



Project Conditions

City of Corona

Project Number: PM 37152

Description: SUBDIVIDE 3.6 ACRES INTO TWO PARCELS FOR INDUSTRIAL PURPOSES

Applied: 7/27/2016

Approved:

Site APN: 279470009

Closed:

Expired:

Status: APPLIED

Applicant: GRIFFCO LAND LLC

Parent Project:

2518 N. SANTIAGO BLVD ORANGE CA, 92867

Details: SUBDIVIDE 3.6 ACRES INTO TWO PARCELS FOR INDUSTRIAL PURPOSES LOCATED ON THE EAST SIDE OF TEMESCAL CANYON RD, SOUTH OF CAJALCO RD IN PLANNING AREA 6 OF THE DOS LAGOS SPECIFIC PLAN.

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
FIRE	<ol style="list-style-type: none">1. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer.2. A minimum fire flow of 3000 gpm shall be provided.3. Fire hydrants are to be spaced a maximum 250 feet apart.
PLANNING	<ol style="list-style-type: none">1. The applicant or his successor in interest shall comply with the mitigation measures established in the Mitigated Negative Declaration for the project.2. 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.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

PUBLIC WORKS

1. PW-2018 The Public Works and the Departments of Water and Power, Maintenance and Parks and landscaping conditions for the subject application and shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to the respective 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.
2. PW-1001 The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.
3. PW-1002 Prior to map recordation or issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed subdivision will not unreasonably interfere with the use of any easement holder of the property.
4. PW-1004 The submitted parcel map shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said parcel map to be resubmitted for further consideration.
5. PW-1005 The developer shall construct or guarantee construction of the required improvements prior to recordation of the Parcel Map because the construction of the improvements is a necessary prerequisite to the orderly development of the surrounding area.
6. PW-1007 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.
7. PW-1008 All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.
8. PW-1009 Prior to issuance of a Certificate of Occupancy, the engineer of record shall 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. PW-1010 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.
10. PW-1011 Prior to map recordation or issuance of a building permit, whichever occurs first, the developer shall ensure that a property owner's association is established for the purpose of maintaining all 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 Public Works Department and shall be recorded concurrently.
11. PW-1012 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/or deficient street facilities on Temescal Canyon Road
 - b) All missing and/or drainage facilities on Temescal Canyon Road
 - c) All required grading, including erosion control.
 - d) All required sewer, water and reclaimed water facilities.
 - e) All required landscaping
 - f) All under grounding of overhead utilities, except for cables greater than 32k volts.
12. PW-1014 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.



Project Conditions

City of Corona

PUBLIC WORKS

13. PW-1015 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 Public Works Department Land Development Section. 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. PW-1016 Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Public Works Department Land Development Section.
15. PW-1017 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.
16. PW-1018 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.
17. PW-1019 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. PW-1020 Prior to the issuance of a grading permit the developer shall submit recorded 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. PW-1021 Prior to issuance of building permits, the civil engineer of record and soils engineer of record for the approved grading plans shall submit pad certifications and compaction test reports for the subject lots where building permits are requested.
20. PW-1022 Prior to release of grading security, the civil engineer of record for the approved grading plans shall submit a set of as-built grading plans with respect to Water Quality Control facilities.
21. PW-1024 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.
22. PW-1083 Prior to issuance of any grading permit, where grading is proposed within environmentally sensitive areas, the developer shall be required to obtain all applicable and necessary permits from various agencies which include but are not limited to the California Department of Fish and Wildlife and the United States Army Corps of Engineers, or provide verification that the project is exempt from permit requirements.
23. PW-1026 All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director.
24. PW-1027 Prior to the issuance of a grading permit, a WQMP shall be submitted to the Public Works Land Development Section for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format.
25. PW-1028 Prior to the issuance of the first Certificate of Occupancy, the applicant shall record Covenants, Conditions and Restrictions (CC&R's) or enter into an acceptable maintenance agreement with the City to inform future property owners to implement the approved WQMP.
26. PW-1029 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. PW-1086 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. PW-1031 All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director.



Project Conditions

City of Corona

PUBLIC WORKS

29. PW-1034 Prior to map 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.
30. PW-1035 Prior to map recordation 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 non-residential lots shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.
31. PW-1038 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.
32. PW-1039 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 along Temescal Canyon Road. 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.
33. PW-1041 Prior to map recordation, the applicant shall release and relinquish all vehicular access rights to the City of Corona along Temescal Canyon Road, except at approved intersections.
34. PW-1042 Prior to map recordation or approval of improvement plans, the improvement plans submitted by the applicant shall include the following:
 - a) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans. The driveway shall be 40 feet wide unless otherwise approved by the Public Works Director.
 - b) Under grounding of existing and proposed utility lines.
35. PW-1043 Prior to approval of improvement plans, the applicant shall improve all the streets to half width plus ten (10) additional feet unless otherwise approved by the Public Works Director.
36. PW-1044 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.
37. PW-1047 The developer shall comply with the approved traffic study recommendations unless otherwise approved by the Public Works Director.
38. PW-1093 Prior to map recordation or issuance of a building permit, whichever occurs first, the developer shall construct or guarantee the construction of the recommendations in the approved Traffic Impact Analysis, including improvements to the outbound left-turn acceleration lane on Temescal Canyon Road in front of the property and the No. 1 northbound left-turn lane on Temescal Canyon Road at Cajalco Road, unless otherwise approved by the Public Works Director.
39. PW-1061 Prior to map recordation the applicant shall prepare a disclosure statement indicating that the property is within Community Facilities Districts CFD2001-1 and CFD2003-1 and will be subject to an annual levy. The disclosure statement is subject to the review and approval of the Public Works Department and shall be recorded concurrently with the map.
40. PW-1063 Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping specified with the map or in these Conditions of Approval shall be constructed.
41. PW-1064 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.



Project Conditions

City of Corona

PUBLIC WORKS

42. PW-1067 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 the recorded Development Agreement on the property 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.
43. PW-1049 All the sewer and water design criteria shall be per City of Corona Department of Water and Power standards and Riverside County Department of Health Services Standards unless otherwise approved by the Public Works Director and the General Manager of the Department of Water and Power or its official designee.
44. PW-2002 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.
45. PW-2003 Prior to building permit issuance, the developer shall pay the WFR-3 Lift Station and Sewer Force Main sewer reimbursement fees.
46. PW-1050 Prior to recordation or approval of improvement plans, when applicable, the applicant shall submit detailed sewer and water studies, prepared by a registered civil engineer, which shall be submitted to the Public Works Department Land Development Section 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 sewer and water 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 Public Works Department and the Department of Water and Power.
47. PW-2005 Prior to map recordation or building permit issuance, whichever occurs first, 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.
48. PW-2009 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.
49. PW-2010 Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of a private fire system with double detector check assemblies and all public fire services to the satisfaction of the Department of Water and Power and Fire Chief.
50. PW-2011 Prior to issuance of any building permits a domestic water and fire flow system shall be approved by the Department of Water and Power and constructed by the developer, to the satisfaction of the Department of Water and Power and Fire Chief.
51. PW-2012 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. PW-2013 Fire Hydrants shall be a maximum 250 feet apart or as directed by the Fire Department
53. PW-2201 The applicant shall provide a separate irrigation water service for all HOA/ CFD landscaped lots or easements.
54. PW-2202 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.
55. PW-2203 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.
56. PW-2018 All grading, planting and irrigation of LMD/CFD lots and maintenance access to LMD/CFD lots shall be designed and installed per the City's LMD/CFD Formation and Design Guidelines.



Project Conditions

City of Corona

PUBLIC WORKS

57. PW-2018 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.
58. PW-2018 All onsite and parkway landscaping shall be planted with California friendly plant pallet.
59. PW-2015 Manhole rim elevations shall be lower than all pad elevations immediately downstream; otherwise a back flow prevention valve will be required
60. PW-2016 Static pressures exceeding 80 psi require an individual pressure regulator.
61. PW-2017 Reclaimed water shall be used for any construction activity. 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.
62. PW-2206 Prior to construction, the applicant shall provide CCTV video inspection (or guarantee the video inspection) for the following existing sewer pipes:
Manhole# 11110 to manhole# 10005
63. PW-2018 After final construction, the applicant shall provide video inspection (or guarantee the video inspection) for the following sewer pipes:
All existing pipes inspected prior to construction.

All new sewer pipes 8" and larger. All joints need to be inspected thoroughly and water must be added (during CCTV) to identify any sags.
64. PW-2019 All proposed buildings shall be designed to have both reclaimed water and potable water plumbing. The toilets, and any approved manufacturing process, shall be required to utilize reclaimed water. The design standards shall be per the 2013 California Plumbing Code Chapter and the City of Corona DWP Design Policy.
65. PW-2018 Reduced pressure principle backflow assembly devices will need to be located either in the public right-of-way or a dedicated public utility easement.
66. PW-2019 Each building will require a separate domestic water service, reclaimed water service, sewer service, and fire service.
67. PW-2018 The public potable water mainline that shall extend onsite shall be a 12-inch diameter ductile iron class 350 pipe instead of an 8-inch diameter pipe.
68. PW-2019 The public reclaimed water mainline that shall extend onsite shall be a 6-inch diameter ductile iron class 350 pipe instead of an 4-inch diameter pipe.
69. PW-2020 The improvement plans and grading plans shall clearly label and show the utility owner for each appurtenance to be relocated on Temescal Canyon Rd. Approval shall be obtained from outside agencies for the relocation of their appurtenances.
70. PW-2100 The City of Corona Department of Water and Power shall provide electric service to the development, subject to availability as determined by the Department of Water and Power.
71. PW-2101 The electric distribution system shall be applicant designed, procured and installed in accordance with City of Corona Department of Water and Power Electric Distribution Standards and Service Requirements.
72. PW-2102 The City of Corona Department of Water and Power shall provide a 12.0/6.9kV point of interconnection to supply electric service to the development. The development shall prepare and submit electrical improvement plans.