



Project Conditions

City of Corona

Project Number: PM2018-0001

Description: SUBDIVIDE 8.81 ACRES INTO TWO PARCELS

Applied: 3/29/2018

Approved:

Site Address: 1203 W SIXTH ST CORONA, CA 92882

Closed:

Expired:

Status: RECEIVED

Applicant: FITSCHEN FAMILY TRUST

Parent Project: DPR2017-0120

1203 W SIXTH ST. CORONA CA, 92882

Details: SUBDIVIDE AN 8.81 ACRE PARCEL CONTAINING A MOBILE HOME PARK AND A VACATED COMMERCIAL BUILDING INTO TWO PARCELS.

PARCEL 1 - 8.59 ACRES

PARCEL 2 - 0.20 ACRES

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	
1. Prior to recordation of map, the metal storage building to the north of proposed Parcel 2 shall be constructed with 1-hour fire rating or maintain a 10-foot separation from the north property line of Parcel 2.	
FIRE	
1. A minimum fire flow of 3000 gpm shall be provided. 2. Fire hydrants are to be spaced a maximum 250 feet apart.	
PLANNING	
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.	
2. 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.	
3. 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.	



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PLANNING	
<ol style="list-style-type: none"> 4. The DPR comments, Conditions of Approval and Mitigation Monitoring Plan (if applicable) shall be incorporated onto all future building plans. 5. The applicant shall adhere to the requirements and development standards of the underlying zone or specific plan designation and Conditions of Approval (Exhibit B), as well as be in substantial conformance with the respective application materials presented before the Board or Commission, including but not limited to the site plan, architectural elevations, renderings or photo simulations, landscape plans, etc. 6. This project is exempt from MSHCP fees per Corona Municipal Code Section 16.33.140. 7. Any new development/use proposal on Parcel 2 shall be subject to CMC17.33 (Commercial and Office Zones) and CMC17.102 (Development Plan Review). 8. CZ2018-0001 shall be in effect prior to the recordation of PM37452. 	
PUBLIC WORKS	Zachary Murray
<ol style="list-style-type: none"> 1. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions. The Public Works and the Departments of Water and Power, Maintenance and Parks and Landscaping Conditions of Approval for the subject application and shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to the Public Works Department Land Development Section. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail. 2. Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed project will not unreasonably interfere with the use of any easement holder of the property. 3. 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. 4. 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. 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. 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. 7. Prior to recordation, 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: <ol style="list-style-type: none"> a) Replacement of the existing abandoned driveway along Sixth Street with a new curb, gutter, and sidewalk. b) Upgrade the drive approach along Sixth St to provide an ADA compliant path of travel. 8. 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. 9. 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. 	



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<p>10. Prior to final map recordation the applicant shall prepare a disclosure statement indicating that the properties are within Lighting Maintenance District 84-1 and Community Facilities District (CFD) 2016-3 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 Parcel map.</p> <p>11. Prior to final map recordation the applicant shall annex the commercial property into the City of Corona Community Facilities District (CFD) 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>12. All the potable water, reclaimed water, and sewer 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 and Department of Water and Power Directors.</p>	