



# Project Conditions

## City of Corona

**Project Number: CUP2018-0003**

**Description: MONO-EUCALYPTUS NORTH OF FOOTHILL, WEST OF SKYLINE DR**

**Applied: 2/20/2018**

**Approved:**

**Site Address: 0 CORONA, CA 92882**

**Closed:**

**Expired:**

**Status: RECEIVED**

**Applicant: PLANCOM, INC. FOR RENEGADE TOWERS  
250 EL CAMINO REAL #117 TUSTIN CA, 92780**

**Parent Project:**

**Details:**

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	Oscar Davalos
<p>1. BUILDING DEPARTMENT CONDITIONS</p> <p>2. 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.</p> <p>3. 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> <p>4. 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.</p> <p>5. Separate permits are required for all fences, walls and paving.</p> <p>6. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.</p> <p>7. All Fees Including Development Fees Must Be Paid in Full Prior to NIC or C of O Issuance</p> <p>8. All Fees Including City Impact Fees Must Be Paid in Full Prior to NIC or C of O Issuance</p>	
FIRE	Cindi Schmitz
<p>1. 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> <p>2. 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>3. Hazardous Materials Disclosure and Business Emergency Plan required to be submitted and approved prior to occupancy or use.</p>	
PLANNING	Sandra Yang
<p>1. If approved, 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.</p>	



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PLANNING	Sandra Yang
<p>2. 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.</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 applicant shall comply with any additional permit or license issued by a local, state, or federal agency which has jurisdiction over the wireless telecommunication facility.</p> <p>6. The applicant shall maintain compliance at all times with all federal, state and local statutes, rules, regulations, orders and standards ("Laws") applicable to the applicant, the property located at APN 112-320-010, the wireless telecommunication facility or any use or activities in connection with the use authorized by CUP2018-0003, including, without limitation, any Laws applicable to human exposure to RF emissions and any Laws of the Federal Communications Commission (FCC), the Riverside County Airport Land Use Commission (RCALUC), the Federal Aviation Administration (FAA), and the California Public Utilities Commission (CPUC).</p> <p>7. The applicant shall comply with the California Uniform Building Code, Fire Code, Mechanical Code, and Electrical Code, as amended by state or local law or regulation.</p> <p>8. If approved, the wireless telecommunication facility shall be maintained in a manner consistent with the original intent of CUP2018-0003.</p> <p>9. If approved, any modifications or expansion to this wireless telecommunications facility shall be reviewed and approved by the Community Development Department prior to the issuance of a building permit.</p> <p>10. If the wireless telecommunications facility is approved and becomes non-operational or is discontinued, the applicant shall remove the wireless telecommunication facility and its equipment from the project site.</p> <p>11. Development of the wireless telecommunication facility shall be in substantial conformance with all plans and exhibits as depicted in the staff report, including photo simulations.</p> <p>12. If approved, CUP2018-0003 shall only apply to the property as depicted on the applicant's plans and in the designated lease area shown in Exhibit A.</p> <p>13. If approved, the antennas, antenna arrays, and all support structures for the antennas shall be painted green to match the monopine foliage. Additionally, the monopine is required to have the antennas covered by "socks" that are textured to mimic eucalyptus foliage.</p> <p>14. The applicant shall provide after hours contact information on the equipment cabinets in case of vandalism.</p> <p>15. The applicant shall comply with any easements, covenants, conditions, or restrictions on the underlying real property located at APN 112-320-010.</p>	



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<b>PLANNING</b>	<b>Sandra Yang</b>
16. Prior to issuance of a building permit associated with the approval of CUP2018-0003, the applicant shall submit to the city payment for Riverside County's MSCHP (Multi-Species Habitat Conservation Plan) fee at the commercial rate.	
<b>PUBLIC WORKS</b>	<b>Zachary Murray</b>



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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.

PW-1001 - The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.

PW-1003 - 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.

PW-1008 - All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.

PW-1009 - 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.

PW-1010 - 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.

PW-1012 - 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 street facilities - Skyline Drive shall be improved to meet modified City standard # 107, sidewalk and parkway to be constructed on west side only, within a 52-foot dedicated right of way. The asphalt pavement width shall be widened to a total width of 28-feet from the edge of the existing channel. A asphalt berm shall be installed along the top of the channel slope for vehicle safety purposes.
- b) All drainage facilities
- c) All required water and/or reclaimed water facilities
- d) Any required street lights

PW-1014 - 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.

PW-1021 - 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.

PW-1026 - 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



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approved by the Public Works Director.

PW-1031 - 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.

2. PW-1032 - The project site or portion of it lies within an unmapped area or flood plain identified by FEMA for the flood plain zones/boundaries. Prior to approval of any grading or building plans, the applicant shall file a Conditional Letter of Map Revision (CLOMR) and secure FEMA'S approval for the CLOMR, if any grading or construction is proposed within the floodplain. Prior to the issuance of the Certificate of Occupancy or Final Inspection, the applicant shall secure FEMA's approval for the Letter of Map Revision (LOMR).

PW-1035 - 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) All lots shall drain toward the street. Residential lot drainage to the street shall be by side yard swales independent of adjacent lots or by an underground piping system. Concentrated drainage on commercial lots shall be diverted through parkway drains under sidewalks.

PW-1038 - 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.

PW-1042 - 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) asphalt section shall be widened to a total of 28-feet from the edge of the channel (starting at the top of slope).

PW-1043 - Prior to approval of improvement plans, the applicant shall improve all the streets to half width plus ten (10) additional feet unless otherwise approved by the Public Works Director.

PW-1044 - 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.

PW-1060 - Prior to building permit issuance, the applicant shall annex this project into a City of Corona Community Facilities District (CFD) or Landscape Maintenance District (LMD) for the purpose of maintaining public landscaping within master planned street right-of-way and/or CFD/LMD easements. All assessable parcels therein shall be subject to annual CFD/LMD charges (special taxes or assessments) for operations and capital improvements. The developer shall be responsible for all costs incurred during annexation into the CFD/LMD.

PW-1063 - Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping specified in the tentative map or in these Conditions of Approval shall be constructed.

PW-1064 - 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.

PW-2001 - All the potable water, reclaimed water and sewer design criteria shall be per City of Corona Department of Water and



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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 his official designee.

PW-2002 - 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.

PW-2005 - 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 line, reclaimed water line, potable water services, sewer laterals, reclaimed water services, double detector check assemblies and reduced pressure principle assemblies within the public right of way and/or easements.

PW-2006 - Prior to building permit issuance, the applicant shall construct or guarantee the construction of landscape irrigation service per City standard # 414. An RP-backflow device per standard # 428 will be required.

PW-2012 - Prior to 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.

PW-2013 - Prior to 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.

PW-2016 - Static pressures exceeding 80 psi require an individual pressure regulator.

PW-2203 - The developer shall install automatic irrigation to all street trees separated from adjacent residences by a fence or wall prior to the issuance of a Certificate of Occupancy or final acceptance.