



Project Conditions

City of Corona

Project Number: TTM2021-0002

Description: **TTM 37895 TO SUBDIVIDE 61.6 ACRES INTO 103 SFR LOTS.**

Applied: **7/26/2021**

Approved:

Site Address: **LAUREL CANYON WAY CORONA, CA**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **MARI GIRGIS**

Parent Project: **DPR2020-0006**

4030 BIRCH ST NO 100 NEWPORT BEACH CA, 92660

Details:

LIST OF CONDITIONS

DEPARTMENT	CONTACT
FIRE	
<ol style="list-style-type: none"> 1. Place Fire Department DPR comments on plans as general notes. 2. Any revised site plan shall be submitted to the Fire Department for screen check approval prior to building plan submittal. 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. Show the alternate if the County project is not built at both Saint Thomas and Santamora. 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 combustibile construction. 5. Dead end access drives shall not exceed one hundred fifty (150) feet in length. 6. Provide turn-around for access drive(s) meeting Fire Department standards/approval. Show a detail of the turn around on St. Thomas. 7. Cul-de-sac(s) shall not originate from another cul-de-sac. 8. Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s). 9. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer. 10. Submit a copy of recorded Mutual Access and Fire Protection Maintenance Agreement. 11. A Knox Padlock shall be provided for gate(s) in this project. To apply for a Knox product visit https://www.knoxbox.com. 12. A minimum fire flow of 1500 gallons per minute at 20 psi shall be provided for one- and two-family dwellings. 13. Fire hydrants are to be spaced a maximum 300 feet apart, one- and two-family dwellings only. Show additional hydrants on Old Temescal and Santamora. 14. Provide one-hour constructed eaves for all homes located within two hundred (200) feet of wildland areas. Entire house perimeter shall comply. 15. Fuel modification is required for this project. Consult with a qualified firm to provide a submittal to the fire department for review and approval. Only a draft of the Fuel Modification Plan has been submitted, submit a final Fuel Modification Plan for review and approval with the pad locations. This may change fuel mod requirements as well. 16. Provide Class A roofing material on all structures per the Corona Municipal Code. 17. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development. 18. 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. 19. Smoke detectors and/or carbon monoxide detectors shall be installed per the California Building, Fire and Residential Code. 	



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FIRE	
	<p>20. Residential Fire Sprinklers shall be installed per California Fire and Residential Code, and NFPA 13.</p> <p>21. Show the block addressing between the County and City at Shadow Valley and Santamora to determine if the street should be renamed to match the County.</p> <p>22. Clarify on the north end of the project where the wet zone is located if it will remain once the development to the north is completed. This may create changes in the fuel modification plans.</p> <p>23. An operational permit is required for...storage, handling... or use of any quantity of explosives, explosive materials...within the scope of Chapter 56 of the latest California Fire Code.</p> <p>24. Required fire code permits will be applied for and processed prior to final inspection and/or certificate of occupancy, Fire code permit application and all other guidelines are available at coronaca.gov.</p>
PLANNING	
	<p>1. 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.</p> <p>2. The applicant or his successor in interest shall comply with the mitigation measures established in the Initial Study and Mitigated Negative Declaration Addendum for the TTM 37895.</p> <p>3. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.</p> <p>4. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.</p> <p>5. TM 37895 shall be recorded prior to the issuance of a building permit.</p> <p>6. The project shall pay the applicable Multiple Species Habitat Conservation (MSHCP) fee to the City prior to the issuance of a building permit.</p> <p>7. The passive park proposed for Lot "F" shall be changed to an open space area landscaped with drought tolerant and native landscaping. The landscape improvements on Lot F shall be completed by the issuance of the 25th building permit. [Added after Planning and Housing Commission Meeting on June 23, 2025.]</p> <p>8. The applicant or successor of interest at the time of the Precise Plan application for the site plan and architectural review of the residential units shall apply for a minor variance application to increase the rear yard perimeter wall from 7 feet to 8 feet along Lots 16-46. [Added after Planning and Housing Commission Meeting on June 23, 2025.]</p> <p>9. All residential units shall be constructed with soundproof windows that demonstrate an interior noise level of 35 dBA when the windows are closed. [Added after Planning and Housing Commission Meeting on June 23, 2025.]</p>



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PLANNING

10. The applicant or home builder of the development shall provide a disclosure notice to all future homebuyers the potential of noise and disturbances associated with the operations of the adjacent surface mining operations in the city and county area. These disclosures must be provided at each purchase, sale, or lease of the property subject to the disclosure. Prior to the issuance of a model home permit, or building permit for the production unit, whichever occurs first, the applicant shall include the disclosure in the Project Covenants, Conditions, and Restrictions (CC&Rs) and provide a copy of the disclosure notice to the assigned case planner at the Planning and Development Department for filing. The notice shall contain the following language verbatim:

YOUR REAL PROPERTY IS ADJACENT OR IN THE VICINITY OF PROPERTY USED FOR INDUSTRIAL OPERATIONS, INCLUDING SURFACE MINING, HOT MIX ASPHALT, READY MIX CONCRETE, AND CONSTRUCTION MATERIALS OPERATIONS, INCLUDING RECYCLING. YOU MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AND ASSOCIATED WITH SUCH OPERATIONS ON ANY 24-HOUR BASIS. THESE DISCOMFORTS MAY INCLUDE, BUT ARE NOT LIMITED TO, EQUIPMENT NOISE, ODORS, VIBRATIONS, LIGHTS AND GLARE, AIR EMISSIONS INCLUDING DUST, AND TRUCK AND RAIL TRAFFIC. AS YOU PROCEED WITH PURCHASE, LEASE, OR RENTAL, YOU SHOULD BE FULLY AWARE AND ACCEPT THESE IMPACTS THROUGHOUT THE DURATION OF INDUSTRIAL ACTIVITIES. [Added after Planning and Housing Commission Meeting on June 23, 2025.]

PUBLIC WORKS

1. The Public Works, Planning and Development, and Utilities Department comments for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the comments shall be referred to the Planning and Development Department, Development Services 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 recordation or issuance of grading permit, the applicant shall demonstrate to the satisfaction of the City Engineer 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 site plan shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said site plan to be resubmitted for further consideration.
6. The tentative tract shall be recorded as one final tract map, and shall be developed as one tract. Financial security shall be provided for all improvements within the tract prior to final tract map approval.
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 Planning and Development Department, Development Services Division. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.



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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 City Engineer 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 City Engineer 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 ensure that a homeowner's association is established and Covenants, Conditions and Restrictions (CC&R's) are recorded for the purpose of maintaining all private streets, common areas, private utilities and the project's approved BMP facilities; and shall inform future property owners to implement the approved WQMP. The CC&R's shall include the following disclosure regarding the surrounding mining and industrial operations in the general vicinity:

YOUR REAL PROPERTY IS ADJACENT OR IN THE VICINITY OF PROPERTY USED FOR INDUSTRIAL OPERATIONS, INCLUDING SURFACE MINING, HOT MIX ASPHALT, READY MIX CONCRETE, AND CONSTRUCTION MATERIALS OPERATIONS, INCLUDING RECYCLING. YOU MAY BE SUBJECT TO INCONVEIENCES OR DISCOMFORTS ARISING FROM AND ASSOCIATED WITH SUCH OPERATIONS ON ANY 24-HOUR BASIS. THESE DISCOMFORTS MAY INCLUDE, BUT ARE NOT LIMITED TO, EQUIPMENT NOISE, ODORS, VIBRATIONS, LIGHTS AND GLARE, AIR EMISSIONS INCLUDING DUST, AND TRUCK AND RAIL TRAFFIC. AS YOUR PROCEED WITH PURCHASE, LEASE, OR RENTAL, YOU SHOULD BE FULLY AWARE AND ACCEPT THESE IMPACTS THROUGHOUT THE DURATION OF INDUSTRIAL ACTIVITIES.

The association documents, including any necessary CC&R's, shall be subject to the review and approval of the Planning and Development Department, Development Services Division. The applicant shall inform future property owners to implement the approved WQMP. The association documents, including any necessary CC&R's, shall be subject to the review and approval of the Planning and Development Department, Development Services Division. [Added after Planning and Housing Commission Meeting on June 23, 2025.]
12. Prior to map recordation the developer shall finish the construction or post security guaranteeing the construction of all public and private infrastructure improvements. Said improvements shall include, but are not limited to, the following:
 - a) All missing or deficient street facilities along Laurel Canyon Way.
 - b) Traffic improvements recommended in the approved Traffic Impact Analysis. If the City constructs the traffic signal on State Street and Ontario Avenue prior to the developer, the developer shall pay 100% of the City's construction costs.
 - b) All street improvements for lots "J" through "N" and "P" through "R".
 - c) All drainage facilities.
 - d) All required grading, including erosion control, slope stabilization and rock fall hazard mitigation as recommended by the project's geotechnical reports.
 - e) All required sewer, water and reclaimed water facilities.
 - f) All required landscaping and/or park facilities.
 - g) All under grounding of overhead utilities, except for cables greater than 32k volts.
 - h) Private park improvements.
13. Prior to map recordation the developer shall construct or guarantee to construct Shadow Valley Drive from State Street to project boundary in accordance with Doc# 2023-0342643 (Declaration of Restrictive Covenant Regarding Establishment of Easement).



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14. Prior to map recordation, the developer shall construct or guarantee the construction of traffic calming measures and parking restrictions along Old Temescal Road and Laurel Canyon Way east of Compton Avenue. The improvements shall consist of road striping to provide for a minimum 10-foot and 12-foot travel lane as well as prohibit street parking where street parking cannot be accommodated along Old Temescal Road and Laurel Canyon Way, beginning east of the I-15 overpass and continuing east approximately 500 feet east of Bel Air Street unless otherwise approved by the City Traffic Engineer or City Engineer. Prior to issuance of the first certificate of occupancy, the improvements shall be constructed.
15. Prior to map recordation the developer shall guarantee the construction of landscaping on all manufactured slopes including Lots A-H and the offsite grading easements from instrument# 2014-0236940. All slopes shall be maintained by the HOA.
16. Prior to recordation of the final map, the final design and engineering of Shadow Valley Drive showing the realignment of the street connecting from Lot K (Santamora Way) to State Street shall be approved by the County of Riverside. [Added after Planning and Housing Commission Meeting on June 23, 2025.]
17. 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 City Engineer.
18. 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 Planning and Development Department, Development Services 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; restricted areas and setbacks for pools; and any other applicable data necessary to adequately analyze the proposed development. The precise grading plans shall note the areas where pools are restricted or require special analysis.
19. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Planning and Development Department, Development Services Division.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. Prior to final map recordation or issuance of a grading permit, whichever occurs first, the developer may be required to obtain a Section 1601/1603 permit from the California Department of Fish and Wildlife, a Section 401/404 permit from the United States Army Corps of Engineers, or provide verification that the project is exempt from permit requirements.
27. Prior to issuance of any grading permit, any environmental Phase I and Phase II findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented.
28. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the City Engineer.



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29. Prior to the issuance of a grading permit, a Final WQMP, prepared in substantial conformance with the approved Preliminary WQMP, shall be submitted to the Planning and Development Department, Development Services Division for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format.
30. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future homeowners and/or occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.
31. 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.
32. 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 City Engineer.
33. Prior to recordation or approval of any improvement plans, the applicant shall submit a detailed hydrology study. Said study shall include the existing, interim and the ultimate proposed hydrologic conditions including key elevations, drainage patterns and proposed locations and sizes of all existing and proposed drainage devices. The hydrology study shall present a full breakdown of all the runoff generated on- and off-site.
34. Prior to 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 residential lots shall drain toward the street. Lot drainage to the street shall be by side yard swales independent of adjacent lots or by an underground piping system.
35. 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 City Engineer.
36. Prior to final map recordation, the applicant shall offer for dedication all required street rights-of-way along Laurel Canyon Way. Laurel Canyon Way, shown as Lot "G" on the tentative map, shall be dedicated and maintained as a public street. 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.
37. Prior to final map recordation or approval of improvement plans, the improvement plans submitted by the applicant shall include the following:
 - a) All local and/or major arterial highways' vertical and horizontal alignments shall be approved by the City Engineer.
 - b) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans.
 - c) All street intersections shall be at ninety (90) degrees or as approved by the City Engineer.
 - d) All reverse curves shall have a minimum tangent of fifty (50) feet in length.
 - e) Under grounding of existing and proposed utility lines.
 - f) Street lights.
 - g) All other public improvements shall conform to City of Corona standards.
38. 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 City Engineer. 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.
39. 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 Planning and Development Department, Development Services Division.
40. Prior to acceptance of improvements, the City Engineer 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.
41. Prior to recordation of the final map, all street names shall be approved by the City Engineer.



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42. The developer shall comply with the approved traffic analysis and project mitigation measures including:
- a) T-4 - Prior to the issuance of the first Certificate of Occupancy, the northbound shared left/through/right turn lane of Compton Avenue at Old Temescal Road shall be widened and/or restriped to provide an exclusive left-turn lane and a shared through-right-turn lane.
 - b) T-5 - Prior to the recordation of the map, the applicant shall pay a fair share cost of 9.55 percent towards the construction of a two-phased traffic signal at the intersection of Rimpau Avenue at Old Temescal Road. In addition, the northbound shared left-through lane shall be restriped to provide an exclusive left-turn land and the southbound shared left-through lane shall be restriped to provide an exclusive left-turn lane.
 - c) TRANS-1 - Prior to map recordation, the project shall construct or if the signal is constructed, provide a fair share payment for the installation of the traffic signal at the intersection of State Street/Ontario Avenue.
 - d) TRANS-2 - Other recommended circulation improvements.
43. Prior to the issuance of the first building permit within TTM 37895 for either a model home or production unit, whichever one occurs first, Shadow Valley Drive shall be completely constructed from Lot K (Santamora Way) to State Street, according to the County approved street standard. [Added after Planning and Housing Commission Meeting on June 23, 2025.]
44. Prior to final map recordation the applicant shall annex this project into a City of Corona Community Facilities District (CFD) 2016-1 (Public Services) for the purpose of maintaining public services including but not limited to emergency services, and 2016-3 (Maintenance Services) annexation for the purpose of maintaining all public landscaping, curb, gutter, sidewalk, pavement, street lights, public streets, traffic signals, parks, storm drain, water quality features, etc. within master planned street right-of-way and/or easements. The applicant shall process, re-process, or revise any existing annexation as needed to include improvements proposed with Tract 37895, including but not limited to: public streets, storm drain, open space park, and revised traffic signal contribution. 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.
45. Prior to final map recordation the applicant shall prepare a disclosure statement indicating that the property is subject to CC&Rs, and is within Community Facilities Districts and will be subject to an annual levy. The applicant shall also provide disclosure statements for any lots subject to special restrictions including the fuel mod zone proposed on Lots 16 through 30. The fuel mod zone disclosure shall notify future homeowners that they shall comply with the fuel mod plan. The disclosure statement is subject to the review and approval of the Planning and Development Department, Development Services Division and shall be recorded concurrently with the final map.
46. The developer shall provide all affected properties and the future HOA a list of all approved landscape pallets that may be planted in fuel mod zones and any limitations on improvements in the zone.
47. Prior to final map recordation, the applicant shall submit a map provided by the Engineer showing the location and approximate depth of granite that may interfere with the future construction of underground pools. A disclosure statement shall be included with the other notices to inform future homeowners of restrictions and limitations pertaining to pool construction.
48. Prior to final map recordation, the applicant shall submit for approval all proposed parkway, slope maintenance, and/or landscaping easements to be granted to the Community Facilities District or Landscape Maintenance District, as specified on the tentative map or Conditions of Approval. Said information shall be submitted to the Planning and Development Department, Development Services Division for approval.
49. Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping specified in the tentative map or in these Conditions of Approval shall be constructed.
50. 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.



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51. 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.
52. All the potable water, reclaimed water, and sewer design criteria shall be per City of Corona Utility Department standards and Riverside County Department of Health Services Standards unless otherwise approved by the City Engineer and Utility Department Director.
53. Prior to recordation or approval of improvement plans, the applicant shall obtain all necessary easements for any required offsite water and sewer facilities.
54. Prior to issuance of any building permits, including model home permits, a domestic water and fire flow system shall be approved by the City Engineer and constructed by the developer, to the satisfaction of the City Engineer and Fire Chief.
55. Prior to the issuance of the first building permit, the developer shall transfer the ownership rights of the existing sewer lines in the Bel Air Communities, excluding the onsite sewer treatment facilities to the City of Corona.
56. Prior to final map recordation, the developer shall construct or guarantee the construction of the replacement or rehabilitation of the deficient sewer lines in accordance with Utilities Department standards within the Bel Air Communities. Said improvements shall be completed prior to issuance of the first building permit.
57. The developer shall ensure that valid and sufficient security remains in place to guarantee the completion of the construction of an 8-inch VCP sewer line from Sherborn Avenue to the project's northerly boundary per City of Corona Utilities Department standard plans, specifications, and design policy. This facility shall be completed and in operation prior to the issuance of any building permit (model or production). Prior to acceptance of the sewer improvements, the developer shall video the sewer and replace and/ or repair any portions of the sewer that are damaged, deficient, or non-conforming. Prior to acceptance of the sewer improvements, the developer shall ensure that the city has a sufficient sewer easement for all facilities requiring city access for operations and maintenance, to the satisfaction of the City Engineer. The conveyance of the easement shall be on a deed prepared by the city, unless otherwise approved by the City Attorney or their designee. [Added after Planning and Housing Commission Meeting on June 23, 2025.]
58. Prior to final map recordation the developer shall construct or guarantee the construction of an 8-inch DIP reclaimed waterline from "J" Street to Compton Avenue per City of Corona Utilities Department Standard Plans and Specifications.
59. Prior to final map recordation the developer shall construct or guarantee the construction of an 8-inch DIP potable waterline from "J" Street to Compton Avenue per City of Corona Utilities Department Standard Plans and Specifications.
60. Prior to final map recordation the developer shall construct or guarantee the construction of an 8-inch DIP potable waterline in Lots "J" through "N" and "P" through "R" per City of Corona Utilities Department Standard Plans and Specifications. The applicant shall provide two points of connection to the public water system for Lot "R" (Saint George Circle).
61. Prior to final map recordation the developer shall construct or guarantee the construction of an 8-inch VCP sewer line in Lots "J" through "N" and "P" through "R" per City of Corona Utilities Department Standard Plans and Specifications.
62. Prior to issuance of the first Certificate of Occupancy, all weather access road(s) shall be provided to all sewer manholes not located within public right-of-way.
63. 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.
64. 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.



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65. Prior to final map recordation or approval of improvement plans, when applicable, the applicant shall submit detailed potable water, reclaimed water and sewer studies, prepared by a registered civil engineer, which shall be submitted to the Planning and Development Department, Development Services Division 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 the Planning and Development Department, Development Services Division, and the Utilities Department.
66. 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.
67. 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. 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 Director. Structures and trees shall not be constructed or installed within a public utility easement.
68. Prior to map recordation 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 Utilities Department and Fire Chief.
69. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.
70. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.
71. Static pressures exceeding 80 psi require an individual pressure regulator.
72. Reclaimed water shall be used for any construction activity, unless otherwise approved by the Utilities Director or their designee. Prior to obtaining a reclaimed construction meter from the City, a Reclaimed Water Application shall be submitted for the contractor to receive certification to handle reclaimed water.
73. The applicant shall provide a separate irrigation water service for all HOA- CFD landscaped lots or easements. All landscape lots to be maintained by the HOA/CFD shall be planted with a California Friendly Plant pallet and shall be provided a separate reclaimed landscape water service.
74. The landscape plans of all parkway and Landscape Maintenance District (LMD) and Community Facilities District (CFD) lots shall be prepared by a licensed Landscape Architect and shall be submitted to the City for review and approval.
75. The developer shall install automatic irrigation to all street trees separated from adjacent residences by a fence or wall prior to the issuance of a Certificate of Occupancy.