



# Project Conditions

## City of Corona

**Project Number: PP2020-0005**

Description: **PRECISE PLAN FOR SKYLINE HEIGHTS**

Applied: **10/2/2020**

Approved:

Site Address: **FOOTHILL PARKWAY & CHASE DRIVE CORONA, CA 92623**

Closed:

Expired:

Status: **RECEIVED**

Applicant:

Parent Project: **DPR2020-0008**

Details:

### LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	Dana Andrews
<ol style="list-style-type: none"><li>1. Access, sanitary facilities, and parking shall comply with Title 24 Handicap Requirements.</li><li>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.</li><li>3. Provide draft stops in attic areas not to exceed 1,000 sq ft per U.B.C. Sec 708.3</li><li>4. Provide draft stops in attic areas in line with common walls.</li><li>5. Roofing material shall be Class A.</li><li>6. Walls and floors separating dwelling units in the same building shall not be less than 1-hour fire resistive construction.</li><li>7. Pool area shall be enclosed with fencing in compliance with Corona Municipal Code (CMC) Sec 15.24.</li><li>8. Plans for food preparation areas shall be approved by the Riverside County Health Dept. prior to plan check approval from this department.</li><li>9. Submit pool plans to Riverside County Health Department for approval.</li><li>10. 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.</li><li>11. 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.</li><li>12. Provide Method of both airborne and impact sound transmission control between dwelling units.</li><li>13. Upon tenant improvement plan check submittal there may be additional Building Department requirements.</li><li>14. 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.</li><li>15. Separate permits are required for all fences, walls and paving.</li><li>16. Comply with the Corona Burglary Ordinance # 15.52. Copies are available at the Building Department counter.</li><li>17. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.</li><li>18. Business' shall not open for operation prior to posting of Certificate of Occupancy issued by the Building Department.</li></ol>	



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BUILDING	Dana Andrews
<p>19. All Fees Including Development Fees Must Be Paid in Full Prior to NIC or C of O Issuance</p> <p>20. All Fees Including City Impact Fees Must Be Paid in Full Prior to NIC or C of O Issuance</p> <p>21. Provide accessible parking calculations indicating the required number of accessible spaces including van spaces.</p> <p>22. At the time of plan check please incorporate the required California Green Code Mandatory Measures such as E.V. and or Solar Ready, clean air vehicle parking, bicycle parking, best management practices and storm water pollution prevention, light pollution reduction, energy efficiency, indoor and outdoor water usage efficiency, construction waste management plan, etc. Provide the minimum number of EV, clean air, and carpool/vanpool parking spaces; minimum shade trees, bicycle parking and other site facilities as required by the California Green Building Standards Code.</p> <p>23. Where 5 or more multifamily dwelling units are constructed, provide permanent recycling facilities for the building occupants for recycling of nonhazardous materials in compliance with the California Green Building Standards Code.</p> <p>24. An approved Construction Waste Management Plan and Recycling Worksheets shall be kept on site and maintained by the applicant, and made available for inspection by City representatives at all times in accordance with the California Green Building Standards Code. Documentation which demonstrates compliance with the minimum recycling of waste materials required by CAL Green shall be provided to the building inspector prior to issuance of Certificate of Occupancy or Final Approval.</p> <p>25. Trash and recycling enclosures shall be accessible per CBC chapter 11B and meet Public Works Department minimum dimensions for the City's waste hauler. Provide enlarged plans and details for construction of trash/recycling enclosures.</p> <p>26. Construction documents shall be prepared in accordance to current applicable California Building Codes (2019 Codes).</p> <p>27. Provide Accessible Route from public way. No abrupt changes in Path of Travel. Ramps shall not exceed 8.33% slope. Cross slope shall not exceed 2%</p> <p>28. Provide list of Deferred Submittals. Add Construction Note: Deferred submittals shall be submitted to Building Dept for Review &amp; Approval before beginning installation.</p> <p>29. Provide a list of required Special Inspections &amp; required Structural Observations per 2019 CBC section 1705.</p> <p>30. In order to submit building plans for plan review, a permanent or temporary address must be issued for the project by the Public Works Department. Please apply for the address at least 3 weeks prior to submittal to allow for processing.</p>	
FIRE	Cindi Schmitz
<p>1. A final Fire Protection Plan shall be required for the site prior to building plan submittal.</p> <p>2. Place Fire Department DPR comments on plans as general notes.</p> <p>3. Any revised site plan shall be submitted to the Fire Department for screen check approval prior to building plan submittal.</p> <p>4. An electronic site plan shall be submitted to the fire department prior to C of O. This plan shall included but not limited to, building pads, exit doors, fire lanes, hydrant locations, riser locations, all utility shut-offs, etc.</p> <p>5. Plans shall show a minimum drive width of 28 feet.</p> <p>6. Show two (2) all weather surface access ways to be approved by the Fire Marshal and construct the access way(s) to accommodate 70,000 lbs. gross vehicle weight during all phases of construction.</p> <p>7. All projects shall comply with the City of Corona Fire Department Site Construction Standard. A copy of which is available at the coronaca.gov. 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>8. Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s).</p> <p>9. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer. Where 12% is show this must be concrete.</p> <p>10. 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.</p> <p>11. A Knox Padlock shall be provided for gate(s) in this project. To apply for a Knox product visit <a href="https://www.knoxbox.com">https://www.knoxbox.com</a></p> <p>12. A Knox Box shall be provided for this business. To apply for a Knox product visit <a href="https://www.knoxbox.com">https://www.knoxbox.com</a></p>	



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FIRE	Cindi Schmitz
	<ol style="list-style-type: none"><li>13. A minimum fire flow of 2500 gallons per minute at 20 psi shall be provided for multi-family dwellings.</li><li>14. A minimum fire flow of 3000 gallons per minute at 20 psi shall be provided for commercial structures.</li><li>15. If over 500 lineal feet the fire service waterline shall be looped and provided with two (2) separate points of connection.</li><li>16. Fire hydrants are to be spaced a maximum 250 feet apart.</li><li>17. Provide one-hour constructed eaves for all commercial buildings located within two hundred (200) feet of wildland areas. The entire perimeter of the commercial building shall comply.</li><li>18. Provide Class A roofing material on all structures per the Corona Municipal Code.</li><li>19. The developer shall meet with Corona Fire Department prior to construction to determine the location of; Fire Department connections for sprinkler systems, post indicator valves, etc.</li><li>20. This development is located in an area that requires a fire facility fee of \$231 and acre per the Corona Municipal Code. This fee is due prior to building permit issuance.</li><li>21. Prior to issuance of a building permit, a public safety radio communication study is required for this project. Consult with the fire department for specific requirements for this study or our guideline is available online at <a href="http://coronaca.gov/fire">coronaca.gov/fire</a>. A total of three radio studies will be required due to the amount of mass grading that will occur on this site.</li><li>22. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development.</li><li>23. A specific address, assigned by the City of Corona, Public Works Department, shall be provided for each building as specified by the fire department address standard which can be obtained at <a href="http://coronaca.gov/fire">coronaca.gov/fire</a>. Addresses must be illuminated during all hours of darkness.</li><li>24. 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>25. Required fire code permits will be applied for and processed prior to final inspection and/or certificate of occupancy, Fire code permit application and all other guidelines are available at <a href="http://coronaca.gov">coronaca.gov</a>.</li><li>26. Storage, Use and Dispensing of hazardous materials shall be in accordance with the California Building and Fire Code.</li><li>27. Schedule Certificate of Occupancy inspection/building final inspection prior to occupancy of this structure/ improvement area.</li><li>28. At no time shall fire hydrants or fire lanes be blocked by building materials, storage, equipment, and/or vehicles.</li><li>29. Multiple unit buildings shall have suite number identification assigned by the Fire Department. Submit an exhibit for review and approval to the Fire Department. A copy of the Premise Identification Standard is available at <a href="http://coronaca.gov/fire">coronaca.gov/fire</a></li><li>30. This project is located within the City's very-high fire hazard severity zone, show California Building Code Chapter 7A compliance on building plan submittal. Reference can be made to Wildland Urban Interface products at the office of the State Fire Marshal at <a href="http://www.osfm.fire.ca.gov">www.osfm.fire.ca.gov</a></li><li>31. A sign showing the occupant load limit(s) shall be posted in a conspicuous place near the main exit from the room.</li><li>32. A detailed seating plan shall be submitted to the Fire Department for review and approval.</li><li>33. Obtain a Place of Assembly permit with the Corona Fire Department. You can obtain a permit application at <a href="http://coronaca.gov">coronaca.gov</a>. Along with the application provide a complete floor/seating plan and submit it to the fire department for review and approval.</li></ol>
PLANNING	
	<ol style="list-style-type: none"><li>1. 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>2. The applicant or his successor in interest shall comply with the mitigation measures established in the Mitigated Negative Declaration for the Skyline Village Mixed-Use Project.</li></ol>



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### PLANNING

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 project shall comply with the construction design features for dust suppression as outlined below and in the Air Quality & Greenhouse Gas Impact Study (RK Engineering Group, Inc., March 19, 2021):

#### Construction Design Features:

1. All active construction areas shall be watered two (2) times daily.
2. Speed on unpaved roads shall be reduced to less than 15 mph.
3. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
4. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
5. All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
6. Access points shall be washed or swept daily.
7. Construction sites shall be sandbagged for erosion control.
8. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
9. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114.
10. Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits.
11. Replace the ground cover of disturbed areas as quickly possible.
12. A fugitive dust control plan should be prepared and submitted to SCAQMD prior to the start of construction.
13. Prepare and implement a Construction Management Plan which will include Best Available Control Measures to be submitted to the City of Corona.
14. Construction equipment shall be maintained in proper tune.
15. All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.
16. Minimize the simultaneous operation of multiple construction equipment units.
17. The use of heavy construction equipment and earthmoving activity should be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.
18. Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.
19. Establish staging areas for the construction equipment that are as distant as possible from adjacent sensitive receptors (residential land uses).
20. Use haul trucks with on-road engines instead of off-road engines for on-site hauling.
21. Utilize zero VOC and low VOC paints and solvents, wherever possible.



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6. The developer shall avoid direct and indirect impacts to the sensitive areas identified as Feature A in the Western Riverside County Multiple Species Habitat Conservation Consistency Analysis, prepared by Searl Biological Services, dated December 17, 2020. In addition, the developer shall place a conservation easement, deed restriction, or other similar mechanism as accepted by the Community Development Department over the avoided areas (Feature A) within the project site for the purpose of protecting the avoided areas in perpetuity. The conservation easement, deed restriction, or acceptable similar mechanism shall be established prior to or at the time of the recordation of TTM 36791.
7. In order to avoid indirect impacts to the blueline stream, the 2:1 slopes and all areas adjacent to the stream shall be planted with the appropriate native plant species as determined by the project's biological consultant in coordination with the project's landscape architect and the City's landscape consultant. The landscape plans shall reflect the appropriate plant species for these areas at time of plancheck submittal.
8. The applicant shall have a certified arborist evaluate the feasibility of relocating the two existing oak trees on-site. If relocation is deemed not feasible, then the applicant shall replace the two existing oak trees with twelve (12) 60-inch box oak trees on site. The project's landscape plans shall identify the location of the 12 oak trees at time of plancheck submittal.
9. Landscape plans are required for the commercial project and shall be submitted to the City's Building Division for plancheck. At time of submittal, the applicant shall also submit a landscape and inspection deposit in the amount of \$5,000 to the Planning Division for landscape plancheck and inspection services, which will be conducted by a landscape consultant. If the applicant elects to submit one landscape plan for both residential and commercial sites, then the deposit shall be increased to \$10,000. Any money left remaining from the deposit will be returned to the applicant upon project completion.
10. During project grading and construction, the applicant shall implement the following design measures to minimize noise impacts to the surrounding area:
  - No impact pile driving activities shall be allowed on the project site.
  - During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices and equipment shall be maintained so that vehicles and their loads are secured from rattling and banging. Idling equipment should be turned off when not in use.
  - Locate staging area, generators and stationary construction equipment as far from the western property line, as reasonably feasible.
  - Obtain a construction work permit from the City of Corona prior to starting construction.
11. At time of plancheck submittal, the project shall incorporate the design and construction measures selected by RK Engineering in the project's Corona CAP Screening Table (Appendix C of the Skyline Village Air Quality and Greenhouse Gas Impact Study).
12. The retaining walls shall be treated with an anti-graffiti coat and have vine planting installed to prevent graffiti. In addition, the retaining walls shall have a textured finish (e.g. splitface block).
13. All landscaping and fences and walls shall be completed prior to issuance of a Certificate of Occupancy for the commercial site.
14. 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.
15. All signage shall comply with the C-3 zone signage requirements established in Chapter 17.74 of the Corona Municipal Code. Permits shall be obtained from the Building and Planning Divisions prior to installation.
16. All parcel identification signs (monuments, entry, bridge signs) shall utilize diffused methods of lighting, such as exterior lighting, ground-mounted lighting, or backlighting. No internal illumination shall be permitted. In addition, the automatic dimmers shall be installed on the signs for nighttime hours.
17. All building signage that faces Foothill Parkway shall be non-illuminated. The LED screen for the retail/bike shop (Bldg A2) shall have an automatic nighttime dimmer installed. In addition, trees shall be densely installed within the plaza as shown on the conceptual landscape plan to screen the LED screen from Foothill Parkway.
18. The trash enclosures shall comply with city standards including organic waste bin requirements. The trash enclosures shall have a cover and painted to be consistent with the color palette of the commercial center.





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<p>19. If outdoor live music is proposed, the developer shall submit to the Community Development Department for review an updated noise analysis analyzing the noise associated with the outdoor live music. The use shall demonstrate compliance with the City's performance standards for noise as regulated by CMC Section 17.84.040 and CMC Chapter 9.24.</p> <p>20. Per the project's noise analysis (RK Engineering), the project shall comply with the following requirements to reduce long-term (operational) noise impacts to the nearby residential areas:</p> <ul style="list-style-type: none"> <li>• Prior to issuance of building permits, the project proponent shall demonstrate to the City building department that the proposed building shell assembly and window assemblies will achieve exterior to interior noise reduction that will meet the State/City building code requirement of 45 dBA CNEL.</li> <li>• All HVAC equipment and exhaust fans should be fully shielded or enclosed from the line of sight of adjacent residential uses. Shielding/parapet wall should be at least as high as the equipment.</li> <li>• Truck deliveries, loading/unloading activity, and trash pick-up shall be limited to daytime (7 a.m. – 10 p.m.) hours only. This requirement shall be included in the project's CC&amp;Rs.</li> <li>• Limit engine idling time for all trucks to 5 minutes or less.</li> </ul> <p>21. Approval of PP2020-0005 is contingent upon approval of GPA2020-0003 and CZ2020-0002.</p>	
PUBLIC WORKS	
<p>1. The Public Works and the Departments of Water and Power, Maintenance and 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.</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 map recordation or issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed subdivision 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> <p>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:</p> <p>(a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.</p> <p>(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.</p> <p>(c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.</p>	



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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 map recordation or issuance of a building permit, whichever occurs first, the developer shall ensure that a homeowner's association and/ or property owner's association is established for the purpose of accessing and maintaining all private streets, shared facilities, and common areas, including but not limited to maintenance access roads, slopes, landscaping, shared private utilities, shared retaining walls, and storm drain. The association documents, including any necessary Covenants, Conditions and Restrictions (CC&R's), shall be subject to the review and approval of the Public Works Department and shall be recorded concurrently with the Final Map.

10. Prior to map recordation or issuance of a building permit, whichever occurs first, 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 and traffic facilities, including modifications, on Foothill Parkway.
- b) All drainage facilities including the catch basins at the project entrance.
- c) All required grading, including erosion control.
- d) All required sewer, water and reclaimed water facilities.
- e) All required landscaping.
- f) All under grounding of overhead utilities, except for cables greater than 32k volts.

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 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. The study shall also address slope stability in the earthquake fault zone and mitigate any potential sliding.

13. The development contains property that is located within the Alquist Priolo Special Study Zone. Prior to issuance of any grading permits, the applicant shall submit a fault study to locate and classify any faults within the development for peer review and approval by the City. The applicant shall comply with all mitigation as specified in the fault study to ensure compliance with the Alquist Priolo Special Studies Act.

14. Prior to issuance of any grading permit, the applicant shall guarantee the construction of the scour countermeasures required for the protection of the channel, adjacent maintenance road and retaining walls. The hydrologic scour analysis and recommendations are subject to review and approval with the final design.

15. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Public Works Department Land Development Section.

16. 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.

17. 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.

2. 18. Prior to issuance of grading permit or construction of any improvements, a letter will be required from a qualified botanist,



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plant taxonomist or field biologist specializing in native plants, stating that an investigation and/or eradication of scale broom weed (*Lepidospartum Squamatum*) has been completed.

19. 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.

20. 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.

21. 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.

22. Prior to issuance of any grading permit, any environmental Phase I and Phase II findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented.

23. 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.

24. 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.

25. 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.

26. 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.

27. 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.

28. 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.

29. The project site or portion of it lies within a flood-prone area. Prior to approval of any grading permits, the applicant shall identify the flood hazard area and the elevation of the base flood. Prior to the issuance of a Certificate of Occupancy the applicant shall secure FEMA's approval for a Letter of Map Revision (LOMR) to incorporate the flood hazard area and base flood elevations for the flooding source on the Flood Insurance Rate Map (FIRM).

30. Prior to recordation or 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.

31. Prior to recordation or approval of improvement plans, the improvement plans submitted by the applicant shall address the following:

- 1) The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site.
- 2) 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.





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- 3) All residential and non-residential lots shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue towards an approved public drainage facility.
32. 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.
33. Prior to map recordation, the applicant shall release and relinquish all vehicular access rights to the City of Corona along Foothill Parkway, except at approved intersections.
34. Prior to recordation or 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) A dedicated right-turn lane from Foothill Parkway onto Chase Drive will be provided for access into the project site.
  - c) The traffic signal shall be improved as required by the City Traffic Engineer.
  - d) All street intersections shall be at ninety (90) degrees or as approved by the Public Works Director.
  - e) All reverse curves shall have a minimum tangent of fifty (50) feet in length.
  - f) Under grounding of existing and proposed utility lines.
  - g) Street lights.
  - h) All other public improvements shall conform to City of Corona standards.
35. The developer shall pave all streets and access roads having more than a 10 percent vertical grade with concrete subject to the approval by the Fire Department and Public Works Director.
36. Prior to approval of improvement plans, the improvement plans shall show all the streets to be improved to half width plus ten (10) additional feet, and the full signalized intersection at Chase Drive and Foothill Parkway, unless otherwise approved by the Public Works Director. At the discretion of the applicant, the existing pavement maybe cored to confirm adequate section and R values during the design process and any findings shall be incorporated into the project design. Therefore improvements may include full pavement reconstruction, grind and overlay, or slurry seal. All striping shall be replaced in kind.
37. Prior to release of public improvement security, 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.
3. 38. 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.
39. 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.
40. Prior to map recordation or approval of improvement plans, whichever occurs first, the applicant shall obtain all necessary easements for offsite water and sewer facilities located with APN 275-080-034 (Lot "Q" of Tract No. 31955). If unable to acquire said easements, the applicant shall construct the "Alternative EVA Access Concept" shown in the conceptual precise plan.
41. 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 Department.
42. Prior to issuance of the first Certificate of Occupancy, all weather access road(s) shall be provided to all sewer manholes not located within public right-of-way.
43. Prior to improvement plans approval, the applicant shall ensure that all water meters, fire hydrants or other water



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appurtenances shall not be located within a drive aisle or path of travel.

44. 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.

45. Prior to map recordation or approval of improvement plans, the applicant shall submit final detailed potable water, reclaimed water, and sewer studies as required by the Department of Water and Power. The studies shall be prepared by a registered civil engineer, and shall be submitted to the Public Works Department Land Development Division for review and approval. As required, the studies shall analyze the existing and proposed sewer and water facilities, including the capacity of the water system to meet fire flow demands. Results of the system analysis may require special construction for the potable water, reclaimed water, and sewer systems, such as upsizing downstream sewer lines, installing pressure regulators, water reservoirs, booster pumps, special material for pipeline construction, backwater valves and construction of other appurtenances as necessary to serve the proposed development. Effects of the proposed development, engineering analysis and special construction requirements shall be submitted for review and approval by the Public Works Department and the Department of Water and Power.

46. Prior to building permit issuance, as required, the applicant shall purchase additional reservoir storage in compliance with Condition No. 51 of Tentative Tract Map 37691.

47. Prior to building permit issuance, the applicant shall construct or guarantee the construction of all required public improvements including but not limited to, potable water lines, sewer lines, potable water services, sewer laterals, reclaimed water services, double detector check assemblies, fire hydrants, and reduced pressure principle assemblies within the public right of way and-or easements.

48. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of an on-site looped Zone 5, 12-inch ductile iron water main proposed by the water study or as required by the Department of Water and Power.

49. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of an 8-inch public offsite gravity sewer main in Foothill Parkway from Chase Drive to the existing sewer system southeast of the development proposed by the sewer study, or as required by the Department of Water and Power.

50. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of 8-inch public onsite gravity sewer mains proposed by the sewer study, or as required by the Department of Water and Power.

51. The applicant shall dedicate easements for all public water, reclaimed water, and sewer facilities needed to serve the project in accordance the Department of Water and Power standards. The minimum easement width shall be 20 feet for one utility and 30 feet for more than one public utility facility unless otherwise approved by the Department of Water and Power. All public water, reclaimed water, and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the Department of Water and Power General Manager or their designee. Structures and trees shall not be constructed or installed within a public utility easement.

52. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of a private fire system with double detector check assemblies at all public fire services to the satisfaction of the Department of Water and Power and Fire Department.

53. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.

54. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.

55. Static pressures exceeding 80 psi require an individual pressure regulator.



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56. Reclaimed water shall be used for any 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.
57. Prior to map recordation the applicant shall annex the commercial property (Lot 1) and the residential property (Lot 2) into the City of Corona Community Facilities District 2016-3 (Maintenance Services), and the residential property into (CFD) 2016-1 (Public Services). All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments). The developer shall be responsible for all costs incurred during annexation into the CFDs.
4. 58. Prior to final map recordation the applicant shall prepare a disclosure statement indicating that the property is subject to association documents such as CC&Rs, and is within Community Facilities District(s) and will be subject to an annual levy. The disclosure statement shall be submitted for review and approval by the Public Works Department and shall be recorded concurrently with the final map.
59. Prior to issuance of a Certificate of Occupancy, all proposed parkway and slope landscaping specified with the tentative map exhibits or in these Conditions of Approval shall be constructed unless otherwise approved by the Public Works Director.
60. 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.
61. Prior to map recordation, 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, Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21, and Multiple Species Habitat Conservation Plan (MSHCP) mitigation fees per City Municipal Code 13.33. 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.