



Project Conditions

City of Corona

Project Number: PP2019-0005

Description: PP FOR 5 ACRE LAND TO SUBDIVIDE INTO 23 LOTS RESIDENTIAL

Applied: 7/25/2019

Approved:

Site Address: 0 CORONA, CA 92879

Closed:

Expired:

Status: RECEIVED

Applicant: WESTCAL PROPERTY GROUP, INC.

Parent Project:

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

Details: PRECISE PLAN 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
<ol style="list-style-type: none">1. Construction documents need to be prepared in accordance to the current applicable codes. if the plans are submitted after December 31, 2019, all construction documents will need to be prepared in accordance to the 2019 California Building Codes.2. Construction activity shall not occur between the hours of 8:00 pm to 7:00 am, Monday thru Saturday and 6:00 pm to 10:00 am on Sundays and Federal Holidays.3. Roofing material shall be Class A.4. Submit five (5) complete sets of plans including the following - * Plot Plan * Foundation Plan * Floor Plan * Ceiling and roof framing plan * Electrical Plans (electrical service shall be underground per Corona Municipal Code Section 15.06), including size of main switch, number and size of service entrance conductors, circuit schedule and demand load. * Plumbing and sewer plan, isometric, including underground diagram, water piping diagram, sewer or septic tank location, fixture units, gas piping and vents, heating and air conditioning diagram. * Landscape and Irrigation plans; Submit four (4) complete sets detached from building plans. Landscape Maintenance District plans shall be submitted directly to the Public Works Department. Landscape plans shall be approved prior to the issuance of any Building Permits.5. Submit two (2) sets of structural calculations, energy conservation calculations and soils reports. Architects/Engineers stamp and wet signature is required prior to submittal of plan check.6. Separate permits are required for all fences, walls and paving.7. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.8. All Fees Including Development Fees Must Be Paid in Full Prior to NIC or C of O Issuance9. All Fees Including City Impact Fees Must Be Paid in Full Prior to NIC or C of O Issuance	
FIRE	Cindi Schmitz
<ol style="list-style-type: none">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. Plans shall show a minimum drive width of 28 feet.4. All projects shall comply with the City of Corona Fire Department Site Construction Standard. A copy of which is available at the Fire Department counter. 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. Provide turn-around for access drive(s) meeting Fire Department standards/approval.6. Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s).7. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer.	



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FIRE	Cindi Schmitz
	<ol style="list-style-type: none"> 8. A minimum fire flow of 1500 gpm shall be provided. 9. Fire hydrants are to be spaced a maximum 300 feet apart. 10. Fire hydrants are to be spaced a maximum 500 feet apart. 11. Provide Class A roofing material. 12. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development. 13. A specific address, assigned by the City of Corona, shall be provided for each building as specified by the fire department address standard which can be obtained at the fire department counter at City Hall. Address must be illuminated during all hours of darkness. 14. At no time shall fire hydrants or fire lanes be blocked by building materials, storage, equipment, and/or vehicles. 15. Residential Fire Sprinklers shall be installed per 2016 California Fire Code, 2016 California Residential Code, and NFPA 13.
PLANNING	Lupita Garcia
	<ol style="list-style-type: none"> 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 PP2019-0005 and TTM37719. 5. The project shall comply with the approved exhibits and conditions of approval for PP2019-0005 and TTM 37719. 6. Approval of PP2019-0005 is conditional upon the privileges being utilized by the securing of the first permit within two (2) years of the effective date of this precise plan approval, and if construction work is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege or permit granted shall be deemed to have elapsed. 7. Landscape plans are required for the project and shall be submitted for plan check to the Building Division. Landscape plans must be submitted and completed prior to issuance of a building permit. <p>At time of plan check, landscape plans shall be submitted as a separate submittal to the Building Division for plan check. At time of submittal, the developer shall submit a landscape deposit in the amount of \$5,000 to the Planning Division which will be applied towards landscape plan check and inspection services to be provided by a landscape consultant. Any money left remaining at the completion of the project will be reimbursed to the developer. Please note, this deposit is separate from the Building Division's plan check submittal fee.</p>



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PLANNING	Lupita Garcia
	<ol style="list-style-type: none">8. The applicant shall, prior to issuance of a building permit, submit landscape plans prepared by a licensed landscape architect for review and approval by the Community Development Director. Plans shall be prepared in accordance with the state and local city guidelines.9. Prior to the issuance of a certificate of occupancy for each residential unit, the on-site landscaping, parkways, walls and fences shall be installed.10. To ensure a variety in the appearance of the homes, no combination of plan, elevation, and color may be used more than once. The applicant shall submit a detailed plan showing proposed color and trim for each home prior to issuance of building permits.11. The applicant is responsible for demolishing and removing the existing wood fence along the property's westerly perimeter adjacent to the homes on Wynola Court.12. Prior to the issuance of a certificate of occupancy a 10' x 6' paved concrete pad shall be installed on the side of each residential unit, per the Public Works Department Standard.13. The projects CC&Rs shall clearly describe the easements associated with lots 12, 16, 17, and 18 for the maintenance of the Verdura walls.14. Prior to the issuance of a Certificate of Occupancy for each new residential structure, decorative block walls shall be constructed on the sides and rear of lots 1 through 23.15. Prior to the start of earthwork on the project site, the developer shall send grading and construction notices to the nearby residents closest to the project site. The notice shall provide contact information for construction concerns involving noise and dust.16. The developer shall install a perimeter chain link fence with a dust tamer screening during construction.17. The proposed verdura walls shall be planted and irrigated with a drip system.
PUBLIC WORKS	Chris Horn
	<ol style="list-style-type: none">1. All Public Works and Department of Water and Power Conditions of Approval for TTM2019-0003 shall apply.