



Project Conditions

City of Corona

Project Number: PM2021-0002

Description: PM NO. 38183

Applied: 7/8/2021

Approved:

Site Address: 2550 S MAIN ST CORONA, CA 92507

Closed:

Expired:

Status: COMPLETE

Applicant: KEN PUENTEZ

Parent Project: DPR2021-0003

5015 CANYON CREST DR RIVERSIDE CA, 92507

Details: A Parcel Map application for the subdivision of a 10 acre lot into (2) parcels of 5 acres each. No development is proposed for this application at 2550 S. Main Street.

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
FIRE	Cindi Schmitz
1. No comments for the subdivision from the fire department	
PLANNING	
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. All future development for Parcel 2 shall be subject to Riverside County's MSHCP (Multi-Species Habitat Conservation Plan) fee at the applicable rate. This fee is payable at the time of building permit issuance .	
5. Each parcel of PM 38183 shall be no smaller than five (5) acres parcels prior to the final approval and recordation of the map.	



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	<ol style="list-style-type: none">1. The Public Works Department, Utilities Department, and Planning and Development Department 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 Development Services in the Planning and Development Department. 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 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 parcel map shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said parcel map to be resubmitted for further consideration.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.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.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:<ol style="list-style-type: none">(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, 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:<ol style="list-style-type: none">a) Street Paving as required by these Conditions of Approval.b) All under grounding of overhead utilities across the frontage of the parcel map boundary, except for cables greater than 32k volts.12. The developer or their successor shall complete the undergrounding of the overhead wires and paving prior to issuance of a Certificate of Occupancy for Parcel 2.13. Prior to map recordation, 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 shared private utilities. The documents, including any necessary Covenants, Conditions and Restrictions (CC&R's), shall be subject to the review and approval and shall be recorded concurrently.14. 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.



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	<ol style="list-style-type: none">15. Prior to issuance of any grading permit for Parcel 2, the developer shall submit an Environmental Phase I and limited Phase II study. Any environmental Phase I and limited Phase II findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented.16. 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.17. Prior to the issuance of a grading permit for Parcel 2, if the project requires a Water Quality Management Plan (WQMP) as determined by the Santa Ana Regional Water Board Applicability Checklist, a Final WQMP shall be submitted to Development Services for approval. Upon its final approval, the applicant shall submit two physical copies and a digital copy on a CD-ROM in PDF format.18. Prior to the issuance of a Certificate of Occupancy for Parcel 2, when applicable, 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.19. Prior to issuance of the first Certificate of Occupancy for Parcel 2, when applicable, 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.20. Prior to issuance of Certificate of Occupancy for Parcel 2, when applicable, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.21. 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.22. Prior to approval of any grading or improvement plans for Parcel 2, 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.23. Prior to approval of grading and improvement plans for Parcel 2, the 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. Onsite drainage shall be conveyed into an approved downstream public drainage facility or diverted through under-sidewalk parkway drains, as approved by the City Engineer.24. 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.25. Prior to map recordation the applicant shall rededicate to the City the required street rights-of-way on Main Street to the centerline of the street, unless it is determined that the land is held in fee by the City or another entity. All dedications shall be free of all encumbrances and approved by the Public Works Director.26. Prior to Map Recordation, the developer shall guarantee the improvement of Main Street from curb to centerline across the Parcel Map frontage and within the intersection of Main Street and Magnolia Avenue, unless otherwise approved by the Public Works Director. At the discretion of the applicant, the existing pavement may be 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. The pavement improvements shall not be completed, or security released, until all underground improvements for Parcel 2 have been constructed within Main Street.27. Prior to release of public improvement security, the developer shall cause the civil engineer of record for any approved improvement plans to submit a set of as-built plans for review and approval by Development Services.28. Prior to acceptance of improvements for Parcel 2, 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.



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29. Prior to Map Recordation, the applicant shall provide all of the necessary documents and fees needed to annex this project into a City of Corona Community Facilities District (CFD) 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.
30. If the proposed project for Parcel 2 consists of a residential development, the applicant shall provide all of the necessary documents and fees needed to annex this project into a City of Corona Community Facilities District (CFD) 2016-1 prior to building permit issuance. 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.
31. Prior to Map Recordation the applicant shall prepare a disclosure statement indicating that the property is subject to shared facilities maintenance (e.g. CC&Rs), within a Community Facilities District and/or Landscape Maintenance District, and will be subject to an annual levy. The disclosure statement is subject to the review and approval and shall be recorded concurrently with the map.
32. Prior to the issuance of a Certificate of Occupancy for Parcel 2, 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.
33. Prior to map recordation, issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all required 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 16.33. 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.
34. All the potable water, reclaimed water, and sewer design criteria shall be per City of Corona Utilities Department standards and Riverside County Department of Health Services Standards unless otherwise approved by the Public Works and Utilities Department Directors.
35. Prior to approval of improvement plans for Parcel 2, when applicable, the applicant shall submit detailed potable water and sewer studies, prepared by a registered civil engineer, which shall be submitted to Development Services for review and approval. The study shall analyze the existing and proposed sewer and water facilities. 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, 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 Development Services and the Utilities Department.
36. Prior to building permit issuance for Parcel 2, the applicant shall construct or guarantee the construction of all required public improvements which may include but are 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.
37. Prior to map recordation, the applicant shall dedicate easements for all public water, reclaimed water, and sewer facilities needed to serve the project in accordance the Utilities Department standards and to the satisfaction of the City Engineer. 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 Utilities Department General Manager. Structures and trees shall not be constructed or installed within a public utility easement.

The utility easement shown as easement 4 on the parcel map shall be revised or an additional water easement shall be provided with sufficient area to include the existing fire hydrant and water meter, as approved by the City Engineer.

The water easement shown as easement 5 on the parcel map shall be revised to provided sufficient area for the existing fire hydrant, as approved by the City Engineer.

Easements 6 and 7 shall be removed before the map is recorded unless otherwise approved by the City Engineer.