features until all combustible construction has been removed.	



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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. 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.
4. 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.
5. The applicant or his successor in interest shall comply with the Negative Declaration prepared for the project.
6. All landscaping, onsite and within the parkway, shall be installed per the approved plans prior to issuance of certificate of occupancy.
7. Landscape plans shall be submitted as a separate submittal to the Building Division for plan check. At time of submittal, the developer shall submit a landscape deposit in the amount of \$2,500 to the Planning Division for landscape plan check and inspection services. This is separate from the Building Division's landscape plan check submittal fee. Any money left remaining from the deposit will be reimbursed to the developer upon project completion.
8. The plant materials within the front yard setback shall be a minimum of three feet in height at full maturity to provide adequate headlight buffering for the parking spaces perpendicular to Ontario Avenue.
9. All signage shall be constructed in accordance with the sign program contained in this application.
10. The westerly block wall shall be constructed of decorative block to match the on-site walls and installed prior to issuance of a certificate of occupancy.
11. All signage shall comply with the sign standards under Chapter 17.74 of the Corona Municipal Code for the C-3 zone. Signs shall be submitted and permitted separately over the public counter.
12. This project is exempted from Riverside County's MSCHP fee, as the site is previously developed.
13. 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.
14. The westerly block wall shall be treated with an anti-graffiti coating.



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PUBLIC WORKS

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1. The Public Works and the Departments of Water and Power, Maintenance, Parks and Landscaping Conditions of Approval for the subject application 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.
 2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.
 3. Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed project will not unreasonably interfere with the use of any easement holder of the property.
 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.
 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.
 6. All new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.
 7. Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to 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.
 8. 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:
 - (a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.
 - (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.
 - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
- 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.
9. Prior to issuance of a building permit, the developer shall ensure the existing Covenants, Conditions and Restrictions (CC&R's) are adequate for the proposed project, or record new CC&R's for the purpose of maintaining all private drives, common areas and private utilities. The CC&R's shall be subject to the review and approval of the Public Works Department.
 10. Prior to issuance of a building permit, the developer shall finish the construction or post security guaranteeing the construction of any public improvements required for the project, including any deficient street, storm drain, public landscape, or water and sewer facilities.
 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.



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	<ol style="list-style-type: none">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 the issuance of a grading permit the developer shall submit a written letter of permission from the adjacent landowner for grading that is proposed to take place outside of the parcel boundaries, unless another acceptable document (such as the site's CC&Rs) can be provided.17. Prior to issuance of the building permit, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and a compaction test report for the proposed building.18. Prior to release of grading security, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built grading plans with respect to Water Quality Control facilities.19. 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.20. Prior to the issuance of a grading permit, a Final WQMP, prepared in substantial conformance with the approved Preliminary 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.21. 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.22. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.23. Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.24. 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.25. Prior to approval of the grading plans, the applicant shall submit a site specific hydrology study for review and approval. 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.26. Prior to approval of grading or any improvement plans, the plans submitted by the applicant shall comply with the following:<ol style="list-style-type: none">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) All non-residential lots shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.27. 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.28. Prior to release of public improvement security, if applicable, 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.



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<p>29. Prior to issuance of a Certificate of Occupancy, all proposed parkway landscaping specified on the landscape site plan or in these Conditions of Approval shall be constructed.</p> <p>30. 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.</p> <p>31. Prior to issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all applicable 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. Credit or exemption from DIF and TUMF will be given upon receipt of a valid demolition permit for the existing building, in accordance with the City Municipal Code.</p> <p>32. 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 Public Works and Department of Water and Power Directors.</p> <p>33. Prior to issuance of any building permits, a domestic water and fire flow system shall be approved by the Public Works Department and constructed by the developer, to the satisfaction of the Public Works Director and Fire Chief.</p> <p>34. Prior to grading or improvement plans approval, 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.</p> <p>35. Prior to issuance of any building permits, the developer shall pay all applicable 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. Credit may be given upon receipt of a valid demolition permit for the existing building, in accordance with the City Municipal Code.</p> <p>36. Prior to issuance of building permits, the developer shall pay the applicable sewer reimbursement fee for the El Sobrante trunk line. Credit may be given upon receipt of a valid demolition permit for the existing building, in accordance with the City Municipal Code.</p> <p>37. Prior to building permit issuance, the applicant shall construct or guarantee the construction of any required public improvements including but not limited to, potable water line, sewer line, potable water services, sewer laterals, double detector check assemblies and reduced pressure principle assemblies within the public right of way and/or easements.</p> <p>38. The applicant shall dedicate easements for any new or relocated public water or sewer facilities needed to serve the project in accordance the Department of Water and Power standards and design policy. Structures and trees shall not be constructed or installed within a public utility easement.</p> <p>39. Static pressures exceeding 80 psi require an individual pressure regulator.</p> <p>40. Reclaimed water shall be used for all construction activity unless otherwise approved by the Department of Water and Power General Manager or their 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>41. Prior to issuance of a grading permit or approval of any building plans, whichever occurs first, the developer shall provide video inspection of all sewer facilities located adjacent to or on-site where construction activity is proposed. Prior to Certificate of Occupancy, the developer shall provide video inspection of all sewer facilities located adjacent to the project or on-site, and will be responsible for any damage caused by the development.</p> <p>42. Prior to approval of grading and landscape plans, the developer shall ensure that no trees or plants will interfere with underground utilities. All trees must be a minimum 7 feet away from public utilities unless otherwise approved by the DWP General Manager.</p>	