

CHAPTER 16.04 GENERAL PROVISIONS

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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 ~~be considered as supplementing~~ 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, shall have the same meaning as provided in the Subdivision Map Act, except that:

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

~~(A) The term “subdivider” does not include the city or the redevelopment agency of the city; and~~

(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.*

~~—(B) The exclusions set forth in Section 66412(a) of the Subdivision Map Act shall be construed to include apartment buildings.~~

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.

16.04.050 Temporary Change in Development Impact Fee Collection.

~~—(A) Notwithstanding any provision of this Title 16 to the contrary, commencing on March 7, 2008 and continuing through June 30, 2014, the fees collected by the city, pursuant to the following sections of the Corona Municipal Code, shall be paid to the city prior to the issuance of a certificate of occupancy for the project required to pay the fees; provided that the descriptions shown below are for the sake of convenience only, and shall not act to change the name, characterization, or application of any fee:~~

Section 15.02.050

Storm Drainage Facilities Fee

Section 16.22.030

1. Temescal Canyon Public Safety Facility Fee

2. Temescal Canyon Area Radio Communications Tower and Facility Fee

Section 16.23.120

1. Law Enforcement Facilities, Vehicles and Equipment Fee

2. Fire Facilities, Vehicles and Equipment Fee

~~3. Streets, Bridges and Roadways Fee~~

~~4. Traffic Signal Fee~~

~~5. Library Facility and Collection Fee~~

~~6. Community Meeting Facilities Fee~~

~~7. Aquatic Center Facilities Fee~~

~~8. Parkland Acquisition and Development Fee~~

~~9. Storm Drainage Facilities Fee~~

~~Section 16.25.081~~

~~South Corona Community Facilities Plan Fee~~

~~Section 16.25.111~~

~~South Corona Landscape Facilities Fee~~

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~~—(B) No provision of this § 16.04.050, or of the Municipal Code sections listed in subsection (A) of this section, shall entitle any person who has already paid a development impact fee to receive a refund or reimbursement of such payment. The intent of this section is to not affect the time for payment of fees to the extent that such fees have already been paid in connection with a particular project.~~

~~—(C) Notwithstanding the expiration of the temporary change in fee collection timing described in subsection (A) of this section, any project for which a complete submittal has been made to the city for a structural building plan check prior to July 1, 2014, shall be entitled to pay the fees listed in subsection (A) prior to the issuance of a certificate of occupancy, rather than being required to pay such fees at an earlier point in time.~~

~~—(D) Notwithstanding any provision of this code, or any resolution previously adopted by the City Council to the contrary, commencing on June 19, 2009, and continuing through June 30, 2013, the fees listed in subsection (A) shall be temporarily reduced by 40% from the fee amounts in effect as of June 18, 2009; provided that the fee reductions described in this subsection (D) shall not apply to or affect fees owed under any development agreement or other contractual arrangement in effect as of June 20, 2009. The fee reductions described in this subsection (D) shall apply to projects for which:~~

~~—(1) A complete submittal has been made to the city for a structural building plan check prior to July 1, 2013; or~~

~~—(2) Building permits have been issued and fees deferred, but certificates of occupancy have not yet been issued as of June 20, 2009.~~

~~—(E) Notwithstanding any provision of this code, or any resolution previously adopted by the City Council to the contrary, commencing on July 1, 2013, and continuing through June 30,~~

~~2014, the fees listed in subsection (A) shall be temporarily reduced by 20% from the fee amounts in effect as of June 18, 2009; provided that the fee reductions described in this subsection (E) shall not apply to or affect fees owed under any development agreement or other contractual arrangement in effect as of June 20, 2009. The fee reductions described in this subsection (E) shall apply to projects for which:~~

~~—(1) A complete submittal has been made to the city for a structural building plan check prior to July 1, 2014; or~~

~~—(2) Building permits have been issued and fees deferred, but certificates of occupancy have not yet been issued as of June 20, 2009.~~

~~Following the expiration of the fee reduction, the affected fees shall be restored to their non-reduced amounts without further action of the City Council.~~