



# Project Conditions

## City of Corona

**Project Number: CUP2019-0001**

Description: **CUP FOR NEW 2,243 S.F. DRIVE-THRU RESTAURANT.**

Applied: **2/13/2019**

Approved:

Site Address: **4300 CORONA, CA 92880**

Closed:

Expired:

Status: **COMPLETE**

Applicant: **MILTON ECONOMY**

Parent Project: **DPR2018-0001**

**1052 FLAGER RANCH ROAD CORONA CA, 92881**

Details:

### LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	Oscar Davalos
<p>1. BUILDING DEPARTMENT CONDITIONS</p> <p>All construction documents need to be prepared in accordance to the most recent applicable building codes.</p> <p>2. Access, sanitary facilities, and parking shall comply with Title 24 Handicap Requirements.</p> <p>3. Construct trash enclosures per city standards. May be obtained at Bldg. Dept. Counter.</p> <p>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.</p> <p>5. Roofing material shall be Class A.</p> <p>6. Plans for food preparation areas shall be approved by the Riverside County Health Dept. prior to plan check approval from this department.</p> <p>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.</p> <p>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.</p> <p>9. Upon tenant improvement plan check submittal there may be additional Building Department requirements.</p> <p>10. Fees - a. Occupancy fee of \$255.00 at the time of permit per unit. b. Property Development Tax at \$960.00 per dwelling unit. c. Storm water drainage fee at \$0.13 per square foot for Residential/ \$0.025 per square foot for Commercial \u0026 Manufacturing. d. School Fees shall be paid prior to issuance of permit. Provide copy of receipt to the Building Department.</p> <p>11. Separate permits are required for all fences, walls and paving.</p> <p>12. Comply with the Corona Burglary Ordinance # 15.52. Copies are available at the Building Department counter.</p> <p>13. 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>14. Business' shall not open for operation prior to posting of Certificate of Occupancy issued by the Building Department.</p> <p>15. All Fees Including Development Fees Must Be Paid in Full Prior to NIC or C of O Issuance</p> <p>16. All Fees Including City Impact Fees Must Be Paid in Full Prior to NIC or C of O Issuance</p>	

**EXHIBIT B**



# Project Conditions

## City of Corona

FIRE	Cindi Schmitz
	<ol style="list-style-type: none"> <li>1. Place Fire Department DPR comments on plans as general notes.</li> <li>2. Plans shall show a minimum drive width of 28 feet.</li> <li>3. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer.</li> <li>4. Any overhead obstruction such as the second story of a building, porte cochere, etc., that intrudes into the required clear width of fire vehicle access drives shall provide a minimum clear height of fifteen (15) feet unless otherwise approved by the Fire Chief.</li> <li>5. Meet with Corona Fire Department to determine locations of red curbing and signage by fire hydrants, fire department connections, and designated fire lanes on site.</li> <li>6. 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>7. A minimum fire flow of 2500 gpm shall be provided.</li> <li>8. Fire hydrants are to be spaced a maximum 250 feet apart.</li> <li>9. Provide Class A roofing material.</li> <li>10. Trash enclosures in excess of 1.5 cubic yards shall not be located within five (5) feet of combustible construction or building openings.</li> <li>11. 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>12. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development.</li> <li>13. 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>14. 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>15. Occupant shall obtain fire department permits as required by CA Fire Code Section 105 prior to occupancy of building. Place of Assembly</li> <li>16. At no time shall fire hydrants or fire lanes be blocked by building materials, storage, equipment, and/or vehicles.</li> <li>17. Hazardous Materials Disclosure and Business Emergency Plan required to be submitted and approved prior to occupancy or use.</li> <li>18. A sign showing the occupant load limit(s) shall be posted in a conspicuous place near the main exit from the room.</li> <li>19. A detailed seating plan shall be submit to the Fire Department for review and approval.</li> <li>20. FR-0098 Submit separated detailed plans for review and approval for the fire sprinkler system.</li> </ol>
PLANNING	Harald Luna
	<ol style="list-style-type: none"> <li>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.</li> </ol>



# Project Conditions

## City of Corona

PLANNING	Harald Luna
<ol style="list-style-type: none"><li>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.</li><li>3. 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>4. 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>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 Planning and Housing Commission, including but not limited to the site plan, architectural elevations, renderings or photo simulations, landscape plans, etc.</li><li>6. Include the Conditional Use Permit (CUP2019-0001) number and other related application numbers on the upper left margin of all related future plans and applications submitted.</li><li>7. The Conditions of Approval shall be incorporated onto all future building plans.</li><li>8. The exterior materials and colors of the trash enclosure structure including cover shall match the exterior materials and colors of the restaurant building.</li><li>9. The applicant shall, prior to issuance of a building permit, submit landscape architectural plans prepared by a licensed landscape architect for review and approval by the Community Development Department. A landscape plan check and inspection deposit in the amount of \$2,500.00 shall be submitted to the Community Development Department at the time of plan check submittal of the landscape plans. The fee is separate from the Building Division's plan check submittal fees. Any amount remaining at the end of the project will be reimbursed to the applicant upon project completion.</li><li>10. This project site is subject to the MSHCP fee for commercial development and is payable at the time building permits are issued.</li><li>11. Landscape and irrigation plans for the project shall be approved prior to the issuance of building permits.</li><li>12. Prior to issuance of a Certificate of Occupancy, the project's on-site landscaping and irrigation shall be installed according to the project's approved landscape plans. Shrubs for vehicle headlight buffering purposes shall be installed along the exterior side of the drive-through lane. The shrubs shall be 36 inches in height at the time of installation.</li><li>13. All signage shall be constructed in accordance with the NCD (Neighborhood Commercial District) designation of the Sierra Del Oro Specific Plan (SP85-02) and Chapter 17.74 of the Corona Municipal Code requirements.</li><li>14. Prior to installation, the applicant shall obtain a sign permit for any signs associated with the project.</li><li>15. At least 30 days prior to the issuance of the grading permit, site clearance and ground disturbance, the Project Applicant shall contact the Rincon Band of Luiseno Indians Tribe to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreements shall address the treatment of known cultural resources, the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. A signed copy of the agreement between parties involved shall be provided to the Community Development Department prior to site clearance and issuance of a grading permit.</li></ol>	



# Project Conditions

## City of Corona

PLANNING	Harald Luna
<p>16. Prior to site clearance and grading, the Project Applicant shall retain a Riverside County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation, in consultation with the Rincon Band of Luiseno Indians Tribe. Archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the Rincon Band of Luiseno Indians Tribe, when appropriate.</p> <p>17. 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 and the Treatment Agreement described in Condition of Approval 15.</p> <p>18. Prior to site clearance or grading for project construction, the Project Archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation. At a minimum, the report will document the proposed methodology for inadvertent finds, the state law process should human remains be identified, the grading activity observation process, roles and responsibilities of the monitors, and the conditions of approval for the Project.</p> <p>The Project Archeologist and a designated Rincon Band of Luiseno Indians Tribe representative shall attend a pre-grading meeting with the Project Construction Manager and any Project contractors. At the pre-grading meeting, the Project Archeologist and Rincon Band of Luiseno Indians Tribe representative shall conduct a Cultural Resources Worker Sensitivity Training (“Training”) for those in attendance. The Training shall include the following: a brief review of the cultural sensitivity of the Project and the surrounding area; the resources that could potentially be identified during earthmoving activities; the project's conditions of approval; the protocols applicable to inadvertent discoveries of cultural resources, including who to contact and appropriate avoidance measures during cultural resource evaluation; and, any other appropriate protocols. All new construction personnel that begin work on the Project shall take the Training prior to beginning work, and the Project Archeologist and Rincon Band of Luiseno Indians Tribe representative shall make themselves available to provide the Training on an as-needed basis.</p> <p>19. The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate Tribe for proper treatment and disposition.</p> <p>20. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.</p> <p>21. If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Rincon Band of Luiseno Indians Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. Once consultation has occurred, the project archaeologist shall provide the final determination for the cultural resource(s) and mitigation for such resources. The archeologist shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and the religious beliefs, customs, and practices of the Rincon Band of Luiseno Indians Tribe.</p> <p>22. The Project Archeologist shall prepare a final archaeological report within 60 days of completion of the Project. The report shall follow ARMR Guidelines and City requirements and shall include at a minimum: a discussion of the monitoring methods and techniques used; the results of the monitoring program including any artifacts recovered; an inventory of any resources recovered; updated DPR forms for site(s) identified; final disposition of the resources; and any additional recommendations. A final copy shall be submitted to the City, Project Applicant, the Eastern Information Center (EIC) and the Rincon Band of Luiseno Indians Tribe.</p>	



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PLANNING	Harald Luna
	<p>23. In the event fossils are inadvertently discovered during the course of grading for the project, the applicant shall cease operation and retain a qualified and trained paleontologist. The following procedures shall be carried out:</p> <p>a. The paleontologist shall salvage all fossils in the area and provide additional field staff in accordance with modern paleontological techniques.</p> <p>b. All fossils collected during the project will be prepared to a reasonable point of identification. Excess sediment or matrix will be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified will be provided to the museum repository along with the specimens.</p> <p>c. A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared.</p> <p>24. If clearing and grubbing or grading on the project site is to occur during the breeding season (February 1 – August 31) for birds, the developer shall obtain a qualified biologist to conduct a pre-construction nesting bird survey to determine the presence or absence of nesting birds at the site. The survey shall be conducted and submitted to the Community Development Department for review and approval immediately prior to the issuance of grubbing or grading permits (within 30 days). If nesting birds are found, grading is prohibited until additional surveys can confirm the absence of the birds. During the breeding season, birds are protected under the Federal Migratory Bird Treaty Act that prohibits disturbances to active nest, eggs, chick, and adults exhibiting breeding behaviors. If nesting birds are present, avoidance of nesting trees is required and a buffer of at least 300 feet radius for unlisted songbirds and/or a 500-foot radius for active raptor (hawks and owls) is necessary until juvenile birds have fledged and/or an authorized biologist has verified that the nest has become inactive.</p>
PUBLIC WORKS	Emily Stadnik
	<p>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.</p> <p>2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.</p> <p>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.</p> <p>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.</p> <p>5. In the event that off-site right-of-way or easements are required for the City of Corona master plan facilities to comply with these conditions of approval, the developer is required to secure such right-of-way or easements at no cost to the City.</p> <p>6. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.</p> <p>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.</p>





# Project Conditions

## City of Corona

### PUBLIC WORKS

Emily Stadnik

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 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 required grading, including erosion control.
  - b) All required sewer, water and reclaimed water facilities.
  - c) All required landscaping
  - d) All under grounding of overhead utilities, except for cables greater than 32k volts.
10. 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.
11. 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 and geological conditions of the site. If applicable, the report shall also address: deep seated and surficial stability of existing natural slopes; modified natural slopes which are subject to fuel zones; manufactured slopes and stability along proposed daylight lines; minimum required setbacks from structures; locations and length of proposed bench drains, sub-drains or french drains; and any other applicable data necessary to adequately analyze the proposed development.
12. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Public Works Department Land Development Section.
13. Prior to the issuance of a grading permit the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to take place outside of the project boundaries.
14. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.
15. 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.
16. 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.
17. 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.
18. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future homeowners and/or occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.
19. 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.



# Project Conditions

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PUBLIC WORKS	Emily Stadnik
	<ol style="list-style-type: none"> <li>20. 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.</li> <li>21. Prior to approval of any improvement plans, the applicant shall submit a detailed hydrology study. 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. The hydrology study shall present a full breakdown of all the runoff generated on- and off-site.</li> <li>22. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall address the following: The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site. 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. All residential lots shall drain toward the street. 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. 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.</li> <li>23. 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.</li> <li>24. The developer shall comply will all recommendations of the Trip Generation Memorandum as required by the Public Works Traffic Division.</li> <li>25. 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.</li> <li>26. Prior to issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all 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.</li> <li>27. 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.</li> <li>28. Prior to recordation or approval of improvement plans, the applicant shall obtain all necessary easements for any required offsite water and sewer facilities.</li> <li>29. Prior to issuance of any building permits, including model home 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.</li> <li>30. 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.</li> <li>31. 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.</li> <li>32. 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.</li> <li>33. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.</li> <li>34. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.</li> <li>35. Static pressures exceeding 80 psi require an individual pressure regulator.</li> </ol>



# Project Conditions

## City of Corona

### PUBLIC WORKS

Emily Stadnik

36. The landscape plans of all parkway and Landscape Maintenance District (LMD) and Community Facilities District (CFD) lots shall be prepared by a licensed Landscape Architect and shall be submitted to the City for review and approval.
37. Prior to issuance of building permit, the developer shall submit a Record of Survey to the County of Riverside for review and recordation for the subject property. Proof of recordation shall be submitted to the City of Corona PW Department prior to release of building permit.
38. This letter is to confirm that the property at the address noted above is eligible to receive water and/or sewer collection service from the City of Corona upon satisfaction of all terms and conditions for service, and payment of applicable fees and charges, as set forth in the City's applicable Rules and Regulations. In addition, water and sewer service shall be subject to the following terms and conditions:
  1. Water and sewer service will be provided pursuant to all City Rules and Regulations, as they may be amended, including but not limited to the City's water conservation ordinance (Corona Municipal Code Chapter 13.28), and the other requirements contained in Chapters 13.08, 13.12, 13.14, and 13.26.
  2. Prior to Building Permit issuance, the applicant shall satisfy all terms and conditions of service and pay all applicable water connection fees and charges set forth in the City's applicable Rules and Regulations as established pursuant to Chapter 13.14 of the Corona Municipal Code. No additional water connection fees will be required unless you require a larger water service for your use. The applicable fee will be the then-current fee at the time the fee is paid, which may be higher than the fee in effect as of the date of this letter.
  3. Prior to Building Permit issuance, the applicant shall satisfy all terms and conditions of service and pay all applicable sewer connection fees and charges set forth in the City's applicable Rules and Regulations as established pursuant to Chapters 13.12 and 13.14 of the Corona Municipal Code. Purchase of sewer capacity will be required if the use exceeds the capacity previously acquired for the tenant space. The applicable fee will be the then-current fee at the time the fee is paid, which may be higher than the fee in effect as of the date of this letter.
39. Prior to issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all 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.