



# Project Conditions

## City of Corona

**Project Number: SPA2018-0001**

**Description: SPA FOR THE ARANTINE HILLS SP TO INCREASE THE BOUNDARY AREA**

**Applied: 6/19/2018**

**Approved:**

**Site Address: 0 CORONA, CA 92883**

**Closed:**

**Expired:**

**Status: RECEIVED**

**Applicant: ARANTINE HILLS HOLDINGS, L.P.**

**Parent Project: SP09-001**

**85 ENTERPRISE SUITE 450 ALISO VIEJO CA, 92656**

**Details: 2ND SPECIFIC PLAN AMENDMENT TO THE ARANTINE HILLS SPECIFIC PLAN "AHSP" TO INCREASE THE BOUNDARY OF THE AHSP AREA BY APPROXIMATELY 35.28 ACRES**

**PROJECT LOCATION: SOUTH OF EAGLE GLEN PKWY AND WEST OF INTERSTATE 15**

### LIST OF CONDITIONS

DEPARTMENT	CONTACT
FIRE	
1. Provide plans for 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 GVW during all phases of construction.	
PLANNING	
1. Fuel modification is required for this project. Consult with Fire Department to plan and implement the most effective method for the site.	
2. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the Arantine Hills Specific Plan including the payment of all required fees.	
3. The applicant or his successor in interest shall comply with all applicable mitigation measures established in the Environmental Impact Report (EIR) certified May 19, 2016 (SCH #2006091093), Supplement to the Final Environmental Impact Report adopted April 5, 2017, and Addendum that accompanies SPA2018-0001.	
4. 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.	
5. 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.	
6. All prior Conditions of Approval applicable to SP09-001 and SPA15-002 shall remain applicable to SPA2018-0001.	



## Project Conditions City of Corona

### PLANNING

7. The applicant shall submit a screen check copy of the final amended specific plan text and exhibits in electronic format and include the revisions and any corrections as necessary through the entitlement process. Within 30 days of the screen check review the applicant shall provide 10 copies of the document in 3-hole punched binder format with sleeved CD and one of unbound reproducible original. One master document in the Microsoft Word program shall accompany this final submittal. No subsequent applications can be processed on the project site until the materials described herein are received. The electronic document appendix shall contain the city clerk's report of the City Council action to adopt the amendment, the conditions of approval, and the mitigation monitoring and reporting plan.
8. Table 4.2 and all related tables shall be corrected to show the actual number of entitled and imminently constructed units in Planning Area 6 which is 199 units (not 183 as shown). A commensurate reduction of 16 units shall be applied to another planning area as identified in the applicable Ordinance to be adopted by the City Council.
9. The final specific plan document shall include the reinsertion of the applicable cross-section exhibit as Exhibit 5.12a as it applies to the chosen option for the improvements being applied to the Bedford Canyon Wash. The cross-section exhibit is important for historic information to be contained within the document.
10. The final specific plan shall remove the proposed text revision in Chapter 8 - Implementation - Section 8.5.3(D) that proposes that planning area sizes and configurations can be modified up to 20% subject to approval by the Community Development Director, leaving intact the current approved text that allows up to 10% for this administrative approval.

### PUBLIC WORKS

1. 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 a building permit within Planning Area (PA) 17, a subsequent entitlement for the subdivision of Parcel 1 of Parcel Map 37036 shall be approved.