



Project Conditions

City of Corona

Project Number: TTM2020-0001

Description: TTM 37691 (SKYLINE VILLAGE) SUBDIVIDE 17.02 AC. INTO 2 LOTS

Applied: 10/2/2020

Approved:

Site Address: FOOTHILL PARKWAY AND CHASE DR CORONA, CA 0

Closed:

Expired:

Status: RECEIVED

Applicant:

Parent Project: DPR2020-0003

Details:

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	Dana Andrews
1. BUILDING DEPARTMENT CONDITIONS	
1. Construction documents shall be prepared in accordance to current applicable Building Codes (2019 CA Bldg. Codes) & Construction Standards.	
FIRE	Cindi Schmitz
1. Plans shall show a minimum drive width of 28 feet.	
2. Show 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. gross vehicle weight during all phases of construction.	
3. Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s).	
4. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer.	
5. A minimum fire flow of 2500 gallons per minute at 20 psi shall be provided for multi-family dwellings.\r\r	
6. A minimum fire flow of 3000 gallons per minute at 20 psi shall be provided for commercial structures.\r\r	
7. Fire hydrants are to be spaced a maximum 250 feet apart.\r\r	
PLANNING	Sandra Yang
1. TTM 37691 shall be recorded prior to the issuance of any building permit.	
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. The applicant or his successor in interest shall comply with the mitigation measures established in the Mitigated Negative Declaration prepared for the Skyline Village mixed-use project.	



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PLANNING	Sandra Yang
<p>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.</p> <p>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.</p> <p>6. The developer shall avoid direct and indirect impacts to the sensitive areas identified as Feature A in the Western Riverside County Multiple Species Habitat Conservation Consistency Analysis, prepared by Searl Biological Services, dated December 17, 2020. In addition, the developer shall place a conservation easement, deed restriction, or other similar mechanism as accepted by the Community Development Department over the avoided areas (Feature A) within the project site for the purpose of protecting the avoided areas in perpetuity. The conservation easement, deed restriction, or acceptable similar mechanism shall be established prior to or at the time of map recordation.</p>	
PUBLIC WORKS	
<p>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.</p> <p>2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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 prior to final tract map approval.</p> <p>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.</p> <p>8. Prior to approval of the Final Map, the applicant shall vacate excess right-of-way and acquired APN 275-080-038 from the City of Corona as shown on the tentative map.</p>	



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9. Prior to Final Map approval, the applicant shall provide access easement(s) and/ or record a covenant to provide an irrevocable offer of access easement(s) for the adjacent land owners that access through this project's site (includes APNs 275-050-009, 275-070-004, 275-080-020, 275-080-021).
10. Prior to map recordation or approval of improvement plans, whichever occurs first, the applicant shall obtain all necessary easements for access and utilities located within APN 275-080-034 (Lot "Q" of Tract No. 31955). If unable to acquire said easements, the applicant shall construct the "Alternative EVA Access Concept" shown in the conceptual precise plan.
11. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.
12. 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.
13. 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.
14. Prior to map recordation or issuance of a building permit, whichever occurs first, the developer shall ensure that a homeowner's association and/ or property owner's association is established for the purpose of accessing and maintaining all private streets, shared facilities, and common areas, including but not limited to maintenance access roads, slopes, landscaping, shared private utilities, shared retaining walls, and storm drain. 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 Final Map.
15. 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 and traffic facilities, including modifications, on Foothill Parkway.
 - b) All drainage facilities including the catch basins at the project entrance.
 - 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.
16. 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.
17. 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. The study shall also address slope stability in the earthquake fault zone and mitigate any potential sliding.



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18. The development contains property that is located within the Alquist Priolo Special Study Zone. Prior to issuance of any grading permits, the applicant shall submit a fault study to locate and classify any faults within the development for peer review and approval by the City. The applicant shall comply with all mitigation as specified in the fault study to ensure compliance with the Alquist Priolo Special Studies Act.
19. Prior to issuance of any grading permit, the applicant shall guarantee the construction of the scour countermeasures required for the protection of the channel, adjacent maintenance road and retaining walls. The hydrologic scour analysis and recommendations are subject to review and approval with the final design.
20. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Public Works Department Land Development Section.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. 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.
31. 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.
32. 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.
33. 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.
34. The project site or portion of it lies within a flood-prone area. Prior to approval of any grading permits, the applicant shall identify the flood hazard area and the elevation of the base flood. Prior to the issuance of a Certificate of Occupancy the applicant shall secure FEMA's approval for a Letter of Map Revision (LOMR) to incorporate the flood hazard area and base flood elevations for the flooding source on the Flood Insurance Rate Map (FIRM).



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35. 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.
36. Prior to recordation or approval of improvement plans, the improvement plans submitted by the applicant shall address the following:
 - 1) The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site.
 - 2) 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.
 - 3) All residential and non-residential lots shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue towards an approved public drainage facility.
37. 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.
38. Prior to map recordation, the applicant shall release and relinquish all vehicular access rights to the City of Corona along Foothill Parkway, except at approved intersections.
39. Prior to 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.
 - b) A dedicated right-turn lane from Foothill Parkway onto Chase Drive will be provided for access into the project site.
 - c) The traffic signal shall be improved as required by the City Traffic Engineer.
 - d) All street intersections shall be at ninety (90) degrees or as approved by the Public Works Director.
 - e) All reverse curves shall have a minimum tangent of fifty (50) feet in length.
 - f) Under grounding of existing and proposed utility lines.
 - g) Street lights.
 - h) All other public improvements shall conform to City of Corona standards.
40. The developer shall pave all streets and access roads having more than a 10 percent vertical grade with concrete subject to the approval by the Fire Department and Public Works Director.
41. 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, and the full signalized intersection at Chase Drive and Foothill Parkway, 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.
42. 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.
43. 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.
44. 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.
45. Prior to map recordation or approval of improvement plans, whichever occurs first, the applicant shall obtain all necessary easements for offsite water and sewer facilities located with APN 275-080-034 (Lot "Q" of Tract No. 31955). If unable to acquire said easements, the applicant shall construct the "Alternative EVA Access Concept" shown in the conceptual precise plan.
46. 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 Department.



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47. Prior to issuance of the first Certificate of Occupancy, all weather access road(s) shall be provided to all sewer manholes not located within public right-of-way.
48. 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.
49. 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.
50. Prior to map recordation or approval of improvement plans, the applicant shall submit final detailed potable water, reclaimed water, and sewer studies as required by the Department of Water and Power. The studies shall be prepared by a registered civil engineer, and shall be submitted to the Public Works Department Land Development Division for review and approval. As required, the studies shall analyze the existing and proposed sewer and water facilities, including the capacity of the water system to meet fire flow demands. Results of the system analysis may require special construction for the potable water, reclaimed water, and sewer systems, such as upsizing downstream sewer lines, installing pressure regulators, water reservoirs, 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.
51. Prior to map recordation, the application shall construct or guarantee the construction of a Zone 5 (1380-ft MSL) potable water reservoir as determined in the approved Final Water Study, subject to review and approval by the Department of Water and Power. Alternatively, the applicant can partner with the City to pay a fair-share towards a 2.5 million gallon (MG) reservoir, where the fair-share amount would be a percentage of the overall cost to develop the reservoir equivalent to the percentage of the reservoir storage required to serve the development of Tract 37691. The fair-share cost shall be paid to the City prior to map recordation. Prior to building permit issuance, the applicant shall purchase additional reservoir storage as needed, if the storage requirements for Tract 37691 increase.
52. Prior to building permit issuance, the applicant shall construct or guarantee the construction of all required public improvements including but not limited to, potable water lines, sewer lines, potable water services, sewer laterals, reclaimed water services, double detector check assemblies, fire hydrants, and reduced pressure principle assemblies within the public right of way and-or easements.
53. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of an on-site looped Zone 5, 12-inch ductile iron water main proposed by the water study or as required by the Department of Water and Power.
54. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of an 8-inch public offsite gravity sewer main in Foothill Parkway from Chase Drive to the existing sewer system southeast of the development proposed by the sewer study, or as required by the Department of Water and Power.
55. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of 8-inch public onsite gravity sewer mains proposed by the sewer study, or as required by the Department of Water and Power.
56. The applicant shall dedicate easements for all public water, reclaimed 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 unless otherwise approved by the Department of Water and Power. All public water, reclaimed water, and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the Department of Water and Power General Manager or their designee. Structures and trees shall not be constructed or installed within a public utility easement.
57. 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 at all public fire services to the satisfaction of the Department of Water and Power and Fire Department.
58. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.
59. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.



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60. Static pressures exceeding 80 psi require an individual pressure regulator.
61. Reclaimed water shall be used for any construction activity 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.
62. Prior to map recordation the applicant shall annex the commercial property (Lot 1) and the residential property (Lot 2) into the City of Corona Community Facilities District 2016-3 (Maintenance Services), and the residential property into (CFD) 2016-1 (Public 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.
63. Prior to final map recordation the applicant shall prepare a disclosure statement indicating that the property is subject to association documents such as CC&Rs, and is within Community Facilities District(s) and will be subject to an annual levy. The disclosure statement shall be submitted for review and approval by the Public Works Department and shall be recorded concurrently with the final map.
64. Prior to issuance of a Certificate of Occupancy, all proposed parkway and slope landscaping specified with the tentative map exhibits or in these Conditions of Approval shall be constructed unless otherwise approved by the Public Works Director.
65. 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.
66. 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, Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21, and Multiple Species Habitat Conservation Plan (MSHCP) mitigation fees per City Municipal Code 13.33. 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.