

## **ORDINANCE NO. 3417**

### **AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, AMENDING CHAPTERS 16.04, 16.12, 16.20 AND 16.24 OF THE CORONA MUNICIPAL CODE TO DELETE AND UPDATE OUTDATED LANGUAGE AND TO AUTHORIZE THE CITY MANAGER TO APPROVE SUBDIVISION IMPROVEMENT AGREEMENTS AND TO ACCEPT AND RELEASE SECURITY FOR SUBDIVISION IMPROVEMENTS.**

**WHEREAS**, Article XI, § 7 of the California Constitution authorizes cities to make and enforce within their limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws; and

**WHEREAS**, Corona Municipal Code (“CMC”) Chapter 16.04 sets forth the definitions and establishes the regulatory and advisory agencies for implementation of the Subdivision Map Act within the City; and

**WHEREAS**, CMC Chapter 16.12 sets forth the rules, regulations and requirements for the approval of tentative maps; and

**WHEREAS**, CMC Chapter 16.20 sets forth the rules, regulations and requirements for the approval of parcel maps; and

**WHEREAS**, CMC Chapter 16.24 sets forth the requirements for subdivision improvements, subdivision improvement agreements and financial security to guarantee the completion of subdivision improvements; and

**WHEREAS**, CMC Chapters 16.04, 16.12, 16.20 and 16.24 have not been substantively and comprehensively updated for over ten years and many of the provisions in these chapters are outdated and/or inconsistent with the City’s current operations and current law; and

**WHEREAS**, the City Council has determined that amendments to CMC Chapters 16.04, 16.12, 16.20 and 16.24 are necessary to update the language to be consistent with the City’s current operations and to authorize the Planning and Development Department and the Planning and Development Director or his or her designee and the City Engineer or his or her designee to implement and enforce certain provisions of CMC Chapters 16.04, 16.12, 16.20 and 16.24; and

**WHEREAS**, Government Code Sections 66462(d), 66497(d) and 66499.7(j) permit the City Council to delegate to a designated official the authority to enter into subdivision improvement agreements and to release or reduce security posted to guarantee performance of subdivision improvements; and

**WHEREAS**, the City Council desires to delegate the authority to approve subdivision improvement agreements and accept, reduce and release security posted pursuant to CMC Chapter 16.24 to the City Manager or his or her designee.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CORONA, DOES ORDAIN AS FOLLOWS:**

**SECTION 1. Incorporation of Recitals.** The City Council finds and determines that the foregoing Recitals are true and correct and incorporates the Recitals herein.

**SECTION 2. CEQA Findings.** This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action makes minor updates to the rules and regulations pertaining to subdivisions to be consistent with the law and the City's current operations, and there is no possibility that adopting this Ordinance will have a significant effect on the environment. Therefore, no environmental analysis is required.

**SECTION 3. Amendments to Chapter 16.04.** Chapter 16.04 (General Provisions) of Title 16 (Subdivisions) of the Corona Municipal Code is hereby amended in its entirety to read as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

**SECTION 4. Amendments to Chapter 16.12.** Chapter 16.12 (Tentative Map) of Title 16 (Subdivisions) of the Corona Municipal Code is hereby amended in its entirety to read as set forth in Exhibit "B" attached hereto and incorporated herein by reference.

**SECTION 5. Amendments to Chapter 16.20.** Chapter 16.20 (Parcel Map) of Title 16 (Subdivisions) of the Corona Municipal Code is hereby amended in its entirety to read as set forth in Exhibit "C" attached hereto and incorporated herein by reference.

**SECTION 6. Amendments to Chapter 16.24.** Chapter 16.24 (Improvement Requirements) of Title 16 (Subdivisions) of the Corona Municipal Code is hereby amended in its entirety to read as set forth in Exhibit "D" attached hereto and incorporated herein by reference.

**SECTION 7. Severability.** If any provision or clause of this Ordinance or any application of it to any person, firm, organization, partnership or corporation is held invalid, such invalidity shall not affect other provisions of this Ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this Ordinance are declared to be severable.

**SECTION 8. Conflicting Ordinances.** This Ordinance shall supersede all other previous City Council resolutions and ordinances that may conflict with, or be contrary to, this Ordinance.

**SECTION 9. Effective Date.** The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in a general circulation newspaper in the City of Corona. This Ordinance shall take effect and be in force 30 days after its adoption.

**PASSED, APPROVED AND ADOPTED** this 4<sup>th</sup> day of June 2025.

\_\_\_\_\_  
Mayor of the City of Corona, California

**ATTEST:**

\_\_\_\_\_  
City Clerk of the City of Corona, California

**CERTIFICATION**

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Ordinance was regularly introduced at a regular meeting of the City Council of the City of Corona, California, duly held on the 21<sup>st</sup> day of May 2025, and thereafter at a regular meeting held on the 4<sup>th</sup> day of June 2025, it was duly passed and adopted by the following vote:

**AYES:**

**NOES:**

**ABSTAINED:**

**ABSENT:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 4<sup>th</sup> day of June 2025.

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City Clerk of the City of Corona, California

[SEAL]

## **EXHIBIT “A”**

### **CHAPTER 16.04 GENERAL PROVISIONS**

#### Sections

- 16.04.010 Title and purpose.
- 16.04.020 Provisions supplemental to Subdivision Map Act.
- 16.04.030 Definitions.
- 16.04.040 Regulatory and advisory agencies.

#### **16.04.010 Title and purpose.**

This title may be cited as the "City Subdivision Ordinance." This chapter is enacted for the purpose of adopting subdivision regulations, in accordance with the Subdivision Map Act. The regulations contained in this chapter shall apply to all subdivisions or parts of subdivisions hereafter made, entirely or partially within the limits of the city

#### **16.04.020 Provisions supplemental to Subdivision Map Act.**

The provisions of the City Subdivision Ordinance codified in this title shall be in addition to and shall supplement the provisions of the Subdivision Map Act.

#### **16.04.030 Definitions.**

In addition to the definitions set forth in the Subdivision Map Act, the words, terms and phrases in this section shall govern the construction, meaning and application of words and phrases used in this title.

- (A) **“City Attorney”** means the City Attorney for the City of Corona, or his or her designee.
- (B) **“City Clerk”** means the City Clerk for the City of Corona, or his or her designee.
- (C) **"City Engineer"** means the City Engineer for the City of Corona or another employee of the City of Corona who possesses a current and valid professional civil engineer license issued by the State of California and who is designated by the City Engineer to perform the duties of the City Engineer under this title.
- (D) **“City Manager”** means the City Manager for the City of Corona or his or her designee.

(E) **“Director”** means the Planning and Development Director for the City of Corona, or his or her designee.

(F) **“Subdivision Map Act”** means the laws of the State of California, as presently adopted or further amended, set forth in California Government Code §§ 66410 *et seq.*

#### **16.04.040 Regulatory and advisory agencies.**

(A) The City Council assumes regulation and control of the design and improvement of land subdivisions, as such power is vested in the city by the provisions of state law. It is unlawful to sell, lease or finance any lands within a subdivision in the city until the subdivider has first conformed with the requirements of the Subdivision Map Act and the City Subdivision Ordinance codified in this title.

(B) The Planning and Housing Commission is the advisory agency charged with the duty of making investigations and reports on the design and improvement of proposed divisions of real property and recommending the imposition of requirements or conditions thereon.

## **EXHIBIT “B”**

### **CHAPTER 16.12 TENTATIVE MAP**

#### **Sections:**

- 16.12.010 Contents.
- 16.12.012 Preparation.
- 16.12.015 Fees — Payment.
- 16.12.020 Adjustment or refund.
- 16.12.030 Resubmission — Fee exempt.
- 16.12.040 Compliance with Environmental Quality Act.
- 16.12.050 Preparation — Filing.
- 16.12.060 Accompanying material.
- 16.12.061 Staff review and report.
- 16.12.062 Public hearing by Planning and Housing Commission.
- 16.12.063 Planning and Housing Commission report to the City Council.
- 16.12.064 City Council consideration of map and Commission recommendation.
- 16.12.065 Appeal of Planning and Housing Commission recommendation.
- 16.12.066 Extension of time limits.
- 16.12.068 Rephasing.
- 16.12.070 Change in conditions of approval, and amendment to an approved tentative map before final map.

#### **16.12.010 Contents.**

The tentative map shall show and contain the following matters:

- (A) Vicinity or reference map;
- (B) Boundary lines accurate in scale and location;
- (C) Number of subdivision;

- (D) Legal description of property;
- (E) Proposed land use of property;
- (F) Name and address of owner, subdivider and engineer;
- (G) North arrow;
- (H) Scale;
- (I) Date of preparation;
- (J) Approximate acreage of tract;
- (K) Square footage of lots in tract;
- (L) Average adjacent tract lot footages;
- (M) Setback lines;
- (N) Location, widths and approximate grades of streets;
- (O) Width or rights-of-way;
- (P) Each new street shown by letter for purposes of identification until the proper name of such street is determined;
- (Q) Name, location and width of adjacent streets;
- (R) Width of required alleys.

#### **16.12.012 Preparation.**

After reviewing the provisions of Chapter 16.24, the subdivider shall submit a preliminary review application for the tentative map pursuant to Chapter 17.102.

#### **16.12.015 Fees — Payment.**

Fees associated with the application of a tentative map, as established by resolution of the City Council, shall be paid at the time of the filing such application.

#### **16.12.020 Adjustment or refund.**

No adjustment or refund of any portion of such fees shall be made once such fees have been paid.



**16.12.030 Resubmission — Fee exempt.**

No fee shall be charged for any resubmitted tentative map if such resubmission is requested by the city.

**16.12.040 Compliance with Environmental Quality Act.**

The tentative map is subject to compliance with the California Environmental Quality Act.

**16.12.050 Preparation — Filing.**

The tentative map shall be prepared in accordance with the Subdivision Map Act and the provisions of the city subdivision ordinance codified with this title. Such filing must be made prior to the completion of final surveys of streets and lots and before the start of any grading or construction work in the proposed subdivision.

**16.12.060 Accompanying material.**

The tentative map shall be accompanied by reports and written statements from the subdivider giving essential information regarding the following matters:

- (A) Subdivision development plan;
- (B) Source, quality and estimate of available quantity of domestic water supply;
- (C) Type of street improvements and utilities which the subdivider proposes to install;
- (D) Proposed method of sewage disposal;
- (E) Proposed storm drains, including grade and size;
- (F) Proposed easements;
- (G) Protective covenants to be recorded;
- (H) Any proposed phasing.

**16.12.061 Staff review and report.**

City staff shall review the application for compliance with city ordinances and the Subdivision Map Act. Once the application is deemed complete by city staff, the planning division staff shall, within 60 days, prepare a written report to the Planning and Housing Commission, including proposed findings of facts and conditions of approval, if applicable, on the proposed project, and a recommendation to the City Council that the tentative map either be approved or denied according to the findings presented in the staff report. A copy of this report shall be available to

the subdivider and the public at least three days before any Planning and Housing Commission public hearing on the tentative map.

#### **16.12.062 Public hearing by Planning and Housing Commission.**

The tentative map shall be heard by the Planning and Housing Commission at a noticed and advertised public hearing in conformance with state law.

#### **16.12.063 Planning and Housing Commission report to the City Council.**

The Planning and Housing Commission shall, after the close of the public hearing required in Section 16.12.062, make a written report to the City Council recommending that the council approve, conditionally approve or disapprove the tentative map based on the findings of fact for the proposed project.

#### **16.12.064 City Council consideration of map and commission recommendation.**

Following the determination by the Planning and Housing Commission, the Planning and Housing Commission Secretary shall forward the determination to the City Council within 10 days or the next regularly scheduled meeting, whichever is later. The Council may continue the map from time to time, but shall approve, conditionally approve or disapprove it within the time limits established by state law.

#### **16.12.065 Appeal of Planning and Housing Commission recommendation.**

As an alternative to the procedure in Section 16.12.064, any interested person adversely affected by the recommendation of the Planning and Housing Commission may file an appeal with the City Council concerning the Planning and Housing Commission recommendation. The appeal shall be filed with the City Clerk within five days of the Planning and Housing Commission determination and shall be accompanied by the fee established by resolution of the City Council. The City Clerk shall set the matter for a de novo hearing. The hearing shall be held within 30 days after the filing of the appeal.

Upon conclusion of the hearing, the City Council shall, within seven days, declare its findings based upon the testimony and materials produced before it or the Planning and Housing Commission. The City Council may sustain, modify, reject or overrule any recommendations of the Planning and Housing Commission, and may make any findings consistent with state law or local ordinance.

#### **16.12.066 Extension of time limits.**

The time limits specified in this chapter for reporting and acting upon maps may be extended upon request by the subdivider and consent of the Planning and Housing Commission or City Council.

#### **16.12.068 Rephasing.**

After a tentative map is approved according to state law and this title, no change to its phasing shall be made except by the following means:

(A) If the tentative map was originally approved without phases, it must be resubmitted with the proposed phasing for review and approval by the Planning and Housing Commission and City Council pursuant to Section 16.12.070(A).

(B) If the tentative map was originally approved with phasing and provision for multiple final maps and the subdivider wishes to change the number or configuration of such final maps in compliance with the Subdivision Map Act, the tentative map shall be submitted to the Board of Zoning Adjustment pursuant to Chapter 17.98 for review of the revised phasing.

#### **16.12.070 Change in conditions of approval, and amendments to an approved tentative map before final map.**

After a tentative map is approved according to state law and this chapter, no change to the wording or impact of any tentative map condition of approval or an amendment to an approved tentative map shall be made except by means of a resubmitted tentative map or by an administrative letter of modification approved by the Director pursuant to this section.

##### **(A) Resubmitted tentative map.**

(1) The city shall establish regular procedures for the resubmittal of approved tentative maps when the subdivider is proposing a substantive change in one or more conditions of approval or an amendment to an approved tentative map that is not consistent with the initial objectives and design of the tentative map, and such changes, in the reasonable judgment of the Director, are not so sweeping as to require an entirely new tentative map submittal. A new environmental assessment shall be required if the modified condition or amendment may have any adverse environmental effect. The Planning and Housing Commission and the City Council may consider the proposed changes without considering the resubmitted map in its entirety unless the environmental assessment so mandates. The resubmitted map shall be considered a new application for purposes of the Permit Streamlining Act. Except as is provided in Section 16.12.030, a fee shall be charged to cover the costs of such resubmittal.

(2) In order to allow the city to process a resubmitted tentative map pursuant to this section, prior to resubmitting the map, the subdivider must decide to waive all subdivision map approval

time limits in the Subdivision Map Act and must notify the city of such waiver by letter. Neither the City Council nor staff shall take any part in the determination by the subdivider whether to waive such time limits.

(3) The life of a tentative map, together with any changes approved through a resubmittal, shall be measured from that date of approval of the original map.

**(B) Administrative letter of modification.**

(1) When a nonsubstantive change in a condition of approval or an amendment to an approved tentative map is sought by the subdivider that is in substantial compliance with the original intent and approval of the tentative map, the Director, following consultation with other affected city departments, may exercise reasonable discretion and approve the proposed change without notice or a public hearing. A fee shall be charged to cover the costs of the administrative letter of modification. For purposes of this section, a change in a condition of approval or an amendment to an approved tentative map is considered to be in substantial compliance with the approved tentative map if: (a) there is no increase in acreage or the number of lots, units or building sites, (b) the changes are consistent with the original intent of the approved tentative map and does not introduce a substandard design, and (c) the changes are consistent with applicable city ordinances and specific plans, the Subdivision Map Act and the project's approved environmental analysis .

(2) The life of a tentative map, together with any changes approved by an administrative letter of modification shall be measured from that date of approval of the original map.

(3) Any decision made by the Director under this section can be appealed by the subdivider or by any interested party to the Planning and Housing Commission for final determination according to the process in Chapter 16.36. A fee shall be charged to cover the costs of such an appeal.

## **EXHIBIT “C”**

### **CHAPTER 16.20 PARCEL MAP**

#### **Sections**

- 16.20.010 Requirements – Procedures.
- 16.20.020 Design standards and improvement requirements.
- 16.20.030 Waiver – Board authority.
- 16.20.040 Waiver – Application.
- 16.20.050 Waiver – Board consideration.
- 16.20.060 Waiver – Granting.
- 16.20.070 Required improvements – Certificate.
- 16.20.080 Required improvements – Construction.
- 16.20.090 Compliance with the California Environmental Quality Act.
- 16.20.100 Filing – Planning and Housing Commission.
- 16.20.110 Planning and Housing Commission report – Requirement.
- 16.20.115 Planning and Housing Commission – Public Hearing
- 16.20.120 Planning and Housing Commission report – Form.
- 16.20.130 Consideration – City Council authority.
- 16.20.135 Appeal of Planning and Housing Commission recommendation
- 16.20.140 Extension of time limits.
- 16.20.150 Change in conditions of approval, and amendments to an approved parcel map not recorded.

#### **16.20.010 Requirements – Procedures.**

This chapter sets forth the procedure for the processing, approving, conditionally approving, disapproving and filing of parcel maps in the city. The requirements as to form for parcel maps, and the procedures to be used for dedications thereon, are governed by the Subdivision Map Act. The requirements as to content of parcel maps are governed by this chapter and the Subdivision Map Act.

A parcel map is allowed to be used for residential subdivisions of four or fewer lots, and for subdivisions of greater than four lots on land zoned for industrial or commercial development, subject to the limitations set forth in Government Code Section 66426(c). The subdivider shall submit a preliminary review application for the parcel map pursuant to Chapter 17.102 before submitting a parcel map application.

#### **16.20.020 Design standards and improvement requirements.**

Parcel maps shall provide for the dedications of land, rights-of-way and easements, payment of fees and construction of all offsite and on-site improvements as required by Chapters 16.08 and 16.24. The standards and improvements are reasonable requirements for parcel map subdivisions in light of the provisions of the General Plan and the city's master plans.

#### **16.20.030 Waiver – Board authority.**

In instances when the Subdivision Map Act would otherwise require a parcel map, such parcel map may be waived by the Board of Zoning Adjustment if all the requirements of §§ 16.20.040 through 16.20.060 are met.

#### **16.20.040 Waiver – Application.**

An application for a parcel map waiver shall be filed with the Director on such form and accompanied by such information and fee as may be required, together with an acceptable description and drawing of the existing parcel and the parcel to be created.

#### **16.20.050 Waiver – Board consideration.**

The Board of Zoning Adjustment shall consider the application for a parcel map waiver within 60 days after it is deemed complete without a notice or a public hearing. Before waiving any parcel map, the Board must first find that the proposed division of land complies with Title 17 and all requirements of this code as to area, improvement and design, floodwater drainage control, appropriate improved streets along with street lights and utility connections, sanitary disposal facilities, water supply availability, environmental protection, survey control and with all other requirements of the Subdivision Map Act and city ordinances enacted pursuant thereto.

#### **16.20.060 Waiver – Granting.**

If a waiver is granted, a certificate of compliance shall be provided to the applicant in a form suitable for recordation describing the real property involved, naming its owners as shown on the waiver application, stating that a parcel map waiver has been granted by the Board of Zoning

Adjustment and setting forth the date of the waiver. The certificate of compliance shall be recorded by the applicant within 30 days of the decision by the Board of Zoning Adjustment.

**16.20.070 Required improvements – Certificate.**

Requirements for the construction of all improvements to be made pursuant to this chapter and Chapter 16.24 shall be noticed by certificate on the recorded parcel map.

**16.20.080 Required improvements – Construction.**

Except as otherwise provided in the conditions of approval for a parcel map, subdivider shall construct all improvements required by this chapter and Chapter 16.24, as applicable, prior to the issuance of a building permit or other grant of approval for development. The subdivider shall enter into an improvement agreement and post financial security with the city pursuant to §16.24.040.

**16.20.090 Compliance with the California Environmental Quality Act.**

The parcel map is subject to compliance with the California Environmental Quality Act.

**16.20.100 Filing – Planning and Housing Commission.**

A parcel map shall be filed with the staff of the Planning and Development Department.

**16.20.110 Planning and Housing Commission report – Requirement.**

Once the application is deemed complete by city staff, the planning division staff shall, within 60 days, prepare a written report to the Planning and Housing Commission including proposed findings of facts and conditions of approval, if applicable, on the proposed project, and a recommendation to the City Council that the parcel map either be approved or denied according to the findings presented in the staff report.

**16.20.115 Planning and Housing Commission – Public Hearing.**

The parcel map shall be heard by the Planning and Housing Commission at a noticed and advertised public hearing in conformance with state law.

**16.20.120 Planning and Housing Commission report – Form.**

The Planning and Housing Commission staff report on the parcel map shall be in writing, and a copy thereof shall be available to the subdivider and the public at least three days before any Planning and Housing Commission hearing on the map.

#### **16.20.130 Consideration – City Council authority.**

Following the determination by the Planning and Housing Commission, the Planning and Housing Commission Secretary shall forward the determination to the City Council within 10 days or the next regularly scheduled meeting, whichever is later. The Council may continue the map from time to time, but shall approve, conditionally approve or disapprove it within the time limits established by state law.

#### **16.20.135 Appeal of Planning and Housing Commission recommendation.**

As an alternative to the procedure in Section 16.20.130, any interested person adversely affected by the recommendation of the Planning and Housing Commission may file an appeal with the City Council concerning the Planning and Housing Commission recommendation. The appeal shall be filed with the City Clerk within five days of the Planning and Housing Commission determination and shall be accompanied by the fee established by resolution of the City Council. The City Clerk shall set the matter for a de novo hearing. The hearing shall be held within 30 days after the filing of the appeal.

Upon conclusion of the hearing, the City Council shall, within seven days, declare its findings based upon the testimony and materials produced before it or the Planning and Housing Commission. The City Council may sustain, modify, reject or overrule any recommendations of the Planning and Housing Commission, and may make any findings consistent with state law or local ordinance.

#### **16.20.140 Extension of time limits.**

The time limits specified in this chapter for reporting and acting upon maps may be extended by mutual consent of the subdivider and the Planning and Housing Commission or City Council.

#### **16.20.150 Change in conditions of approval, and amendments to an approved parcel map not recorded.**

After a parcel map is approved according to state law and this chapter, no change to the wording or impact of any parcel map condition of approval or an amendment to an approved parcel map not yet recorded shall be made except by means of a resubmitted parcel map or by an administrative letter of modification approved by the Director according to the provisions of §16.12.070.



## **EXHIBIT “D”**

### **CHAPTER 16.24 SUBDIVISION IMPROVEMENT REQUIREMENTS**

#### Sections

- 16.24.010 Purpose
- 16.24.020 Required improvements.
- 16.24.030 Development impact fees.
- 16.24.040 Improvement agreement and financial security.
- 16.24.050 Subdivider payments to city for improvement materials.
- 16.24.060 Fair share cost of construction of future improvement
- 16.24.070 Release of financial security
- 16.24.080 City Manager authority

#### **16.24.010 Purpose.**

The purpose of this chapter is to implement the improvement and security requirements for subdivisions allowed by the Subdivision Map Act.

#### **16.24.020 Required improvements.**

The subdivider shall construct or agree to construct all improvements, both onsite and offsite, in the subdivision that are required as a condition precedent to approval and acceptance of the final map. All improvements shall be constructed to the satisfaction of the City Engineer in accordance with standard engineering specifications of the city and other approved city standards. Subdivider shall submit improvement plans to the City for review and approval by the City Engineer that shall include the following as required by the conditions of approval for the subdivision:

- (A) Grading, drainage, and erosion control, along with pertinent structures, including retaining walls, as are deemed necessary for proper uses in the subdivision, for the public safety and for prevention of sedimentation and damage to off-site property;
- (B) Portland cement concrete curb, gutter, sidewalk, driveway and driveway approaches; street structural section; alley structural section with Portland cement concrete gutter;
- (C) Domestic water, including all master plan facilities;
- (D) Relocation of existing waterlines to city standard plans and specifications;

(E) Replacement of all waterlines lying under streets or alleys to be constructed in the subdivision, and any waterline to be relocated as required in the preceding subsection, with new pipe constructed of ductile iron;

(F) Sanitary sewer facilities and connections for each lot where a mainline sewer is reasonably available. The facilities and connections shall be made available for each lot in such manner that will avoid the necessity for disturbing the street pavement, gutter, curb and sidewalk when service connections are made;

(G) Electric distribution facilities in accordance with the city Utilities Department standards and service requirements, if applicable;

(H) Connections to electric and telephone public utilities supplying service to the city;

(I) Street trees with irrigation systems meeting city standard plans and specifications;

(J) Street light system meeting city standard plans and specifications;

(K) Permanent subdivision survey monuments tied to suitable reference points. A complete record of monument locations shall be furnished to the City Engineer. Subdivision survey monuments shall include all corners and angle points on the perimeter of the subdivision and all streets, centerline intersections, lot corners, angle points and other points of control as required by the City Engineer;

(L) Fire protection facilities;

(M) Storm drain systems;

(N) Land to be dedicated for alleys, floodways, local transit facilities, and streets according to the major, collector, and secondary streets of the Circulation Element of the General Plan, and the city standard street sections for local streets;

(O) Land to be dedicated for trails in accordance with the Trails Master Plan or as required by a condition of approval of the subdivision.

(P) Improvements described in subsections (N) and (O) above as required by a condition of approval of the subdivision.

(Q) Temporary improvements required to be made prior to or concurrent with permanent improvements.

(R) In addition to the improvement requirements required by this section, the Planning and Housing Commission may recommend and the City Council may require that subdivider construct additional improvements if the Planning and Housing Commission determines that the additional improvement is in the interest of the public health and safety and is necessary for the orderly development of the subdivision.

#### **16.24.030 Development impact fees.**

The subdivider shall pay the applicable development impact fees in accordance with Chapter 16.23 of the Corona Municipal Code.

#### **16.24.040 Improvement agreement and financial security.**

(A) **Improvement agreement.** The subdivider, as a condition precedent to the approval of the final map, shall enter into an improvement agreement and post financial security with the city for the construction of such improvements, and shall thereafter complete the improvements at the subdivider's expense within the time specified by the Director as set forth in the improvement agreement. The improvement agreement shall be in writing and shall be in a standard form approved by the Director and the City Attorney.

(B) **Security amount.** Subdivider shall provide financial security in the following amounts:

(1) 100% of the total estimated cost of the improvement or of the act to be performed, conditioned upon the faithful performance of such act or agreement;

(2) 50% of the total estimated cost of the improvement or of the act to be performed, securing payment for labor, materials and equipment;

(3) 25% of the total estimated cost of the improvement or of the act to be performed, guaranteeing the work against defective workmanship or materials for one year after acceptance; and

(4) 100% of the total estimated cost to set the subdivision survey monuments.

(C) **Form of security.** The form of security required by this section shall be one or a combination of the following, subject to the discretion of the City Engineer:

(1) Surety bond issued by one or more duly authorized corporate sureties.

(2) A cash deposit, either with the city or a responsible escrow agent or trust company, at the option of the City Engineer.

(3) Letter of credit, in a form approved by the City Engineer and the City Attorney, from one or more local financial institutions subject to regulation by the state or federal government.

(4) Any other form of security authorized by the Subdivision Map Act.

(D) **Time to submit.** The improvement agreement shall be complete, fully executed, and on file with the City Clerk before the final map or parcel map is accepted for approval.

#### **16.24.050 Subdivider payments to city for improvement materials.**

The subdivider shall pay the city in advance for any materials which may be furnished to the subdivider by the city for the construction of improvements required by this chapter, and an amount

equal to the estimated costs of engineering and inspection services to be furnished by the city to the subdivider for such materials. Subdivider shall pay any amount due to the city in excess of the deposit prior to acceptance of the improvement. City shall refund any excess of amounts provided by subdivider under this section that are not expended upon acceptance of the improvement.

#### **16.24.060 Fair share cost of construction of future improvement**

When the City Engineer has determined that the construction of an improvement otherwise required by this chapter or the conditions of approval for the subdivision is not warranted at the time of completion of the subdivision, the subdivider shall pay a fair share cost of the construction of the future improvement that is proportionate to the impacts of the subdivision related to the improvement, as determined by the City Engineer.

#### **16.24.070 Release of financial security**

(A) **Partial release.** Upon application by the subdivider, the City Manager may release of a portion of the security provided by subdivider for a portion of the improvements that have been accepted by the City Engineer as complete; provided that the security required by §16.24.040(B)(3) shall not be released and in no case shall the security be reduced to an amount below the amount required by §16.24.040(B)(1) and (2) for the improvements remaining to be completed under the improvement agreement.

(B) **Full Release.** Upon full completion of the improvements required by an improvement agreement and the City Engineer's acceptance thereof, the City Manager shall release the financial security as follows:

(1) Subject to §16.24.070(B)(3), security given for the faithful performance of any act or improvement pursuant to §16.24.040(B)(1) shall be released upon the performance of the act or final completion and acceptance of the required work or improvement by the City Engineer.

(2) Security given to guarantee payment for labor, materials and equipment pursuant to §16.24.040(B)(2) shall, six months after final completion and acceptance of the improvement by the City Engineer, be reduced to an amount equal to the total claimed by all claimants for whom claims of lien have been recorded and notice thereof given to the city, plus an amount reasonably determined by the City Manager to be required to assure the performance of any other obligations secured by the security. If no claims of lien have been recorded, the security shall be released in full six months after final completion and acceptance of the improvement by the City Engineer.

(3) To guarantee and warrant the work or improvement for a period of one year pursuant to §16.24.040(B)(3), the City shall retain 25% of the security given pursuant to §16.24.040(B)(1) for the faithful performance of any act or improvement. Said security shall be released if no claims of defective work or improvement have been received or discovered by the city in that time period. In the event of defective work or improvement, the city shall retain the security until all work or improvement is considered satisfactory and is accepted as complete by the City Engineer.

(4) The security given for the survey monumentation pursuant to §16.24.040(B)(4) shall be released following receipt of notice that the final monuments were set and evidence that the engineer or surveyor has been paid for the setting of the final monuments.

**16.24.080 City Manager authority.**

(A) **Improvement agreements.** As permitted by Government Code Section 66462(d), the City Manager is authorized to review and approve any improvement agreements between the city and a subdivider required by this chapter and to accept financial security provided by the subdivider that complies with the requirements of this chapter. The City Council shall periodically review this delegation of authority provided to the City Manager

(B) **Release of security.** As permitted by Government Code Section 66499.7(j), the City Manager is authorized to reduce or release the security provided by a subdivider pursuant to the requirements of this chapter upon a determination that the provisions of § 16.24.070 have been satisfied.