



Project Conditions

City of Corona

Project Number: PP2022-0004

Description: **Healthy Club / Gym Main Street and Chase Avenue**

Applied: **9/21/2022**

Approved:

Site Address: **2895 S MAIN ST CORONA, CA 92881**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **Balbas Construction, Inc.**

Parent Project: **DPR2022-0010**

3189 Airway Avenue Unit D Costa Mesa CA, 92626

Details:

LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	Dana Andrews

1. At time of plan submittal, construction documents shall be prepared in accordance with current applicable Codes & Standards.

Provide Plumbing Facilities Requirements per CPC 2019 Section 422.0 (Table 422.1) on front of Plans. Include water & waste requirements for kennel area cleaning.

Identify all Uses of all rooms/areas w/ occupant load, as well as any chemicals used & stored at facility.
2. Access, sanitary facilities, and parking shall comply with California Code of Regulations, Title 24, CBC Part 2 Volume 1 Chp. 11B Accessibility Requirements.

Provide Accessible Route from Public Way with no abrupt changes in Path of Travel; Ramps shall not exceed 8.33% slope; cross slope shall not exceed 2%.
3. Trash and recycling enclosures shall be accessible per CBC chapter 11B and meet minimum dimensions for the City's waste hauler (contact William Carraso at 951-279-3598 DWP-Waste Management). Provide enlarged plans and details for construction of trash/recycling enclosures.
4. Construction activity shall not occur between the hours of 8:00 pm to 7:00 am, Monday thru Saturday and 6:00 pm to 10:00 am on Sundays and Federal Holidays.
5. Provide draft stops in attic areas not to exceed 1,000 sq ft per U.B.C. Sec 708.3
6. Roofing material shall be Class A.
7. Plans for food preparation areas shall be approved by the Riverside County Health Dept. prior to plan check approval from this department.
8. 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 Planning and Development Department, Development Services Division. Landscape plans shall be approved prior to the issuance of any Building Permits.
9. 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.
10. Upon tenant improvement plan check submittal there may be additional Building Department requirements.
11. Separate permits are required for all fences, walls, Fire Alarm, Fire Sprinkler systems, Fire Suppression systems, and paving.
12. Comply with the Corona Burglary Ordinance # 15.52 (see Corona Municipal Code @ <https://codelibrary.amlegal.com/codes/corona/latest/overview>).



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<ol style="list-style-type: none"> 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. 14. Business' shall not open for operation prior to posting of Certificate of Occupancy issued by the Building Department. 15. Provide accessible parking calculations indicating the required number of accessible spaces including van spaces. 16. Provide the Nonresidential Mandatory Measures as required by the California Green Building Standards Code. Include 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. 17. 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. 18. All fees, including but not limited to, occupancy fees, property development tax, and school fees must be paid in full prior to issuance of building permits. Any development impact fees that apply to the project must be paid in full prior to NIC or CofO issuance. 19. Provide list of Deferred Submittals for the project on front of plans w/ note: Deferred Submittals shall be submitted to Building Dept for Review & Approval before beginning installation. 20. Provide List of Required Special Inspections Per 2019 CBC Section 1705 & Required Structural Observations for the project. 21. This Project requires a Pre-Construction Meeting with your Building Inspector. Prior to requesting any inspections, contact the Building Inspection Supervisor at 951-736-3774 to determine the inspector assigned to the project and to schedule your pre-construction meeting. 22. Provide minimum solar photovoltaic, energy storage system, and EV ready/capable/charging station facilities as required by California Energy Code and CalGreen. 23. Plans for food preparation areas shall be approved by the Riverside County Health Dept. prior to plan check approval from this department. 24. Trash enclosure shall be located on an accessible path of travel. 25. Building and Rooftop addressing shall comply with the CBC and Corona Fire Department Addressing Standard. 26. Provide minimum number of accessible and van accessible parking spaces for total number of spaces based on CBC Table 11B-208.2. Provide minimum number of accessible EVCS parking spaces. 	
FIRE	Cindi Schmitz
<ol style="list-style-type: none"> 1. Private on-site fire hydrants shall be designed and installed in accordance with NFPA standards 24 and 13 and city standards. Private fire hydrants shall be painted rustoleum red or equivalent. Plans shall be submitted separately as an underground fireline through the Building Department for review and approval. 2. Provide a code analysis that justifies the change of occupancy, provide at a minimum but not limited to, construction type, allowable area and height, occupancy classification, occupant load etc. 3. 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. 	
PLANNING	Rocio Lopez
<ol style="list-style-type: none"> 1. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances, the Mountain Gate Specific Plan (SP89-01) and the South Corona Community Facilities Plan (SCCFP) if any, including the payment of all required fees. 2. The applicant shall pay all South Corona Master Plan fees per Ordinance No. 1944, or satisfy the fee obligation through participation in a community facilities district, or through construction of master plan facilities for which full or partial fee credit may be obtained per the provisions of Ordinance No. 1944 and Policy Resolution No. 89-24. 	



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3. This project shall be subject to, and comply with, all of the mitigation measures set forth in the Mitigation Monitoring and Reporting Program adopted by Planning and Housing Commission Resolution No. 2609 in connection with the adoption of a Mitigated Negative Declaration prepared for the project.
4. 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.
5. 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.
6. Approval of this precise plan shall be utilized within two (2) years of the approval date, unless some other period is established by the decision-making entity at the time the permit is approved. The permit must be utilized, or if the permit involves a building, construction must be commenced and carried on diligently to completion of at least one usable unit, prior to the expiration of the time limit. If the time limit expires, any privilege, permit or variance granted shall be deemed to have lapsed.
7. All signage shall be architecturally integrated with the overall project and constructed in accordance with the QP (Quasi-Public) designation of the Mountain Gate Specific Plan (SP89-01), the South Corona Community Facilities Plan (SCCFP) and Chapter 17.74 of the Corona Municipal Code requirements. All exterior signage, including wall and parcel identification signs, shall be non-illuminated; or illuminated with external and/or diffused lighting methods, when it is shown that the signs will not create glare or nuisance illumination for surrounding properties, as determined by the Planning Division. A sign permit shall be obtained from the Planning and Building Divisions prior to the installation of any signs. [Modified by the Planning and Housing Commission on April 24, 2023.]
8. All landscape plans shall be prepared by a licensed professional. Plans shall be prepared in accordance with the city's Landscape Design Guidelines for Commercial/Industrial Developments, the requirements of the Mountain Gate Specific Plan (SP89-01), the South Corona Community Facilities Plan (SCCFP) and the CMC, Chapter 17.70 (available on the city's website at: <https://www.coronaca.gov/government/departments/community-development/planning-division>); and the State of California Model Water Efficiency Landscape Ordinance (MWELO).
9. Landscape plans are required for the project and shall be submitted as a separate submittal for plan check to the Building Division. Landscape plans must also be submitted prior to issuance of a building permit.

At time of plan check submittal, the developer shall also submit a landscape deposit in the amount of \$5,000 to the Planning Division for landscape plan check and inspection services which will be completed by a landscape consultant. The deposit will cover on-site landscaping and landscaping within parkways. This fee is separate from the Building Division's landscape plan check submittal fee. Any unused deposit funds will be reimbursed to the developer upon completion of the project.
10. All landscaping (on-site and off-site) and perimeter walls/fencing shall be installed prior to issuance of a Certificate of Occupancy.
11. This project is subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) fee under the category of Commercial. This fee shall be paid at the time of building permit issuance.



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12. Wall and Fence Plan shall include anti-graffiti coating or protection for the exterior side of all perimeter walls. The owner, or his/her successor, shall remove any graffiti on the property as soon as possible. In addition, if the applicant was notified by the City, the applicant shall remove the graffiti within seven (7) days of the City's notice.	13. Required Short-term Project Design Features: Construction-related noise activities shall comply with the requirements set forth in the City of Corona Municipal Code Chapter 17.84.040: a. Construction shall not occur between the hours of 8:00 p.m. and 7:00 a.m. Monday through Saturday; b. Construction shall not occur between the hours of 6:00 p.m. and 10:00 a.m. on Sundays and federal holidays. c. 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. d. Locate staging area, generators and stationary construction equipment as far from any adjacent sensitive receptors as reasonably feasible. e. Obtain a construction work permit from the City of Corona prior to starting construction. 14. Required Long-term Project Design Features: a. 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. b. 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. c. Truck deliveries, loading/unloading activity, and trash pick-up should be limited to daytime business hours (8 a.m. – 5 p.m.) only. d. Limit engine idling time for all trucks to 5 minutes or less.



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15. Construction Design Features:
- DF-1 Follow the standard SCAQMD rules and requirements with regards to fugitive dust control, which includes, but are not limited to the following:
 - a. All active unpaved construction areas shall be watered two (2) times daily.
 - b. Speed on unpaved roads shall be reduced to less than 15 mph.
 - c. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
 - d. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
 - e. All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
 - f. Access points shall be washed or swept daily.
 - g. Construction sites shall be sandbagged for erosion control.
 - h. 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.
 - i. Pave or gravel access points and use track-out grates.
 - j. Replace the ground cover of disturbed areas as quickly possible.
 - DF-2 Construction equipment shall be maintained in proper tune.
 - DF-3 All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.
 - DF-4 Minimize the simultaneous operation of multiple construction equipment units.
 - DF-5 The use of heavy construction equipment and earthmoving activity shall be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.
 - DF-6 Utilize low emission "clean diesel" equipment with new or modified Tier 4 engines that include diesel oxidation catalysts, diesel particulate filters or Moyer Program retrofits that meet CARB best available control technology, when feasible.
 - DF-7 Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.
 - DF-8 Establish staging areas for the construction equipment that are as distant as possible from adjacent sensitive receptors.
 - DF-9 Use haul trucks with on-road engines instead of off-road engines for on-site hauling.
 - DF-10 Utilize zero VOC and low VOC paints and solvents, where feasible.
16. All parking lot light poles shall have hooded light fixtures.
17. The trash enclosure shall be constructed using decorative block that matches or complements the building's design and colors, and have a cover on top to secure the enclosure.
18. For plan check, the applicant shall revise the parking calculation table on the site plan (attached to the staff report as Exhibit 4) to reflect 3 employee parking spaces for the day care use, change the number of overall parking spaces to 263 and change the surplus parking spaces to 15.
19. The Applicant shall prepare a line-of-sight exhibit demonstrating that adequate landscape coverage is provided on the project site to obscure the view of health club windows from the single-family residences to the west, south and east of the project. The Applicant shall provide the line-of-sight exhibit to the Planning Division, and to the residences on Plumwood Lane, Brim Street, and Citrocardo Ranch Street who have visibility of the health club. The applicant shall provide property owners a minimum of two (2) weeks to provide their input and consideration of the line-of-sight exhibit. The line-of-sight exhibit shall be incorporated into the project landscape plans for plan check submittal for review and approval by the Planning Division. [Added by the Planning and Housing Commission on April 24,2023.]
20. The Applicant shall provide the Planning Division with an interior and exterior Safety and Security Operational Procedures Manual prior to the issuance of a building permit. The Safety and Security Operational Procedures Manual shall be forwarded to the Police Department for review and approval. [Added by the Planning and Housing Commission on April 24,2023.]



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21.	The Applicant shall enhance the architecture of the west elevation (Main Street elevation), with a focus on adding architectural detail to the north end of the west elevation. A revised elevation plan shall be reviewed and approved by the Planning Division before issuance of a building permit. [Added by the Planning and Housing Commission on April 24,2023.]
PUBLIC WORKS	Cassidy Orewyler
1.	The Public Works, Planning and Development, and Utilities Department comments for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the comments shall be referred to the Planning and Development Department, Development Services Division. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail.
2.	The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.
3.	Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed project will not unreasonably interfere with the use of any easement holder of the property.
4.	All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required.
5.	The submitted site plan shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said site plan to be resubmitted for further consideration.
6.	All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.
7.	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: <ul style="list-style-type: none"> 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.
8.	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.
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: <ul style="list-style-type: none"> a) All street facilities on S. Main St and Chase Dr. Prior to approval of building plans the applicant shall construct or guarantee construction of the widening of Chase Drive to the local street standard, the widening of Main Street (45 foot centerline to curb), and a 14 foot raised landscape median per the Mountain Gate Specific Plan. b) All drainage facilities on S. Main St and Chase Dr. An encroachment permit from Riverside County Flood Control will be required for work within their right of way. All required grading, including erosion control. c) All required sewer, water and reclaimed water facilities. Including abandonment of unused water lines. d) All required landscaping and/or park facilities. e) 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.



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Cassidy Orewyler

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 Planning and Development Department, Development Services Division. 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 Planning and Development Department, Development Services Division.
13. 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.
14. 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.
15. Prior to issuance of grading permit or construction of any improvements, a letter will be required from a qualified botanist, 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.
16. 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.
17. 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.
18. 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.
19. 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 Planning and Development Department, Development Services Division for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format.
20. 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.
21. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.
22. 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.
23. 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.
24. 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.
25. 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. 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.



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26. 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.
27. Prior to issuance of a building permit, the applicant shall offer for dedication all required street rights-of-way (Main Street and Chase Drive). Said dedication shall continue in force until the City accepts or abandons such offers. All dedications shall be free of all encumbrances and approved by the Public Works Director. Prior to building permit issuance a five-foot public access easement on Main Street shall be recorded per separate document to match the development to the north.
28. 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 along S. Main and Chase Dr.
 - d) All other public improvements shall conform to City of Corona standards.
29. 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 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.
30. 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.
31. 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 Planning and Development Department, Development Services Division.
32. Prior to approval of improvement plans the applicant shall comply with the approved traffic study recommendations.
33. Prior to building permit issuance the applicant shall provide all of the necessary documents and fees needed to annex this project into a City of Corona Community Facilities District (CFD) 2016-3 (Maintenance 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. The CFD facilities shall include the public improvements fronting the project, including but not limited to the sidewalk, median landscaping, etc.
34. Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping specified in the site plan or in these Conditions of Approval shall be constructed.
35. 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.
36. 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.
37. All the potable water, reclaimed water, and sewer design criteria shall be per City of Corona Utilities Department standards and Riverside County Department of Health Services Standards unless otherwise approved by the Public Works and Utilities Department Directors.
38. 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.
39. 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.



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	<p>40. 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.</p> <p>41. Prior to approval of improvement plans the applicant shall comply with the recommendations of the potable water, reclaimed water, and sewer studies.</p> <p>42. 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.</p> <p>43. The applicant shall dedicate easements for all public water, reclaimed water, sewer and public storm drain facilities needed to serve the project in accordance with the standards of the City's Utilities Department. The minimum easement width shall be 20 feet for one utility and 30 feet for more than one public utility facility. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the Utilities Department. Structures and trees shall not be constructed or installed within a public utility easement.</p> <p>44. Prior to building permit issuance, 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 Utilities Department and Fire Chief.</p> <p>45. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.</p> <p>46. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.</p> <p>47. Static pressures exceeding 80 psi require an individual pressure regulator.</p> <p>48. Reclaimed water shall be used for any construction activity, unless otherwise approved by the Utilities Director or their designee. Prior to obtaining a reclaimed construction meter from the City, a Reclaimed Water Application shall be submitted for the contractor to receive certification to handle reclaimed water.</p> <p>49. Prior to approval of the public improvement plans, the applicant shall coordinate with Metropolitan Water District for relocation of their facilities within the widened area on Chase Drive.</p> <p>50. Prior to approval of grading plans and final WQMP, the Geotechnical engineer shall review and approve the location of infiltration trenches and their proximity to retaining walls. The engineer shall incorporate all design recommendations from the geotechnical engineer prior to approval of grading plans.</p> <p>51. Prior to approval of improvement plans, the applicant shall design the onsite public storm drain located within the drive aisle. Prior to issuance of building permit the 20 foot public storm drain easement shall recorded per separate instrument.</p> <p>52. Prior to approval of Final WQMP and Grading plan, the design of tree diamonds along the detention trenches shall meet the separation requirements and landscape variance. Prior to approval of Final WQMP and Grading Plan, the applicant shall show the details and measurements to ensure requirements are met.</p> <p>53. Prior to issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy, the developer shall construct or guarantee construction of traffic signal modification at the intersection of Chase Drive and Main Street. Traffic signal modification can be submitted to the development services front counter with fee.</p>