



Project Conditions

City of Corona

Project Number: TTM2023-0001

Description: **Subdivision of one 546 residential lot (TTM 38572)**

Applied: **5/22/2023**

Approved:

Site APN: **282030030**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **Jason Perrin**

Parent Project: **DPR2023-0004**

4400 MacArthur Blvd Suite 740 Newport Beach CA, 92660

Details:

LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	Chris Milosevic
<ol style="list-style-type: none"> 1. Structures adjacent to slopes shall be setback the minimum distance from the top or toe of slope as required by CBC section 1808.7. 2. Buildings and structures shall be setback and have site features constructed as prescribed by the fire protection plan. 	
FIRE	Cindi Schmitz
<ol style="list-style-type: none"> 1. Plans shall show a minimum drive width of 28 feet. 2. All projects shall comply with the City of Corona Fire Department Site Construction Standard. A copy of which is available at the coronaca.gov. Projects shall have approved all weather access from two (2) directions and fire hydrants providing the required fire flow tested and accepted prior to combustible construction. 3. Dead end access drives shall not exceed one hundred fifty (150) feet in length. 4. Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s). 5. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer. 6. Fire department apparatus hose pulls shall be able to reach within 150' of the exterior wall of any structure, from the Fire Marshal approved all weather surface ways, prior to the initiation of any combustible construction. Failure to comply with said condition shall result in the issuance of an immediate "Cease and Desist" order. 7. Applicant shall meet with the Fire Marshal or her designee to determine what method will be used to identify and/or designate fire lanes, fire hydrant locations, and the identification of any/all fire department appurtenances within the proposed project or development. Final designations and/or locations shall be identified on the Fire Master Plan. 8. A Knox padlock or Knox override switch shall be provided and installed on any/all fences or gates installed across a fire department access roadway, entry point to construction areas or any other roads, trails or accessways, which may be subject to planned or unplanned closure or obstruction. 9. A minimum fire flow of 1500 gallons per minute at 20 psi shall be provided for one- and two-family dwellings. 10. The City of Corona has amended Appendix B of the 2022 California Fire Code, and the established minimum required fire-flow commercial buildings is 2,500 GPM at a duration of 2 hours, per the Corona Municipal Code. 11. A minimum fire flow of 3000 gallons per minute at 20 psi shall be provided for commercial structures. 12. If over 500 lineal feet the fire service waterline shall be looped and provided with two (2) separate points of connection. 13. 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. 14. The fire hydrant spacing for One- and Two-Family Dwellings per the Corona Municipal Code is 300'. 15. Provide one-hour constructed eaves for all homes located within two hundred (200) feet of wildland areas. Entire house perimeter shall comply. 	



Project Conditions

City of Corona

FIRE	Cindi Schmitz
<ol style="list-style-type: none"> 16. Fuel modification is required for this project. Consult with a qualified firm to provide a submittal to the fire department for review and approval. 17. A Fire Protection Plan is required for this site. Consult with a qualified firm to provide a submittal to the fire department for review and approval. Provide at a minimum but not limited to, fuel management, ingress and egress, street widths, turn-outs, hydrant locations etc. If any mitigation is proposed provide an official Alternative Materials and Methods (AM & M) to the Fire Marshal for review and approval. 18. Provide Class A roofing material on all structures per the Corona Municipal Code. 19. The Fire Facilities Fee of \$231.00 per acre shall be due when the applicant pulls a City of Corona Building Department Construction Permit. Applies to construction of a proposed structure(s). 20. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development. 21. A specific address, assigned by the City of Corona Development Services Division, shall be provided for each building as specified by the fire department address standard which can be obtained at coronaca.gov/fire. Addresses must be illuminated during all hours of darkness. 22. At no time shall fire hydrants or fire lanes be blocked by building materials, storage, equipment, and/or vehicles. 23. Multiple unit buildings shall have suite number identification assigned by the Fire Department. Submit an exhibit for review and approval to the Fire Department. A copy of the Premise Identification Standard is available at coronaca.gov/fire 24. Place Fire Department DPR comments on the architectural construction drawings, as part of the GENERAL NOTES. 25. The required (2) all weather surface access ways...shall be provided, meet all fire department standards (28' in width, capable of supporting 80,000 lbs. G.V.W., etc.) and be approved by the Fire Marshal or her designee, prior to the initiation of any combustible construction. Failure to comply with said condition shall result in the issuance of an immediate "Cease and Desist" order. 	
PLANNING	
<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. 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. 3. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate. 4. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition. 	



Project Conditions

City of Corona

PLANNING	
	5. TTM 38572 shall be recorded prior to the issuance of a building permit for the production units.
PUBLIC WORKS	
	<ol style="list-style-type: none"> 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. 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. 3. Prior to final map recordation or issuance of grading permit, the applicant shall demonstrate to the satisfaction of the City Engineer that the proposed subdivision 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 tentative tract map shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said tentative tract map to be resubmitted for further consideration. 6. The tentative tract shall be recorded as one final tract map, but may be developed in phases. A construction-phasing plan for the construction of on-site public and private improvements shall be reviewed and approved by the City Engineer prior to recordation of the final map. Financial security shall be provided for all improvements within the tract prior to final tract map approval. 7. 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. 8. All new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances. 9. 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 Planning and Development Department. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans. 10. 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: <ol 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 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.



Project Conditions

City of Corona

PUBLIC WORKS

11. Prior to recordation of the final tract map, the developer shall ensure the Phase 3 and 4 project, Precise Plan (PP) 2023-0004, is addressed by the master homeowner's association (HOA) or property owner's association (POA) for the purpose of maintaining all private streets, private parks and trails, common areas and private utilities. The association documents, including any necessary Covenants, Conditions and Restrictions (CC&R's), shall be subject to the review and approval of the Planning and Development Department and shall be recorded concurrently with the final tract map.
 - (a) 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.
12. Prior to map recordation or issuance of a building permit, whichever occurs first, the developer shall finish the construction or post security guaranteeing the construction of all public 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 lot UU as required by the Community Services Department.
13. 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.
14. 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.
15. 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.
16. Prior to approval of grading plans, the applicant shall obtain a General Construction Activity Storm Water Permit from the State Water Resources Control Board in compliance with National Pollutant Discharge Elimination System (NPDES) requirements. Proof of filing a Notice of Intent (NOI) will be required by the City. The WID # shall be displayed on the title sheet of the grading plans.
17. Prior to approval of grading plans, the applicant shall comply with the Federal Clean Water Act and shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be available at the project site for review.
18. 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.
19. Prior to the issuance of a grading permit the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to take place outside of the project boundaries.
20. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.
21. Prior to release of grading security for each phase or phases, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built grading plans that includes Water Quality Control facilities.



Project Conditions

City of Corona

PUBLIC WORKS

22. Prior to final map recordation or issuance of a grading permit, whichever occurs first, 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.
23. 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.
24. 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.
25. 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.
26. Prior to final map recordation, 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.
27. 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.
28. 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.
29. 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.
30. Prior to recordation of the final map, if applicable, any environmental constraints within the boundary of the property shall be delineated on an environmental constraint sheet to accompany the final map.
31. 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.
32. 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).
33. Prior to final map recordation or approval of any improvement plans, the applicant shall submit a detailed final hydrology and hydraulics study for review and approval. 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.
34. RCFC&WCD shall sign, if applicable, the final map for dedication and acceptance of any storm drain easements for facilities RCFC&WCD will maintain.



Project Conditions

City of Corona

PUBLIC WORKS

35. Prior to recordation of the final map or 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.
36. 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.
37. The proposed trail along the Bedford Channel shall be dedicated as an easement for public use per the Arantine Hills Specific Plan.
38. A lot shall be dedicated for the Bedford Canyon Wash and deeded to RCFC&WCD upon final map recordation.
39. Prior to map recordation or issuance of a building permit, whichever comes first, the applicant shall retain for the HOA all required private street rights-of-way (Streets "A" through "S" and Hudson House Drive).
40. Prior to removal of the existing levee, developer shall acquire written permission from RCFC&WCD confirming the removal of the levee is acceptable.
41. The roadway classification and street sections for roadways located on Lots "Q" through "QQ", "SS", as well as 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.
42. Prior to recordation of the final tract map, 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.
43. 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.
44. 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.
45. 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.
46. 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

47. Prior to recordation of the final map, all street names shall be approved by the City Engineer.
48. Prior to final map recordation the applicant shall prepare a disclosure statement indicating that the property is subject to CC&R and within Community Facilities District CFD 2018-1 and 2016-1 and will be subject to an annual levy. The disclosure statement is subject to the review and approval of the Planning & Development Department and shall be recorded concurrently with the final map.
49. Prior to final map recordation, the applicant shall submit for approval all proposed parkway, slope maintenance, and/or landscaping easements to be granted to the Community Facilities District, as specified on the tentative map or Conditions of Approval. Said information shall be submitted to the Planning and Development Department, Development Services Division for approval.
50. 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.
51. 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.
52. Prior to the recordation of subsequent tract maps and/or issuance of any building permits, 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.
53. The applicant shall pay the appropriate traffic signal mitigation fees per The Arantine Hills Development Agreement Operation Memorandum #2 Section 1.3.
54. 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.
55. Prior to final map recordation or approval of improvement plans, the applicant shall obtain all necessary easements for any required offsite water and sewer facilities.
56. 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.
57. 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.
58. 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.
59. 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.
60. Prior to final recordation or 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.



Project Conditions

City of Corona

PUBLIC WORKS

61. 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.
62. 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.
63. Prior to map recordation or 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.
64. 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.
65. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.
66. Static pressures exceeding 80 psi require an individual pressure regulator.
67. 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.
68. The applicant shall provide a separate irrigation water service for all HOA-CFD maintained landscaped areas.
69. 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.
70. 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.
71. Prior to map recordation of TTM 38572, all applicable conditions for the "A" map, TTM 36294R, shall be complied with including the posting of all required securities guaranteeing the construction of all public improvements. Prior to the issuance of any certificate of occupancy within TTM 38572, all improvements shall be completed as specified by Arantine Hills Specific Plan Phasing exhibits subject to approval of the City Engineer.
72. 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.
73. 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.
74. 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.
75. 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.
76. 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.
77. The project will be required to conform with City of Corona Municipal Code Section 13.14.080 as it pertains to providing dedicated publicly owned water meters for each residential property and residential unit. This includes single and multi-family properties.



Project Conditions

City of Corona

PUBLIC WORKS

78. Prior to building permit or map recordation, whichever comes first, the Developer shall pay the appropriate Quimby, Park Improvement, and Drainage fees as specified in the Development Agreement.
79. Prior to map recordation, the developer shall construct or guarantee the construction of all HOA/CFD landscaping and irrigation improvements.
80. 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.
81. All onsite and parkway landscaping shall be planted with California friendly plant pallet. Planting shall conform to the Landscape Design Guidelines for Residential Development.
82. 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.
83. 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.
84. 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.

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.