



Project Conditions

City of Corona

Project Number: PP2018-0004

Description: **25 SFR DWELLINGS EAST OF LESTER AV SOUTH OF UPPER DR**

Applied: **5/7/2018**

Approved:

Site Address: **0 CORONA, CA 92881**

Closed:

Expired:

Status: **COMPLETE**

Applicant: **GRIFFIN RESIDENTIAL (JOHN HEIMANN)**

Parent Project: **DPR2018-0010**

110 NORTH LINCOLN AVENUE SUITE 100 CORONA CA, 92882

Details: **Inactive. File located in Harald Luna's office.**

LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	
	<ol style="list-style-type: none"> 1. 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. 2. Roofing material shall be Class A. 3. Submit five (5) complete sets of plans including the following - * Plot Plan * Foundation Plan * Floor Plan * Ceiling and roof framing plan * Electrical Plans (electrical service shall be underground per Corona Municipal Code Section 15.06), including size of main switch, number and size of service entrance conductors, circuit schedule and demand load. * Plumbing and sewer plan, isometric, including underground diagram, water piping diagram, sewer or septic tank location, fixture units, gas piping and vents, heating and air conditioning diagram. * Landscape and Irrigation plans; Submit four (4) complete sets detached from building plans. Landscape Maintenance District plans shall be submitted directly to the Public Works Department. Landscape plans shall be approved prior to the issuance of any Building Permits. 4. Submit two (2) sets of structural calculations, energy conservation calculations and soils reports. Architects/Engineers stamp and wet signature is required prior to submittal of plan check. 5. Separate permits are required for all fences, walls and paving. 6. All Fees Including Development Fees Must Be Paid in Full Prior to NIC or C of O Issuance 7. All Fees Including City Impact Fees Must Be Paid in Full Prior to NIC or C of O Issuance 8. ALL PROPOSED WORK SHALL COMPLY WITH CURRENT APPLICABLE CODES
FIRE	
	<ol style="list-style-type: none"> 1. Place Fire Department DPR comments on plans as general notes. 2. Any revised site plan shall be submitted to the Fire Department for screen check approval prior to building plan submittal. 3. Plans shall show a minimum drive width of 28 feet. 4. Provide plans for two (2) all weather surface access ways to be approved by the Fire Prevention Manager and construct the access way(s) to accommodate 70,000 lbs GVW during all phases of construction. 5. All projects shall comply with the City of Corona Fire Department Site Construction Standard. A copy of which is available at the Fire Department counter. 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. 6. Dead end access drives shall not exceed one hundred fifty (150) feet in length. 7. Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s). 8. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer. 9. A minimum fire flow of 1500 gpm shall be provided. 10. Fire hydrants are to be spaced a maximum 300 feet apart.



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FIRE	
	<ol style="list-style-type: none"> 11. Provide Class A roofing material. 12. A fire facilities fee of \$231.00 per acre is required per Corona Municipal Code Section 3.36.030 and must be paid prior to building permit issuance. 13. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development. 14. 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. 15. Smoke detectors shall comply with U.B.C. section 310 1997 edition. 16. At no time shall fire hydrants or fire lanes be blocked by building materials, storage, equipment, and/or vehicles. 17. Residential Fire Sprinklers shall be installed per 2016 California Fire Code, 2016 California Residential Code, and NFPA 13.
PLANNING	Harald Luna
	<ol style="list-style-type: none"> 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. 2. 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. 3. 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. 4. This Precise Plan hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof within two (2) years after the construction work is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege or permit granted shall be deemed to have lapsed. 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 Board or Commission, including but not limited to the site plan, architectural elevations, renderings or photo simulations, landscape plans, etc. 6. The applicant or his successor in interest shall comply with the mitigation measures established in the Mitigated Negative Declaration prepared for the subdivision map TTM 31373. 7. The project is subject to Riverside County's Multiple-Species Habitat Conservation Plan (MSHCP) fee for residential development with a density less than 8.0 du/ac. This fee is payable at the time of building permit issuance. 8. Prior to issuance of a building permit, the applicant shall submit landscape architectural plans prepared by a licensed professional for the review of the typical front yards, privately maintained slopes, parkways, and HOA landscaped areas. Typical front yard, privately maintained slopes, and parkways shall be submitted separately from the HOA areas.



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PLANNING	Harald Luna
<ol style="list-style-type: none"> 9. Prior to submitting landscape plans to the Building Division for plan check, the developer shall also submit to the Planning Division a landscape deposit in the amount of \$2,500.00 to cover landscape plan check and inspection services which will be completed by a third-party consultant. This is separate from the Building Division's landscape plan check fee. Any money left remaining from the deposit will be reimbursed to the developer upon completion of the project. 10. All landscaping including parkways, fences and walls shall be completed per the approved plans prior to issuance of a certificate of occupancy. 11. The perimeter and interior tract walls shall be constructed of decorative masonry block. Additionally, block walls that side and/or rear onto a street, greenbelt lot, or easement shall include pilasters that are placed a minimum of eight feet apart. 12. Fences and walls shall be submitted as a separate submittal to the Building Division for plan check. 13. Include the Development Plan Review (DPR2018-0010), Tentative Tract Map (TTM 31373), and Precise Plan (PP2018-0004) numbers and other related application numbers on the upper left margin of all related future plans and applications submitted. 14. The DPR 2018-0010 Comments, PP2018-0004 Conditions of Approval, and TTM 31373 Conditions of Approval and Mitigation Monitoring Plan shall be incorporated onto all future building plans. 15. The Tract's (Tract No. 31373) CC&Rs shall include a provision stating that the HOA, not the City, shall be responsible for managing and enforcing view and privacy complaints related to the view fence constructed within Lots 24 through 26. 16. Lots G and H shall be landscaped and irrigated per CMC Chapter 17.70. The plant materials within Lot G shall consist of California native species. 17. For lots with larger rear yard slopes exceeding 10 feet in height, the applicant shall provide homeowners access to the slopes via rail road tie steps or similar for maintenance purposes. 18. All retaining walls that are adjacent to a public street, greenbelt lot, or easement shall be constructed of decorative masonry block. 	
PUBLIC WORKS	Michele Hindersinn
<ol style="list-style-type: none"> 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. 2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions. 3. The developer shall comply with all conditions of approval for Tentative Tract Map 31373 and any subsequently approved modifications thereto 4. Street trees within the project and along the frontage to Lester Avenue shall be a minimum 24" box size and installed per City Standard Plan no. 614-0. The City Street Planting detail is to be included in all submitted landscape plans. 5. All parkway landscaping shall be planted with California friendly plant pallet. 6. The developer shall gate in the storm drain and utility easement on Lot J per City Standards and provide an entrance to the easement on Clemence Court. Lot J shall be paved as an all weather access road. No permanent structures shall be constructed over the sewer manhole. 7. Landscaping along Upper Drive and Lemon Grove Lane shall be per the South Corona Community Facilities Plan, or as otherwise approved by the Public Works Director. 	