



Project Conditions

City of Corona

Project Number: PM2020-0003

Description: **SUDIVIDE 2.06 ACRES INTO TWO LOTS PM 37221**

Applied: **10/6/2020**

Approved:

Site Address: **TEMESCAL CYN & PRONIO CORONA, CA 0**

Closed:

Expired:

Status: **COMPLETE**

Applicant: **GRIFFCO LAND LLC**

Parent Project: **DPR2020-0004**

2518 N SANTIAGO BLVD ORANGE CA, 92867

Details: **SUBDIVIDE 2.06 ACRES INTO TWO LOTS FOR COMMERCIAL AND OFFICE USE.**

LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	Dana Andrews
1. BUILDING DEPARTMENT CONDITIONS 1. At time of plan submittal, construction documents shall be prepared in accordance with current applicable Codes & Standards (2019 Codes).	
FIRE	Cindi Schmitz
1. Place Fire Department DPR comments on plans as general notes. 2. Plans shall show a minimum drive width of 28 feet. 3. 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. 4. All projects shall comply with the City of Corona Fire Department Site Construction Standard. A copy of which is available at the coronaca.gov. 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 a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s). 6. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer. 7. Meet with Corona Fire Department to determine locations of red curbing and signage by fire hydrants, fire department connections, and designated fire lanes on site.\r\r 8. A minimum fire flow of 3000 gallons per minute at 20 psi shall be provided for commercial structures.\r\r 9. If over 500 lineal feet the fire service waterline shall be looped and provided with two (2) separate points of connection. 10. Fire hydrants are to be spaced a maximum 250 feet apart.\r\r 11. This development is located in an area that requires a fire facility fee of \$231 and acre per the Corona Municipal Code. This fee is due prior to building permit issuance.\r\r 12. A public safety radio communication study is required for this project. Consult with the fire department for specific requirements for this study or our guideline is available online at coronaca.gov/fire.\r\r \r\r 13. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development.\r\r	



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FIRE	Cindi Schmitz
<p>14. A specific address, assigned by the City of Corona, Public Works Department, shall be provided for each building as specified by the fire department address standard which can be obtained at coronaca.gov/fire. Addresses must be illuminated during all hours of darkness.\r\r</p> <p>15. At no time shall fire hydrants or fire lanes be blocked by building materials, storage, equipment, and/or vehicles.\r\r</p>	
PLANNING	
	<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 relevant Specific Plan, if any, 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 prepared for PM 37221 (PM2020-0003). 5. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant (s) shall then make recommendations within 48 hours, and engage in consultation concerning the treatment of the remains as provided in Public Resources Code 5097.98. 6. This project is subject to Riverside County's MSHPC (Multi-Species Habitat Conservation Plan) fee for commercial developments. This fee is payable at the time of building permit issuance .



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PLANNING	
<p>7. The applicant shall comply with the construction design features contained in the Mitigated Negative Declaration report in order to minimize the project’s construction and operational impacts to localized air resources as shown below.</p> <p>Construction Design Features:</p> <ol style="list-style-type: none"> 1. All active construction areas shall be watered two (2) times daily. 2. Speed on unpaved roads shall be reduced to less than 15 mph. 3. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes. 4. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily. 5. All operations on any unpaved surface shall be suspended if winds exceed 15 mph. 6. Access points shall be washed or swept daily. 7. Construction sites shall be sandbagged for erosion control. 8. Apply nontoxic chemical soil stabilizers according to manufacturers’ specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). 9. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114. 10. Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits. 11. Replace the ground cover of disturbed areas as quickly possible. 12. A fugitive dust control plan should be prepared and submitted to SCAQMD prior to the start of construction. 13. Prepare and implement a Construction Management Plan which will include Best Available Control Measures to be submitted to the City of Corona. 14. Construction equipment shall be maintained in proper tune. 15. All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer. 16. Minimize the simultaneous operation of multiple construction equipment units. 17. The use of heavy construction equipment and earthmoving activity should be suspended during Air Alerts when the Air Quality Index reaches the “Unhealthy” level. 18. Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible. 19. Establish staging areas for the construction equipment that are as distant as possible from adjacent sensitive receptors (residential land uses). 20. Use haul trucks with on-road engines instead of off-road engines for on-site hauling. 21. Utilize zero VOC and low VOC paints and solvents, wherever possible. 	
PUBLIC WORKS	
<ol style="list-style-type: none"> 1. The Public Works and the Department of Water and Power 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 Planning and Development Department, Land Development Division. 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 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. All conditions of approval shall be satisfied and the Parcel Map prepared and accepted by the City for recordation within 24 months of its approval, unless an extension is granted by the City Council. 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. 	



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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 Land Development Division. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.
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 property owner's association, or an alternative means of management approved by the Planning and Development Director, is established for the purpose of maintaining all private streets, common areas and private utilities associated with this project. The documents, including any necessary Covenants, Conditions and Restrictions (CC&R's), shall be subject to the review and approval of the Land Development Division and shall be recorded concurrently.
12. 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 missing or deficient street facilities.
 - b) All missing or deficient drainage facilities.
 - c) All required grading, including erosion control.
 - d) All required sewer, water and reclaimed water facilities.
 - e) All required landscaping facilities.
 - f) All under grounding of overhead utilities, except for cables greater than 32k volts.
13. 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.
14. 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 Land Development Division. 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.
15. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Land Development Division.
16. 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.
17. 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.



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18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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 Land Development Division for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format. Changes to the project resulting from the Final WQMP infiltration testing results may cause the project to be resubmitted at the developer's expense.
24. 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.
25. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.
26. 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.
27. 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.
28. Prior to map 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.
29. Prior to map 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 non-residential lots shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.
30. 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.
31. Prior to map recordation or issuance of a building permit, whichever comes first, the applicant shall offer for dedication any missing street rights-of-way. 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.
32. Prior to map recordation, the applicant shall release and relinquish all vehicular access rights to the City of Corona along Temescal Canyon Road, except at approved intersections.



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33. Prior to map recordation or approval of improvement plans, the improvement plans submitted by the applicant shall include the following:
 - a) All streets and driveways shall conform to the applicable City of Corona standards.
 - b) Under grounding of existing and proposed utility lines.
 - c) All other public improvements shall conform to City of Corona standards.
34. 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.
35. 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.
36. 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.
37. Prior to map recordation the developer shall pay fair share fees to the Public Works Department as determined by the Public Works Director for the cost of future improvements in accordance with City standards. These improvements shall include, but are not limited to: a 6.25% fair share contribution toward the restriping of the northbound approach as determined in the approved TIA.
38. The developer shall comply with the approved traffic study recommendations, including the design and installation of improvements for eastbound right-turn overlap traffic signal phasing and a restricted northbound U-turn movement.
39. The City of Corona Department of Water and Power shall provide electric service to the development, subject to availability as determined by the Department of Water and Power.
40. The electric distribution system shall be designed, procured and installed in accordance with City of Corona Department of Water and Power Electric Distribution Standards and Service Requirements.
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.
42. Prior to map recordation or improvement plan approval, the developer shall relocate the existing water line through Parcel 2 to be within the proposed drive aisle, subject to the approval of the Department of Water and Power. If the water line will be abandoned, then the Parcel Map shall include the abandonment of any applicable easement.
43. Prior to map recordation or improvement plan approval, the developer shall relocate the existing sewer through Parcel 2 subject to the approval of the Department of Water and Power. If the sewer line will be abandoned, then the Parcel Map shall include the abandonment of any applicable easement.
44. Prior to issuance of any building 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.
45. 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.
46. 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.
47. Prior to map recordation or approval of improvement plans, the applicant shall submit a sewer study, prepared by a registered civil engineer, to the Land Development Division and Department of Water and Power for review and approval. The study shall analyze the existing and proposed sewer facilities. Results of the system analysis may require special construction for sewer systems, such as upsizing downstream sewer lines, monitoring systems, 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 Land Development Division and the Department of Water and Power. The developer shall be responsible for the design and construction of any recommendations in the approved study.



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48. Prior to building permit issuance, the applicant shall construct or guarantee the construction of all required public improvements including but not limited to, the potable water line, sewer line, reclaimed water line, potable water services, sewer laterals, reclaimed water services, double detector check assemblies and reduced pressure principle assemblies within the public right of way and-or easements.
49. 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.
50. 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 Chief.
51. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.
52. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.
53. Static pressures exceeding 80 psi require an individual pressure regulator.
54. The applicant shall provide a separate irrigation water service for each parcel and/ or all HOA landscaped lots, easements, or common areas as required by the Department of Water and Power.
55. Reclaimed water shall be used for any construction activity unless otherwise approved by the Department of Water and Power. 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.
56. Prior to map recordation the applicant shall prepare a disclosure statement indicating that the property is subject to CC&Rs, within a Community Facilities District and/ or Landscape Maintenance District, and will be subject to an annual levy. The disclosure statement shall be submitted to the Land Development Division for review and approval and shall be recorded concurrently with the final map.
57. Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping on the plans or in these Conditions of Approval shall be constructed.
58. 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.
59. 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.