



Project Conditions

City of Corona

Project Number: PP2023-0004

Description: **546 residential lot**

Applied: **5/22/2023**

Approved:

Site Address: **BEDFORD PHASE 3 AND 4 CORONA, CA 0**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **Jason Perrin**

Parent Project:

4400 MacArthur Blvd Suite 740 Newport Beach CA, 92660

Details:

LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	
<ol style="list-style-type: none"> 1. Access, Sanitary Facilities, Common Areas, and Parking shall be accessible for people with disabilities and shall comply with California Code of Regulations - Title 24, CBC Chapter 11B for accessibility requirements. 2. 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 for more information). Provide enlarged plans and details for construction of trash/recycling enclosures. 3. 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. 4. Provide draft stops in attic areas in line with common walls. 5. Roofing material shall be Class A. 6. Walls and floors separating dwelling units in the same building shall not be less than 1-hour fire resistive construction. 7. Pool area shall be enclosed with fencing in compliance with Corona Municipal Code (CMC) Sec 15.24. 8. Plans for food preparation areas shall be approved by the Riverside County Health Dept. prior to plan check approval from this department. 9. Submit an additional set of pool plans to Riverside County Health Department for approval. 10. At the time of building plan check submittal, a complete set of plans shall be provided which includes 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 * Mechanical plan, heating and air conditioning diagram, and equipment schedule. * Landscape and Irrigation plans; Submit four (4) complete sets detached from building plans. 11. Paper submittals shall include 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. 12. Provide Method of both airborne and impact sound transmission control between dwelling units. 13. Separate permits are required for all fences, walls, and solar PV. Provide heading on title sheet Under Separate Permit; list items to be installed under separate permit. 14. Comply with the Corona Burglary Ordinance contained in CMC section 15.52. Copies are available at the Building Division front counter or available online at www.CoronaCA.gov/Building 15. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits. 16. Buildings shall not be occupied prior to posting of Certificate of Occupancy issued by the Building Division. 17. Provide accessible parking calculations indicating the required number of accessible spaces including van spaces. 	



Project Conditions

City of Corona

BUILDING	
18.	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.
19.	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.
20.	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.
21.	Provide list of Deferred Submittals for the project on title sheet of plans w/ note: Deferred Submittals shall be submitted to Building Dept for Review & Approval before beginning installation.
22.	Provide List of Required Special Inspections & Structural Observations for the Project, per California Building Code Chapter 17.
23.	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.
24.	Project is fully or partially located in a fire hazard severity zone. Structures shall be designed per the parameters of California Building Code chapter 7A and per an approved fuel modification plan and fire protection plan.
25.	Provide minimum sized solar PV and battery energy storage system per the California Energy Code. A separate permit is required
26.	Grading plans shall be approved and pads certified prior to Building permit issuance.
27.	Utilities shall meet the utility authority's service requirements. Applicant shall coordinate the utility locations and design with the respective utility provider.
28.	A/C condensers shall be located at least 10 ft. from property lines unless a 5 ft. tall block wall is constructed per CMC 17.84.040 (D)(1).
29.	Structures shall be designed according to the seismic values and parameters of the fault investigation and geotechnical reports.
30.	Models shall not open for business until a CofO or TCO has been issued for model home use. Homes shall not be occupied for residential habitation until a CofO or TCO has been issued for dwelling use.
31.	Plans for playground shall be submitted for review and construction shall not begin until permit has been issued.
32.	Structures adjacent to slopes shall be setback the minimum distance from the top or toe of slope as required by CBC section 1808.7.
33.	Buildings and structures shall be setback and have site features constructed as prescribed by the fire protection plan.

PLANNING	
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.



Project Conditions

City of Corona

PLANNING

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 permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, precise plan permit within two (2) years after the effective date of the Precise Plan approval and if 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 or his successor in interest shall comply with the mitigation measures in the Arantine Hills Environmental Impact Report certified August 15, 2012 and Supplemental EIR for the Arantine Hills Specific Plan certified May 19, 2016.
6. This project is subject to the MSCHP fee for residential developments according to the applicable density categories of Low, Medium, or High Density Residential per the Riverside County Multiple Species Habitat Conservation Plan. Fees shall be paid at the time building permits are issued.
7. The project shall comply with the approved exhibits and conditions of approval for PP2023-0004. In the event any portion of the site is sold to a guest builder for development, if approved plans are modified, the guest builder shall consult with the assigned project planner from the Planning Division to determine if a precise plan modification is warranted. In addition, all respective development standards shall be met including required parking at the time of that development.
8. The applicant and/or the guest builders shall provide all home buyers with a disclosure notice notifying the home buyers that the properties are located in the vicinity of the Eagle Glen Golf Course which conducts pickleball tournaments and other outdoor events, and that the home buyers may be subject to annoyances or inconveniences associated with the operations of the golf course (for example: noise, lighting, and property damage or personal injury from errant golf balls).
9. The Covenants, Conditions and Restrictions (CC & R's) must regulate on-street parking to preserve adequate access for emergency response vehicles, access to mail facilities, and sufficient space for rubbish containers for all units.
10. The CC & R's must reflect that all side yard down slopes that abut on to streets shall be maintained by the Homeowner's Association.
11. The development is subject to the conditions and terms of the Development Agreement between the City of Corona and Arantine Hills Holding L.P (DA15-001) and the amended Development Agreement approved in November 2018.
12. View fencing is permitted in the locations shown on the Conceptual Fence and Wall Plan, and shall be constructed of wrought iron, glass or a combination of decorative block and glass. Retaining walls visible from the street shall be of decorative material. Separate fence/wall plans are required for plan check and permitting. No freestanding fence or wall can exceed three (3) feet in height in front yard setbacks or in ten foot corner cut-off areas for vehicle/pedestrian visibility.
13. The precise grade plan shall provide each unit a minimum 10' x 5' concrete trash pad at the side of the unit. The trash pad shall be screened behind the side yard return gate. Where side yard setbacks are less than 5 feet, the trash pad may be narrowed to be 6 inches narrower than the building setback to allow for fence installation, and shall not be smaller than 10' x 3.5'. In addition, a minimum 3-foot-wide sidewalk shall be provided from the trash pad to the driveway.
14. All garages shall be automatic sectional metal roll-up garage doors.
15. All garages shall have a minimum unobstructed 2-car parking area of 18' wide by 20' deep. No trash bins shall be kept inside the garages, unless it can be demonstrated that the trash bins do not obstruct the 18' x 20' parking area.



Project Conditions

City of Corona

PLANNING	
	<p>16. Prior to the issuance of a Certificate of Occupancy for each phase of development, the front yard for each unit and the parkways and all HOA maintained areas adjacent to each phase of development shall be constructed and landscaped per City standards and the Arantine Hills Specific Plan requirements. Landscape plans are required for the residential lots. Separate landscape plans are required for all areas to be maintained by the HOA (slopes, parks, parkways, street trees, open space, etc). Landscape plans must be submitted for plan check prior to the issuance of building permits for the residential units. For landscape plan check, please submit the landscape plans to the City of Corona Building Division for review and approval. At time of submittal, the master developer or guest builder shall also submit a landscape deposit directly to the Planning Division in the amount of \$5,000 to cover the costs of the Planning Division's plan check and inspection services related to the landscape plan. This deposit is required for each landscape plan check submittal. Any money left remaining from the deposit will be returned to the master developer or guest builder at time of the project is completed.</p> <p>17. Landscape plans are required for slopes over four (4) feet in height with slopes greater than 4:1 requiring erosion control planting. Plans shall be submitted for plan check prior to the issuance of a building permit for the residential units or planning area.</p> <p>18. All windows facing a street shall be provided with enhanced architectural treatments in the form of stucco trims, pots shelves, shutters or other design elements appropriate to the architectural style.</p> <p>19. A Model Home Permit through the Board of Zoning Adjustment shall be obtained for any proposed model home complex associated with TTM 35872.</p> <p>20. All signage shall be designed in accordance with the design guidelines in the Arantine Hills Specific Plan.</p> <p>21. To mitigate potential noise from air condenser units, higher quality sound-rated condenser units (sound power levels from 50 to 60 dBA) shall be specified with manufacturer-provided sound blankets or covers and approved by the city's Building Official. Units shall also be placed strategically for the least amount of noise impact to adjacent receivers.</p> <p>22. The air conditioner units shall adhere to the performance standards for stationary noise in CMC Section 17.84.040(C)(2) and Section 17.84.040(D)(1). This is applicable to areas that have shared Exclusive Use Area boundary lines.</p> <p>23. The project's HOA shall approve air conditioner unit change-outs requested by residents and the CC&Rs shall require air conditioner replacement units to be reviewed by the HOA to maintain the noise mitigation originally installed by the developer and approved by the city. The CC&Rs shall also require homeowners to maintain their AC units in good operation to minimize the rise in noise level from the equipment.</p> <p>24. All air conditioning units visible from a street view shall be screened behind a block wall.</p>

PUBLIC WORKS	
	<p>1. The Public Works, Planning and Development, and Utilities Department conditions 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 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.</p> <p>2. The developer shall comply with the State of California Subdivision Map Act; the Arantine Hills Development Agreement (DA); these Conditions of Approval; all applicable City ordinances and resolutions; the development's adopted Arantine Hills Specific Plan, and the mitigation measures identified in the certified Environmental Impact Report for the development. Should any conflict arise between these Conditions of Approval and the DA, the DA shall prevail.</p> <p>3. Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the City Engineer that the proposed project will not unreasonably interfere with the use of any easement holder of the property.</p> <p>4. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required.</p> <p>5. 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.</p> <p>6. 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>7. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.</p>



Project Conditions

City of Corona

PUBLIC WORKS

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. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:
 - a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.
 - (b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the City Engineer 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 City Engineer 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.
10. The developer, his successors or assigns, shall be responsible for maintenance of all private streets, private parks and trails, common areas, and private utilities until such time that the HOA/POA can take over.
11. Prior to issuance of a building permit, the developer shall finish the construction or post security guaranteeing the construction of all public and private infrastructure improvements. Said improvements shall include, but are not limited to, the following:
 - a) All street facilities (Lots "Q" through "QQ", "SS", and Hudson House Drive) including but not limited to street lights, curb, gutter, AC pavement, sidewalk and trails.
 - b) All drainage facilities (including Bedford Canyon Channel, storm drain system that intercepts off-site flows from the golf course and discharges flows directly into Bedford Canyon Channel, and the on-site drainage system that ties into the existing storm drain in Clementine Way)
 - c) All required grading, including erosion control.
 - d) All required sewer, water and reclaimed water facilities.
 - e) All required landscaping including lots C through E, J through O, RR, TT, and lots with HOA maintained slopes and side yards; and park facilities including lots A, B, F through I, and linear park Located on lots 28 & 29.
 - f) All under grounding of overhead utilities, except for cables greater than 32k volts.
 - g) All public trail improvements including trail head improvements located on lots UU as required by the Community Services Department.
12. 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 City Engineer.
13. 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.
14. 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.
15. 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 WDD # shall be displayed on the title sheet of the grading plans.
16. 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.



Project Conditions

City of Corona

PUBLIC WORKS

17. 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.
18. 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.
19. 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.
20. 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.
21. Prior to issuance of a grading permit, the developer may be required to obtain a Section 1601/1603 permit from the California Department of Fish and Wildlife, a Section 401/404 permit from the United States Army Corps of Engineers, or provide verification that the project is exempt from permit requirements.
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 City Engineer.
24. A Preliminary Water Quality Management Plan (WQMP) that uses the existing downstream detention basin for water quality treatment was approved. Ownership and maintenance of the basins shall be the responsibility of the development master Homeowners Association (HOA). A Final WQMP (F-WQMP) shall be prepared for the Phase 3 and Phase 4 development in substantial conformance with the approved preliminary WQMP, and shall include an analysis of the availability of the basins to treat project flows. The Phase 3 and Phase 4 F-WQMP shall provide Site Design BMPs and Treatment Control BMPs to ensure compliance with the preliminary WQMP. No grading permit for the Phase 3 and Phase 4 development shall be issued prior to approval of the F-WQMP unless otherwise approved by the City Engineer.
 - (a) Upon approval of the F-WQMP, 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 shall enter into an acceptable maintenance agreement with the City to inform future property owners to implement the approved Final WQMP. Existing master CC&Rs shall be revised to include maintenance of all facilities with the Phase 3 and Phase 4 development.
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 for Phase 3 and Phase 4 are constructed and operational. The existing detention basin that the project is discharging into shall be modified per the proposed design plan.
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 City Engineer.
29. No Certificates of Occupancy for Phase 4 will be issued until the proposed Bedford Canyon Channel, upper reach, is functionally complete which is defined as follows: grading, riprap banks and grade control structures, concreted rock and spillway. The facility does not need to be accepted by the District and minor elements such as access road paving, landscape and maintenance, fencing and similar type of items do not need to be finished to be deemed functionally complete.
30. Securities for the construction for Bedford Canyon Channel shall include the cost to complete the LOMR. Prior to release of securities for construction of the Bedford Canyon Wash Channel, the applicant shall secure FEMA's approval for the Letter of Map Revision (LOMR).



Project Conditions

City of Corona

PUBLIC WORKS

31. 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.
32. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall address the following:
 - (a) The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site.
 - (b) The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow.
 - (c) All lots shall drain toward the street. Residential lot drainage to the street shall be by side yard swales independent of adjacent lots or by an underground piping system.
33. 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 City Engineer.
34. Prior to issuance of a building permit, the applicant shall retain for the HOA all required private street rights-of-way (Lots "Q" through "SS" and Hudson House Drive).
35. Prior to removal of the existing levee, developer shall acquire written permission from RCFC&WCD confirming the removal of the levee is acceptable.
36. The roadway classification and street sections for roadways located on Lots "Q" through "QQ", "SS", and Hudson House Drive shall conform to the Arantine Hills Amended Specific Plan and the approved Traffic Impact Analysis for the development as depicted in the Specific Plan unless otherwise approved by the City Engineer.
37. Prior to issuance of a building permit and/or issuance of a Certificate of Occupancy, the developer shall construct or guarantee the construction of the following private streets within the development:
 - (a) Streets located on Lots "Q" through "QQ", "SS", as well as Hudson House Drive. These improvements shall include all required public water, reclaimed water, sewer facilities, public and private storm drain facilities, private street light facilities and parkway landscaping.

The improvements shall include any required sidewalks and bike lanes as depicted in the Specific Plan, or as approved by the City Engineer.
38. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall include the following:
 - (a) All public or private roadways' vertical and horizontal alignments shall be approved by the City Engineer.
 - (b) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans.
 - (c) All street intersections shall be at ninety (90) degrees or as approved by the City Engineer.
 - (d) All reverse curves shall have a minimum tangent of fifty (50) feet in length.
 - (e) Undergrounding of existing and proposed utility lines on the property or within city public right of way adjacent to the project.
 - (f) Street lights.
39. Prior to approval of street improvement plans, the plans shall include improvement to any affected existing streets to half width plus ten (10) additional feet past the centerline. If it is determined that the existing street is substandard, the City Engineer may require the developer to provide full reconstruction of the street to current City standards as directed by the City Engineer. Prior to approval of the improvements plans, the developer shall cause the Engineer of Record to make the field assessment and incorporate a design recommendations on the plans for review and approval by the City Engineer.
40. 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.
41. Prior to acceptance of improvements, the City Engineer 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.



Project Conditions

City of Corona

PUBLIC WORKS

42. Prior to approval of improvement plans, all street names shall be approved by the City Engineer.
43. Prior to issuance of a Certificate of Occupancy, all proposed parkway landscaping, slope maintenance, and/or median landscaping specified in the tentative map or in these Conditions of Approval shall be constructed along individual lot frontage (s) to the satisfaction of the Planning and Development Department.
44. 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.
45. 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 calculated at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances and/or as specified in the Arantine Hills Development Agreement and shall take into account any applicable impact fee credits.
46. Prior to issuance of building permit, the applicant shall pay the appropriate traffic signal mitigation fees per The Arantine Hills Development Agreement Operation Memorandum #2 Section 1.3.
47. 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 City Engineer and Utilities Director.
48. Prior to approval of improvement plans, the applicant shall obtain all necessary easements for any required offsite water and sewer facilities.
49. Prior to issuance of any building permits, including model home permits, a domestic water and fire flow system shall be approved by the Utilities Department and constructed by the developer, to the satisfaction of the Utilities Director and Fire Chief.
50. 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.
51. 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.
52. 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 in accordance to the City Municipal Code and the Arantine Hills Development Agreement.
53. Prior to approval of improvement plans, when applicable, the applicant shall submit detailed potable water, reclaimed water and sewer studies, prepared by a registered civil engineer, which shall be submitted to the Planning and Development Department, Development Services Division for review and approval. The study shall analyze the existing and proposed sewer and water facilities. 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, 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 Planning and Development Department, Development Services Division, and the Utilities Department.
54. 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.



Project Conditions

City of Corona

PUBLIC WORKS

55. The applicant shall dedicate easements for all public water, reclaimed water, sewer and electric facilities needed to serve the project in accordance with the Utilities Department standards. 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.
56. Prior to building permit issuance, whichever comes first, where required by the utility standards and design policy 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 Director and Fire Chief.
57. The fire hydrant spacing for commercial buildings per the Corona Municipal Code is 250' for Commercial and Industrial Buildings. Please ensure that a fire hydrant is installed within 250' of the proposed clubhouse unless otherwise approved by the Fire Department. The fire hydrant spacing for One- and Two-Family Dwellings per the Corona Municipal Code is 300 unless otherwise approved by the Fire Department.
58. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.
59. Static pressures exceeding 80 psi require an individual pressure regulator.
60. 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.
61. The applicant shall provide a separate irrigation water service for all HOA- CFD maintained landscaped areas.
62. The landscape plans of all parkway and Landscape Maintenance District (LMD) and Community Facilities District (CFD) lots shall be prepared by a licensed Landscape Architect and shall be submitted to the City for review and approval.
63. The developer shall install automatic irrigation to all street trees separated from adjacent residences by a fence or wall prior to the issuance of a Certificate of Occupancy.
64. The developer, his successor or assigns, shall ensure that all the requirements in the technical studies approved for this development are complied with. These will include: (a) Phase I and Phase II Environmental, (b) Soils and Geological Report(s), (c) Hydrology and Hydraulic studies, (d) Traffic Impact Analysis, (e) Water, Sewer and Reclaimed Water studies (f) Sediment and Transport Study.
65. No precise grading permits for any area within the map boundary shall be issued prior to recordation of the final tract map unless approved by the City Engineer.
66. A condo map shall be approved by the City of Corona and by the California Department of Real Estate (DRE) prior to certificate of occupancy.
67. All side yard down slopes that abut on to streets shall be maintained by the Homeowners Association and shall have a dedicated HOA water service.
68. The Project will be required conform to Corona Municipal Code section 17.70.070 as it pertains to irrigation of landscape areas and the use of reclaimed water.
69. Prior to building permit issuance, the Developer shall pay the appropriate Quimby, Park Improvement, and Drainage fees as specified in the Development Agreement.
70. Street trees shall be a minimum 24" box size and installed per City Standard Plan no. 614-0. The City Street Tree Planting detail is to be included in all submitted landscape plans.
71. All onsite and parkway landscaping shall be planted with California friendly plant pallet. Planting shall conform to the Landscape Design Guidelines for Residential Development.
72. The private parks and private trails listed as lots "A", "B", "D", "E", "G", "H", and portions of lots "28" and "29" and public trail along Hudson House Drive are eligible for Quimby credit provided they comply with all terms of the Arantine Hills Development Agreement (DA) and will be applied after the acceptance of the parks by the City.



Project Conditions

City of Corona

PUBLIC WORKS	
<p>73. Prior to approval of the water improvement plans, the engineer shall provide looped connections for all water mains unless otherwise approved by the City Engineer. Dead-end waterlines, where permitted, shall be properly sized and provided with a means of flushing the waterlines that includes access for maintenance crews and adequate storm drain facilities.</p> <p>74. Prior to map recordation, the developer shall construct or guarantee the construction of a trailhead and trail improvements for the extension of the Hudson House Drive public trail to the westerly tract boundary adjacent to or on Lot A and/or Lot 1.</p> <p>The Developer shall be responsible for all costs associated with the preparation of a license agreement between the City and Riverside County Flood Control District for the future public trail extending southwesterly and encroaching within the future District's right-of-way (Lot P). And the Developer shall be responsible for all costs associated with the construction of the future trail safety improvements (i.e. fencing, gates and safety signage) so that the future trail segment on Lot P is safe for pedestrian and bicycle circulation, as required by the District and Community Services Director.</p>	