



**STAFF USE ONLY:**  
DPR NO: \_\_\_\_\_  
MTG. DATE: \_\_\_\_\_  
MTG. TIME: \_\_\_\_\_

**COMMUNITY DEVELOPMENT DEPARTMENT  
DEVELOPMENT PLAN REVIEW  
APPLICATION FORM**

**A. APPLICANT - CONTACT PERSON:**

- 1. Name \_\_\_\_\_ Phone # ( ) \_\_\_\_\_
- 2. Firm \_\_\_\_\_ Fax # \_\_\_\_\_
- 3. Address \_\_\_\_\_
- 4. City, State, ZIP \_\_\_\_\_
- 5. E-Mail: \_\_\_\_\_

**B. PROPERTY OWNER(S): (IF MORE THAN ONE OWNER, ATTACH LIST)**

- 1. Name \_\_\_\_\_
- 2. Address \_\_\_\_\_
- 3. City, State, ZIP \_\_\_\_\_

**C. DESCRIPTION OF PROJECT:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**D. DESCRIPTION OF PROPERTY:**

- 1. Assessors Parcel Numbers: \_\_\_\_\_
- 2. Street Address: \_\_\_\_\_
- 3. General Location (if no address): \_\_\_\_\_
- 4. Distance to nearest cross street: \_\_\_\_\_
- 5. Acreage or total square footage of site \_\_\_\_\_
- 6. Legal description \_\_\_\_\_

**HAS THIS PROJECT PREVIOUSLY BEEN SUBMITTED FOR DPR REVIEW:**

If yes, DPR No. \_\_\_\_\_ Date: \_\_\_\_\_ Applicant's Name: \_\_\_\_\_

**PROCESSING:**

- 1. Number of copies of Development Plan Review required: **12 copies (folded 8-1/2 – 14)**
- 2. Application Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

### CFD 97-1 ANNEXATION REVIEW

This review is required for projects proposed to annex into the City of Corona, Community Facilities District (CFD) 97-1, for maintenance of open space and landscape areas.

**Section A: Provide the following with DPR package:**

- 1. DPR Number: \_\_\_\_\_
- 2. Tentative Tract Number: \_\_\_\_\_
- 3. Location: \_\_\_\_\_
- 4. Development Type:            Residential:            Commercial:
- 5. Developer/Owner Information:
  - a. Address: \_\_\_\_\_
  - b. City, State, Zip: \_\_\_\_\_
  - c. Tel Number: \_\_\_\_\_
  - d. Fax Number: \_\_\_\_\_
- 6. Proposed site net acreage: \_\_\_\_\_
- 7. Proposed number of lots
  - a. EDU (Residential): \_\_\_\_\_
  - b. EDU (Commercial): \_\_\_\_\_

**Section B: Provide the following with first map review:**

Proposed landscape maintenance acreage:

- 1. Long narrow areas within parkways and medians. \_\_\_\_\_
- 2. Areas outside parkways requiring City maintenance: \_\_\_\_\_
  - a. Long narrow areas: \_\_\_\_\_
  - b. Large regular shaped areas: \_\_\_\_\_
  - c. Open space, unimproved (Flat): \_\_\_\_\_
  - d. Open space, Fuel modification (Steep, over 2:1 slope): \_\_\_\_\_

## **SOUTH CORONA APPLICATION INFORMATION**

**If the project is in South Corona, the map shall show the following information. Failure to provide this information will result in the application being rejected for Development Plan Review.**

- 1. Gross acreage of the property.**
- 2. Adjusted gross acreage (gross acreage minus acreage for master planned streets and flood control detention facilities as identified in the South Corona Community Facilities Plan).**
- 3. Target density factor for each Land Use Category on the property (Estate - 1.47 du/ac; Low - 2.96 du/ac; Low-Medium - 3.87 du/ac; Medium - 7.78).**
- 4. Maximum number of numbered lots/dwelling units permitted per land use category and total (adjusted gross acres x target density).**
- 5. Proposed number of numbered lots/dwelling units per land use category and total.**
- 6. Proposed number of dwelling units per acre (i.e. equivalent dwelling units).**
- 7. Note the village number and the CFP planning area per Exhibit 3.1-1 of the CFP. If the property is also in a specific plan, note the planning area number of the specific plan also.**

The following are the processing fees for the various types of DPR applications:

a.	Industrial/All Others	\$3,075
b.	Extension of Time	\$1,025
c.	Residential projects over 4 units	\$3,445 plus \$10/du
d.	Specific Plan	\$14,085
e.	Specific Plan Amendment (Major)	\$7,160
f.	Specific Plan Amendment (Minor)	\$2,825
g.	Parcel Map	\$2,735
h.	Tentative Tract Map	\$4,490 plus \$10/lot
i.	Tentative Tract Map Extension of Time	\$1,820

**SECTION A:**

**THE FOLLOWING PROPOSALS REQUIRE DEVELOPMENT PLAN REVIEW PER CMC SECTION 17.102.020:**

- A. Conceptual development plans.
- B. Municipal reorganizations and annexations.
- C. Specific Plans and Specific Plan Amendments.
- D. Tentative Tract Maps.
- E. Parcel Maps.
- F. All attached and multi-family housing
- G. Precise Plans or Architectural Review.
- H. Conditional Use Permit applications where new buildings or substantial alterations are proposed.
- I. Conversion of residential structures to commercial or industrial uses consistent with the zoning for the property.
- J. New commercial and industrial buildings at or exceeding six hundred and fifty (650) square feet in floor area.
- K. Building additions at or exceeding (2,000) square feet in floor area associated with an existing industrial or commercial use.
- L. Site plans and architecture for residential units in all subdivisions of five (5) lots or greater.
- M. Establishment of a use on a vacant or undeveloped property, which does not include a building pursuant to section 17.102.020 (I). Examples of such uses would include, but are not limited to: parking lots, storage yards, recreational facilities, and other permanent or temporary uses as determined by the Community Development Director.

**SECTION B:**

**ALL PLANS SHALL BE DRAWN AT AN EASILY READABLE SCALE. ALL PLANS SUBMITTED SHOULD BE FOLDED TO A MAXIMUM OF 8" X 14" WITH THE TITLE BLOCK VISIBLE. ALL SITE PLANS SHALL INCLUDE:**

- 1. \_\_\_\_\_ Name, address and telephone number of owner and developer of subject property.
- 2. \_\_\_\_\_ Name, address and telephone number of person preparing plan.
- 3. \_\_\_\_\_ North arrow.
- 4. \_\_\_\_\_ Scale.
- 5. \_\_\_\_\_ Vicinity map showing site location.
- 6. \_\_\_\_\_ Property lines of entire legal parcel(s).
- 7. \_\_\_\_\_ Names of adjacent streets and intersections.
- 8. \_\_\_\_\_ Width of adjacent streets and alleys and distance to centerline.
- 9. \_\_\_\_\_ Legal description of subject property.
- 10. \_\_\_\_\_ Street address of subject property (if assigned).
- 11. \_\_\_\_\_ Zoning designation of subject property and surrounding properties.
- 12. \_\_\_\_\_ Existing land uses of surrounding properties.
- 13. \_\_\_\_\_ Area of subject property.
- 14. \_\_\_\_\_ Topographic contour lines.
- 15. \_\_\_\_\_ Building setback lines for front, sides and rear of each lot per the zoning of the site.
- 16. \_\_\_\_\_ Conceptual grading plans and cross-sections.
- 17. \_\_\_\_\_ Architectural perspectives or renderings.
- 18. \_\_\_\_\_ Landscape plans.
- 19. \_\_\_\_\_ Building Plans.
- 20. \_\_\_\_\_ Archaeological survey.
- 21. \_\_\_\_\_ Biological survey.
- 22. \_\_\_\_\_ Traffic Study.
- 23. \_\_\_\_\_ Drainage study.

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24. \_\_\_\_\_ Noise study.
25. \_\_\_\_\_ Materials Board.
26. \_\_\_\_\_ Soils report.
27. \_\_\_\_\_ Geotechnical report.
28. \_\_\_\_\_ Photos of site and surrounding areas.
29. \_\_\_\_\_ Proposed plotting of buildings.
30. \_\_\_\_\_ Street or alley dedications, if applicable.
31. \_\_\_\_\_ All existing and proposed public improvements within adjacent streets and alley right-of-way (curb, gutter, streetlights, sidewalks, parkways, power poles, fire hydrants, water and sewerlines, etc.). Show existing curb, gutter and sidewalk with dashed lines and label. Show new curb, gutter and sidewalk with solid lines.
32. \_\_\_\_\_ Existing or proposed public rights-of-way within subject property.
33. \_\_\_\_\_ Existing or proposed easements within or immediately outside subject property (public and private).
34. \_\_\_\_\_ Location of on-site and off-site drainage facilities.
35. \_\_\_\_\_ Area of each parcel (gross and net).
36. \_\_\_\_\_ Physical features on property lines and immediately adjacent to property lines (fences, walls, power poles, buildings, slopes, etc.)
37. \_\_\_\_\_ Location of all buildings (main and accessory), fences and walls, paved areas and landscaped areas labeled existing or proposed.
38. \_\_\_\_\_ Percentage of area covered by buildings on each parcel.
39. \_\_\_\_\_ Location of existing and proposed on-site waterlines, sewerlines or septic tanks and fire hydrants.
40. \_\_\_\_\_ Type of construction per Uniform Building Code.
41. \_\_\_\_\_ Height of all buildings and structures.
42. \_\_\_\_\_ Dimension from building(s) to property line and to other buildings on subject property.
43. \_\_\_\_\_ Uses of all buildings (existing and proposed) on subject property.
44. \_\_\_\_\_ Exterior elevations indicating exterior building materials, colors, building height and including materials of proposed fences and walls.
45. \_\_\_\_\_ Off-street parking including dimensions of individual parking spaces, internal circulation pattern for pedestrian and vehicular traffic, wheel stops, and type of surfacing proposed.
46. \_\_\_\_\_ Driveway widths.
47. \_\_\_\_\_ Computation of total covered and uncovered parking spaces required by Corona Municipal Code for each parcel and the number proposed to meet the requirements.
48. \_\_\_\_\_ Computation of square footage of landscape areas.
49. \_\_\_\_\_ Location of landscaping including existing and proposed trees (including existing street trees), shrub masses and ground cover area.
50. \_\_\_\_\_ Loading spaces, including dimensions.
51. \_\_\_\_\_ Estimated quantities of each to be moved.
52. \_\_\_\_\_ Direction of drainage flow with slope in percentage.
53. \_\_\_\_\_ Signs, including area, location, height, illumination and mechanical movement.
54. \_\_\_\_\_ On-site lighting.
55. \_\_\_\_\_ Trash enclosures, if any.
56. \_\_\_\_\_ Outdoor storage areas.
57. \_\_\_\_\_ Exterior architectural projections.
58. \_\_\_\_\_ All entrances.
59. \_\_\_\_\_ Mechanical equipment and proposed screening.
60. \_\_\_\_\_ Proposed swimming pools or patios.
61. \_\_\_\_\_ Completed CFD Annexation Review sheet.

The community development director may waive any information described above upon determination that it is not relevant to the review, or the community development director may require additional information as needed.

FOR ALL DPR, TTM OR PM SUBMITTALS

Show linear footage of each street on the map or on a separate sheet. Include both sides of the street for street tree calculations:

For example:

Rimpau Avenue	110 L.F.
Street •A• (new unnamed streets)	200 L.F.
Street •B•	<u>315 L.F.</u>
GRAND TOTAL	625 L.F.

Revised 7/1/08