



Project Conditions

City of Corona

Project Number: TTM2019-0003

Description: TTM FOR 5-ACRE LAND SUBDIVIDED FOR 23 SINLE FAMILY LOTS

Applied: 7/25/2019

Approved:

Site Address: SWC CRESTA & PROMENADE CORONA, CA 92879

Closed:

Expired:

Status: RECEIVED

Applicant: WESTCAL PROEPTY GROUP, INC.

Parent Project:

2711 N. SEPULVEDA BLVD #530 MANHATTAN BEACH CA, 90266

Details: TTM FOR 5-ACRE VACANT LAND TO BE SUBDIVIDED INTO 23 SINGLE FAMILY LOTS IN CONFORMANCE WITH NORTHEAST CORONA SPECIFIC PLAN 81-2.

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	Oscar Davalos
1. Construction documents need to be prepared in accordance to the current applicable codes. All construction documents will need to be prepared in accordance to the 2019 California Building Codes.	
FIRE	Cindi Schmitz
1. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer. 2. A minimum fire flow of 1500 gpm shall be provided. 3. Fire hydrants are to be spaced a maximum 300 feet apart.	
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. 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 Northeast Corona Specific Plan (SP81-2), including the payment of all required fees. 4. The applicant or his successor in interest shall comply with the mitigation measures established in the Mitigated Negative Declaration (MND) prepared for TTM 37719 and PP2019-0005.	



Project Conditions

City of Corona

PLANNING	Lupita Garcia
<ol style="list-style-type: none">5. The project is subject to Riverside County's MSHCP fee at the applicable density, which is calculated at the time building permits are issued.6. The project's CC&Rs shall clearly describe the easements associated with lots 12, 16, 17, 18 and 19 for the maintenance of the Verdura Walls.7. The DPR Comments, Conditions of Approval and Mitigation Monitoring Plan (if applicable) shall be incorporated onto all future plans.8. 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 Planning & Housing Commission, including but not limited to the site plan, architectural elevations, renderings or photo simulations, landscape plans, etc.9. TTM 37719 shall be recorded prior to the issuance of a building permit, except for model home permits.	
PUBLIC WORKS	Chris Horn
<ol style="list-style-type: none">1. The Public Works and the Departments of Water and Power, Maintenance and Parks and Landscaping 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 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. 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 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. 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 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.	



Project Conditions

City of Corona

PUBLIC WORKS

Chris Horn

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 ensure that a homeowner's association is established for the purpose of maintaining all shared facilities and common areas, including the landscaped side yards along Cresta Road, surface improvements over the waterline on Lot 12, shared private utilities, and the verdura retaining walls on Lots 12 and 16 through 19. 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 with the map. Subject to the approval of the Public Works Director, the developer may request that the City maintain all shared facilities and common areas within a CFD, to eliminate the need for a HOA and CC&Rs.
12. Prior to recordation of the map, all easements areas approved for maintenance by the CFD shall be dedicated to the City and not the HOA, including but not limited to proposed easements A through E. No facilities within those areas, or the public right-of-way, shall be maintained by the HOA unless otherwise approved by the Public Works Director.
13. Prior to final map recordation, as approved by the Public Works Director, any redundant easements including the proposed Easement B will be eliminated from the map.
14. 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 street facilities on East Cresta Road, South Promenade Avenue, and the Future Public Street.
 - b) All drainage facilities on East Cresta Road, South Promenade Avenue, and the Future Public Street.
 - c) All required grading, including erosion control.
 - d) All required sewer and water facilities.
 - e) All required landscaping.
15. 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.
16. 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.
17. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Public Works Department Land Development Section.
18. 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.



Project Conditions

City of Corona

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	<ol style="list-style-type: none">19. 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.20. 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.21. 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.22. 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.23. 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 with respect to Water Quality Control facilities.24. 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.25. 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.26. 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 Public Works Land Development Section for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format.27. 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.28. 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.29. 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.30. 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.31. 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.32. 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 unless otherwise approved by the Public Works Director.33. 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.34. 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 East Cresta Road, South Promenade Avenue, and the future public street. 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.



Project Conditions

City of Corona

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<p>35. Prior to map recordation, the applicant shall release and relinquish all vehicular access rights to the City of Corona along East Cresta Road and South Promenade Avenue, except at approved intersections.</p> <p>36. 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) All street intersections shall be at ninety (90) degrees or as approved by the Public Works Director.c) All reverse curves shall have a minimum tangent of fifty (50) feet in length.d) Under grounding of existing and proposed utility lines.e) Street lights.f) All other public improvements shall conform to City of Corona standards. <p>37. 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>38. 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 Public Works Department.</p> <p>39. 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>40. Prior to recordation of the final map, all street names shall be approved by the Public Works Director.</p> <p>41. 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> <p>42. 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>43. 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>44. 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, potable water services, sewer laterals, double detector check assemblies and reduced pressure principle assemblies within the public right of way and-or easements.</p> <p>45. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of a looped public 8-inch ductile iron water main to serve the development.</p> <p>46. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of a public 8-inch extra strength VCP gravity sewer main to serve the development.</p> <p>47. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of a potable water service and sewer lateral for each lot.</p> <p>48. The applicant shall dedicate easements for all public water and sewer 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 except as shown and approved on the Tentative Tract Map. 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>49. Fire Hydrants shall be a maximum 300 feet apart or as directed by the Fire Department.</p>	



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	<p>50. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.</p> <p>51. Static pressures exceeding 80 psi require an individual pressure regulator.</p> <p>52. Reclaimed water shall be used for construction unless otherwise approved by the Department of Water and Power General Manager 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.</p> <p>53. The applicant shall provide a separate irrigation water service for all HOA and CFD landscaped lots or easements.</p> <p>54. 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.</p> <p>55. All grading, planting and irrigation of CFD lots and maintenance access to CFD lots shall be designed and installed per the City's LMD/CFD Formation and Design Guidelines.</p> <p>56. All parkway landscaping shall be planted with California friendly plant pallet.</p> <p>57. 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> <p>58. Street trees shall be a minimum 24" box size and installed per City Standard Plan no. 614. The City Street Tree Planting detail is to be included in all submitted landscape plans.</p> <p>59. 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>60. Prior to final map recordation the applicant shall prepare a disclosure statement indicating that the property is within a Community Facilities District and will be subject to an annual levy. The disclosure statement shall also include information for any CC&Rs, and restricted use on properties affected by retaining walls. The disclosure statement is subject to the review and approval of the Public Works Department and shall be recorded concurrently with the final map.</p> <p>61. Prior to recordation, the applicant shall submit for approval all proposed parkway, slope maintenance, and/or landscaping easements to be granted to the Community Facilities District or Landscape Maintenance District, as specified on the tentative map or Conditions of Approval. Said information shall be submitted to the Public Works Department Land Development Section for approval.</p> <p>62. Prior to issuance of a Certificate of Occupancy, all proposed parkway and/or slope maintenance landscaping specified in the tentative map or in these Conditions of Approval shall be constructed.</p> <p>63. 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>64. 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>