



Project Conditions

City of Corona

Project Number: TTM2021-0001

Description: TTM 37980 TO SUBDIVIDE 4.73ACRES INTO 19 SFR LOTS.

Applied: 2/8/2021

Approved:

Site Address: NWC of Taylor St & Citron St CORONA, CA 0

Closed:

Expired:

Status: RECEIVED

Applicant: MARK HAUPERT PRIEM PROPERTIES, LLC

Parent Project:

12012 KNOTT AVE #A2 GARDEN GROVE CA, 92841

Details: TTM 37980 TO SUBDIVIDE 4.73ACRES INTO 19 SFR LOTS LOCATED ON THE NWC OF TAYLOR ST AND CITRON ST.

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	Dana Andrews
1. At time of plan submittal, construction documents shall be prepared in accordance with current applicable Codes & Standards.	
FIRE	Cindi Schmitz
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. Show two (2) all weather surface access ways to be approved by the Fire Marshal and construct the access way(s) to accommodate 70,000 lbs. gross vehicle weight during all phases of construction. 4. 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. 5. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer. 6. A minimum fire flow of 1500 gallons per minute at 20 psi shall be provided for one- and two-family dwellings. 7. Fire hydrants are to be spaced a maximum 300 feet apart, one- and two-family dwellings only. 8. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development. 9. A specific address, assigned by the City of Corona, Public Works Department, shall be provided for each building as specified by the fire department address standard which can be obtained at coronaca.gov/fire. Addresses must be illuminated during all hours of darkness.	
PLANNING	Lupita Garcia
1. 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.	



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PLANNING	Lupita Garcia
<ol style="list-style-type: none">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.TTM 37980 shall be recorded prior to the issuance of any building permit for production units.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.The applicant or his successor in interest shall comply with the conditions of approval for TTM 37980.The submittal of a Development Plan Review and a Precise Plan application are required for the development of the homes.With the construction of the homes, the applicant shall construct decorative block walls along the perimeters of the tract, including the perimeters between the existing residences and the new residences within TTM 37980.Per recommendations in the Biological Technical Report prepared by ECORP Consulting, Inc. (March 24, 2021 Revised July 22, 2021), to the extent possible, the applicant shall not remove the palm trees located in the Taylor Avenue right-of-way during the breeding season of nesting birds. Breeding season is defined as February 1st through August 31st. Should the project phasing result in the potential removal of trees during the breeding season, the applicant shall submit to the Planning & Development Department a pre-construction bird survey prepared by the project biologist prior to the removal of trees. The pre-construction survey shall identify if, how and when the trees may be removed. If the survey indicates the presence or potential presence of nesting, the trees shall only be removed as recommended by the biologist.Per recommendations in the Biological Technical Report prepared by ECORP Consulting, Inc. (March 24, 2021, Revised July 22, 2021), to the extend possible, the applicant shall not conduct grading during the breeding season of nesting birds. Breeding season is defined as February 1st through August 31st. Should the project phasing result in the potential for grading during the breeding season, the applicant shall submit to the Planning & Development Department a pre-construction bird survey prepared by the project biologist prior to any grading. The pre-construction survey shall identify if, how and when grading may occur. If the survey indicates the presence or potential presence of nesting, the grading shall only occur when recommended by the biologist.Prior to issuance of a grading permit, the developer shall provide advance notification of grading activities to the residents located in proximity to the project site. The notification shall be a flyer containing the name and contact phone number for the project manager, developer or superintendent on site. A sign shall also be placed on the project site during grading and construction with all contact information for the project.The applicant shall install a temporary chain link fence with a dust tamer screen along the perimeters of the project site. The fence shall be in place prior to on-site grading activities.Prior to issuance of a grading permit, the applicant shall submit for review and implement a vector control program. The program shall also provide for continued monitoring and relocation of vector during the grading and construction process. A final report upon completion shall be submitted to the Planning & Development Department.Construction traffic shall not access existing residential streets (Lorraine Drive and Susanne Street) and all construction parking shall be on site.	
PUBLIC WORKS	Steven Strapac
<ol style="list-style-type: none">The Public Works Department, Utilities Department, and Planning and Development Department Conditions of Approval for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to Development Services in the Planning and Development Department. 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.	



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2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.
3. Prior to map recordation or issuance of grading permit, the applicant shall demonstrate 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, and shall be developed as one tract. 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 existing and 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 Development Services. 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:
 - (a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.
 - (b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the Public Works Director or Building Official.
 - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.
11. Prior to map recordation or issuance of a building permit, whichever occurs first, the developer shall finish the construction or post security guaranteeing the construction of all public improvements. Said improvements shall include, but are not limited to, the following:
 - a) All missing and deficient street facilities on Citron Street and Taylor Avenue including asphalt resurfacing 1/2 width +10' and opposing curb ramps, and all new street facilities on Susanne Street and Lorraine Avenue.
 - b) All required grading, including erosion control.
 - c) All required sewer and water facilities, including construction of new facilities to serve the proposed lots and the upsizing of water mains on Citron Street and Taylor Avenue to 8 inch ductile iron pipe.
 - d) All required public landscaping and irrigation facilities including a separate water service and meter for CFD maintained areas.
 - e) All under grounding of overhead utilities, except for cables greater than 32k volts.
 - f) Street lights, located per Standard 500, including a new service point if an existing circuit is not available.
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 Public Works Director.
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 Development Services. 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.



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<ol style="list-style-type: none">14. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the city's registered engineer.15. Prior to map recordation or issuance of a grading permit, the developer shall ensure that the proposed perimeter walls will not be located at the bottom of any slopes. Prior to issuance of a permit, the applicant shall work with the Planning and Development Services Divisions to reduce the height of the retaining wall along the east perimeter of Lot 15. Alternatively, the applicant may eliminate the retaining wall by placing the perimeter wall at the top of the slope with a CFD easement dedicated over the slope.16. Prior to approval of grading plans, the applicant shall obtain a General Construction Activity Storm Water Permit from the State Water Resources Control Board in compliance with National Pollutant Discharge Elimination System (NPDES) requirements. Proof of filing a Notice of Intent (NOI) will be required by the City. The WDID # shall be displayed on the title sheet of the grading plans.17. Prior to approval of grading plans, the applicant shall comply with the Federal Clean Water Act and shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be available at the project site for review.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 (<i>Lepidospartum Squamatum</i>) has been completed.19. Prior to the issuance of a grading permit the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to take place outside of the project boundaries.20. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.21. Prior to release of grading security, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built grading plans.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 Development Services Manager.24. Prior to the issuance of a grading permit, a Final WQMP, prepared in substantial conformance with the approved Preliminary WQMP, shall be submitted to the Development Services for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format.25. Prior to the issuance of the first Certificate of Occupancy, the applicant shall enter into an acceptable maintenance agreement with the City to inform future property owners to implement the approved WQMP.26. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future homeowners of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.27. Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.28. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Development Services Manager.29. Prior to recordation or approval of any improvement plans, the applicant shall submit a detailed hydrology study. Said study shall include the existing, interim and the ultimate proposed hydrologic conditions including key elevations, drainage patterns and proposed locations and sizes of all existing and proposed drainage devices. The hydrology study shall present a full breakdown of all the runoff generated on- and off-site.	



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	<p>30. Prior to recordation or approval of improvement plans, the improvement plans submitted by the applicant shall address the following: The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site. The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow. All residential lots shall drain toward the street. Lot drainage to the street shall be by side yard swales independent of adjacent lots or by an underground piping system with through curb drains.</p> <p>31. Street design criteria and cross sections shall be per City of Corona standards, approved Specific Plan design guidelines and the State of California Department of Transportation Highway Design Manual unless otherwise approved by the Public Works Director.</p> <p>32. Prior to map recordation or issuance of a building permit, whichever comes first, the applicant shall offer for dedication all required street rights-of-way for Citron Street and Taylor Avenue (68 feet full-width/ 34 feet half-width), and Susanne Street and Lorraine Avenue (60 feet full-width/ 30 feet half-width). Said dedication shall continue in force until the City accepts or abandons such offers. All dedications shall be free of all encumbrances and approved by the Public Works Director.</p> <p>33. Prior to recordation or approval of improvement plans, the improvement plans submitted by the applicant shall include the following:</p> <ul style="list-style-type: none"> a) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans. b) Under grounding of existing and proposed utility lines. c) Street lights shall be included per City Standards. d) Ramps meeting ADA requirements at the intersection of Citron Street and Taylor Avenue. e) Yellow crosswalks per City Standards at the intersection of Citron Street and Taylor Avenue. f) All other public improvements shall conform to City of Corona standards. <p>34. Prior to approval of improvement plans, the improvement plans shall show all the streets to be improved to half width plus ten (10) additional feet unless otherwise approved by the Public Works Director. At the discretion of the applicant, the existing pavement maybe cored to confirm adequate section and R values during the design process and any findings shall be incorporated into the project design. Therefore improvements may include full pavement reconstruction, grind and overlay, or slurry seal. All striping shall be replaced in kind.</p> <p>35. 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 Development Services.</p> <p>36. Prior to acceptance of improvements, the Public Works Director may determine that aggregate slurry, as defined in the Standard Specifications for Public Works Construction, may be required one year after acceptance of street(s) by the City if the condition of the street(s) warrant its application. All striping shall be replaced in kind. The applicant is the sole responsible party for the maintenance of all the improvements until said acceptance takes place.</p> <p>37. Prior to map recordation the applicant shall annex this project into a City of Corona Community Facilities District (CFD) 2016-1 (Public Services) and 2016-3 (Maintenance Services). All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments). The developer shall be responsible for all costs incurred during annexation into the CFDs.</p> <p>38. Prior to map recordation the applicant shall prepare a disclosure statement indicating that the property is within a Community Facilities District and/or Landscape Maintenance District and will be subject to an annual levy. The statement shall also disclose any covenants or easements, including drainage easements, that limit the use of the properties. The disclosure statement is subject to review and approval and shall be recorded concurrently with the final map.</p> <p>39. Prior to issuance of a Certificate of Occupancy, all proposed parkway landscaping specified in the tentative map or in these Conditions of Approval shall be constructed.</p> <p>40. 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.</p> <p>41. Prior to map recordation, issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23 and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fees shall be collected at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances.</p>



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<p>42. All the potable water and sewer design criteria shall be per the City of Corona Utilities Department standards and Riverside County Department of Health Services standards unless otherwise approved by the Public Works and Utilities Department Directors.</p> <p>43. Prior to issuance of any building permits, including model home permits, a domestic water and fire flow system shall be approved by the Public Works Department and constructed by the developer, to the satisfaction of the Public Works Director and Fire Chief.</p> <p>44. Prior to map recordation, the developer shall construct or guarantee the construction of 8 inch ductile iron water mains on Citron Street and Taylor Street where water mains are less than 8 inches, including abandonments and connections to adjacent services, hydrants, and mains. All water improvements shall be designed and constructed per the Utility Department Standard Plans and Design Policy.</p> <p>45. 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.</p> <p>46. Prior to issuance of any building permits, the developer shall pay all water and sewer fees, including but not limited to connection fees, wastewater treatment fees, sewer capacity fees and all other appropriate water and sewer fees.</p> <p>47. 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, potable water services, sewer laterals, irrigation water services and reduced pressure principle assemblies within the public right of way and-or easements.</p> <p>48. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of an 8 inch ductile iron water main and an 8 inch sewer on Susanne St and Lorraine Ave to serve the proposed development. All water improvements shall be designed and constructed per the Utility Department Standard Plans and Design Policy.</p> <p>49. The applicant shall dedicate easements for all public water, reclaimed water, sewer and electric facilities needed to serve the project in accordance the Department of Water and Power standards. The minimum easement width shall be 20 feet for one utility and 30 feet for more than one public utility facility. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the General Manager. Structures and trees shall not be constructed or installed within a public utility easement.</p> <p>50. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.</p> <p>51. Reclaimed water shall be used for any construction activity unless otherwise approved by the Utilities Department. Prior to obtaining a reclaimed construction meter from the City, a Reclaimed Water Application shall be submitted for the contractor to receive certification to handle reclaimed water.</p> <p>52. The applicant shall provide a separate irrigation water service for all CFD landscaped lots or easements.</p> <p>53. The landscape plans of all parkway and Community Facilities District (CFD) lots and easements shall be prepared by a licensed Landscape Architect and shall be submitted to Development Services for review and approval.</p> <p>54. 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.</p>	