



TENTATIVE TRACT MAP 37895
MITIGATION MONITORING AND REPORTING PROGRAM

No.	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
GEOLOGIC						
GEO-1	Prior to construction, loose and perched boulders shall be removed from the face of the slope.	Condition of Approval	Field Verification	During Grading & Construction Activities	Planning & Development Dept, Development Services Division	
GEO-2	During earthwork construction, the applicant shall adhere to the grading recommendations presented in the Preliminary Geotechnical Investigation prepared by Geocon Inland Empire Inc. (2006).	Condition of Approval	Field Verification	During Grading & Construction Activities	Planning & Development Dept, Development Services Division	
GEO-19	The paleontologist shall salvage all fossils in the area and provide additional field staff in accordance with modern paleontological techniques.	Condition of Approval	Field Verification	During Grading & Construction Activities	Planning & Development Dept, Planning Division	
GEO-20	All fossils collected during the project will be prepared to a reasonable point of identification. Excess sediment or matrix will be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified will be provided to the museum repository along with the specimens.	Condition of Approval	Submittal of documentation	During Grading & Construction Activities	Planning & Development Dept, Planning Division	

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GEO-21	A report prepared by the archeologist documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared.	Condition of Approval	Submittal of report	Upon completion of grading activities.	Planning & Development Dept, Planning Division	
AIR QUALITY						
AIR-3	During site preparation and grading activities, the applicant or its contractor shall control airborne dust and PM10/PM2.5 by watering all active areas at least three times per day, as dictated by local soil and wind conditions. If visible emissions of fugitive dust persist beyond a distance of 200 feet from the boundary of the construction site, all feasible measures shall be implemented to eliminate potential nuisance conditions at offsite receptors.	Condition of Approval	Field Verification	During Grading & Construction Activities	Planning & Development Dept, Development Services Division	
TRANSPORTATION						
TRANS-1 *NEW*	Prior to map recordation, the project shall constrict 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.	Condition of Approval	Field Verification	Prior to map recordation	Public Works Dept, Traffic Division	
TRANS-2 *NEW*	<p>The following circulation improvements are recommended to enhance safe vehicle within the project area:</p> <ul style="list-style-type: none"> • Prior to issuance of first Certificate of Occupancy, Laurel Canyon Way, adjacent to the project boundary, shall be constructed at its ultimate half-section width, including landscaping and parkway improvements in conjunction with development per City standards. • Prior to map recordation, the applicant shall obtain approval of a secondary access road 	Condition of Approval	Field Verification	<ul style="list-style-type: none"> • Prior to issuance of first Certificate of Occupancy • Prior to map recordation 	Public Works Dept, Traffic Division	

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	<p>(Shadow Valley Drive) from the County of Riverside.</p> <ul style="list-style-type: none"> • Prior to issuance of a building permit, the project shall provide a secondary access road (Shadow Valley Drive) through the southern portion of the site which would create a stop-controlled secondary access driveway at State Street for project residents only. • All roadway design, traffic signing and striping, and traffic control improvements relating to the proposed project should be constructed in accordance with applicable engineering standards and to the satisfaction of the City of Corona and applicable portions to the County of Riverside. • Prior to issuance of first Certificate of Occupancy, site-adjacent roadways shall be constructed or repaired at their ultimate half-section width, including landscaping and parkway improvements in conjunction with development, or as otherwise required by the City of Corona. • Onsite traffic signing and stripping plans shall be submitted to City of Corona for approval in conjunction with detailed construction plans for the project. • The final grading, landscaping, and street improvement plans should demonstrate that sight distance standards are met in accordance with applicable City of Corona, County of Riverside and California Department of Transportation sight distance standards. 			<ul style="list-style-type: none"> • Prior to issuance of a building permit • Prior to issuance of first Certificate of Occupancy • Prior to issuance of first Certificate of Occupancy • Prior to the construction of the streets • Prior to issuance of a building permit 		

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	<ul style="list-style-type: none"> The northeast and southeast corners of the project site access driveway at State Street shall be limited to low growing ground cover and/or hardscape to ensure that overgrown landscape would not obstruct driver views along State Street. The final Improvement Plans for the State Street project driveway access shall be approved by the City of Corona and County of Riverside. 			<ul style="list-style-type: none"> Prior to issuance of a building permit 		
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.	Condition of Approval	Field Verification			
T-5	Prior to the recordation of TTM 36533, the applicant shall pay the fair share cost of 9.55 percent towards the construction of a two-phased signal 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 lane and the southbound shared left-through lane shall be restriped to provide an exclusive left turn lane.	Condition of Approval	Field Verification			
BIOLOGICAL RESOURCES						
BIO-6	A pre-construction survey for avian nests within seven (7) days of vegetation clearance or grading of the project site, if grading permits are to be issued during the nesting season, March 1st through September 1st.	Condition of Approval	At time of plan check			
BIO-7	If passerine birds are found to be nesting, a 250-foot buffer is required around the nesting site, in which the vegetation cannot be disturbed. In the event that the nest is for a raptor, the buffer shall be expanded to	Condition of Approval	At time of plan check			

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	500-feet. If multiple nests are found, grading and grubbing of the project site shall be postponed.					
BIO-8	A qualified biologist shall closely monitor the project site and nests until it is determined that the nests are no longer active.	Condition of Approval	At time of plan check			
BIO-9	Prior to the issuance of a grading permit, applicable Section 404 permit from the U.S. Army Corps of Engineers and a Streambed Alteration Permit pursuant to Fish and Wildlife Code 1602, and Section 401 Water Quality Certification from the Regional Water Quality shall be obtained.	Condition of Approval	At time of plan check			
BIO-10	A Water Quality Management Plan and SWPPP shall be prepared and implement BMPs (Best Management Practices) that will prevent habitat degradation caused by runoff within the adjacent conservation area and pollutants from vehicles and paved surfaces are organic compounds, metals, and oil/grease; from pet waste are bacteria/virus pathogens; and from landscaping are sediment, nutrients, oxygen-demanding substances, and herbicides/pesticides.	Condition of Approval	At time of plan check			
BIO-11	Any lighting used within proximity of the conservation area will be shielded and directed away from the conservation area.	Condition of Approval	At time of plan check			
BIO-12	Landscape plans prepared for the project shall not include invasive species identified in MSHCP Table 6-2.	Condition of Approval	At time of plan check			
BIO-13	The proposed project shall incorporate barriers, as necessary, to minimize unauthorized public access, domestic animal predation, illegal trespass, and dumping in the MSHCP Conservation Area. Such barriers may include native landscaping,	Condition of Approval	At time of plan check			

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	rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.					
BIO-14	Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.	Condition of Approval	At time of plan check			
CULTURAL RESOURCES						
CR-15	If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the “most likely descendant(s)” of receiving notification of discovery. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.	Condition of Approval	Field Verification			
CR-16	The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate Tribe for proper treatment and disposition.	Condition of Approval	Field Verification			
CR-17	All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.	Condition of Approval	Field Verification			

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CR-18	<p>If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer shall retain a qualified archaeologist to assess the significance of such resources. Pursuant to California Public Resources Code Section 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. The archaeologist shall be responsible for determining the significance of the cultural resource and mitigation for such resources. The archaeologist shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Tribe(s). If large fossil specimens are encountered during additional grading, the applicant shall immediately cease operation and retain a qualified and trained paleontologist.</p>	Condition of Approval	Field Verification			