

EXHIBIT C

(Mitigation Monitoring and Reporting Program)

**The Village at Paseo San Gorgonio
Mitigation Monitoring and Reporting Program**

Mitigation Measure	Timing	Verification		
		Department	Signature	Date
Greenhouse gases				
GH-1 In order to reduce energy consumption from the proposed project development, applicable plans (e.g., electrical plans, improvement maps, etc.) submitted to the City shall include the installation of energy efficient street lighting throughout the project site. These plans shall be reviewed and approved by the applicable Department (e.g., Department of Building and Safety or Department of Transportation) prior to conveyance of applicable streets.	Prior to occupancy of the first building.	Community Development Public Works Electric		
GH-2 The project shall implement, at a minimum, and require an increase in building energy efficiency of 15 percent beyond Title 24, and reduce indoor water use by 25 percent. All requirements will be documented through a checklist to be submitted prior to issuance of any building permits with building plans and calculations.	Prior to issuance of the first building permit.	Building & Safety		
Noise				
NO-1 Any building placed within 84 feet of Interstate 10 (70 dBA noise contour) will require that a noise study be performed and that noise insulation features be incorporated into the design to reduce the noise impact to acceptable levels.	Prior to issuance of the building permit.	Community Development Building & Safety		
Transportation				
TR-1 Construct the Roadway Improvements and place the traffic striping improvements in accordance with the traffic impact analysis.	Prior to occupancy of the first building.	Community Development Public Works		

EXHIBIT D

(Mitigation Monitoring and Reporting Program San Geronio Inn Demolition)

**MITIGATION MONITORING and REPORTING PROGRAM
for the
SAN GORGONIO INN DEMOLITION PROJECT**

Prepared for:



**City of Banning Community Redevelopment Agency
99 E. Ramsey Street
Banning, CA 92220**

Prepared by:



**Romo Planning Group, Inc.
2560 North Lomitas Way
Covina, CA 91724**

June 14, 2010

MITIGATION MONITORING and REPORTING PROGRAM

Pursuant to Section 21081.6 of the Public Resources Code and the *CEQA Guidelines* Section 15087, a lead agency is required to adopt a monitoring and reporting program for assessing and ensuring compliance with the required mitigation measures applied to a proposed project for which an EIR has been prepared.

As stated in the Public Resources Code:

"...the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects."

Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during Project implementation, shall be defined prior to final certification of the EIR. The lead agency may delegate reporting or monitoring responsibilities to another public agency or a private entity, which accept delegations. The lead agency, however, remains responsible for ensuring that implementation of the mitigation measures occur in accordance with the program.

The mitigation monitoring table below lists mitigation measures that are required to reduce the significant effects of the Project. These measures may also be included as conditions of approval for the Project.

These measures correspond to those outlined in the Executive Summary, and discussed in Sections 3.2 and 3.3 of the Draft EIR. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsible entity for monitoring each measure.

The Project applicant will have the responsibility for implementing the measures, and the City of Banning will have the primary responsibility for enforcing, monitoring, and reporting the implementation of the mitigation measures.

This Mitigation Monitoring and Reporting Program is set up as a Compliance Report, with space for confirming the correct mitigation measures have been implemented for the Project. In order to sufficiently track and document the status of mitigation measures, the matrix below has been prepared with the following components:

- Mitigation measures;
- Timing;
- Responsible Department; and
- Verification by signature and date.

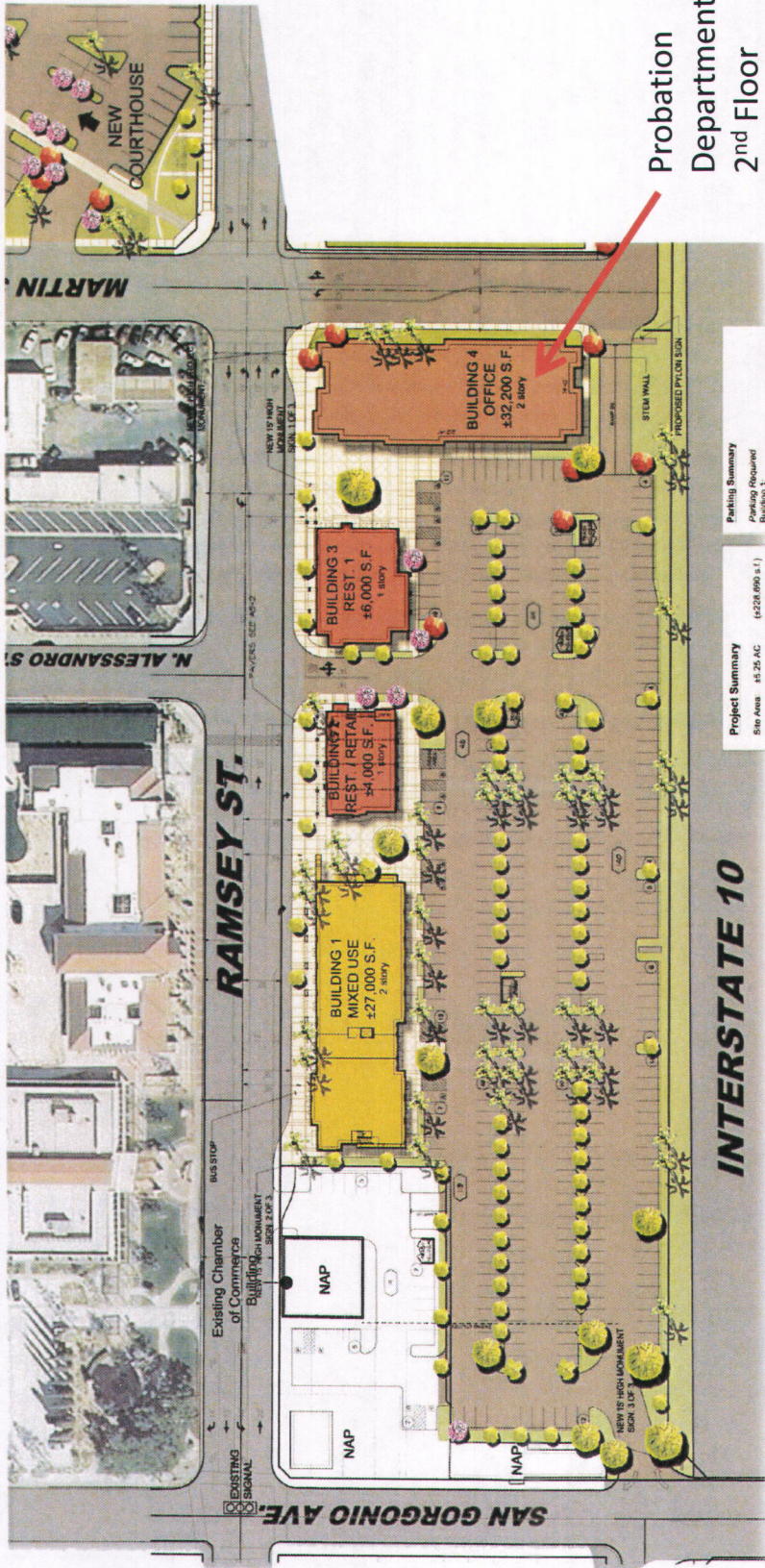
Mitigation Measure	Timing	Verification		
		Department	Signature	Date
Historic Resources				
<p>CR-1. Direct impacts to the significant place that was the Bryant House/Banning Hotel as a result of demolition can be mitigated for by constructing a small Monument plaque dedicated to several of the town founders preferably at the spot where the Bryant House/Banning Hotel once stood and secondarily at the corner of either Ramsey and Alessandro Streets or Ramsey and Murray Streets. It is recommended that the Monument be roughly five feet tall with a metal plaque set in stone and exhibit etched pictures of the San Geronio Inn, the Bryant House/Banning Hotel, and a short discussion of the City of Banning founders and the significance of the Hotel Block. The Monument should be protected from future impacts that result from any future development.</p>	<p>Prior to demolition activities, the location of the monument shall be identified.</p> <p>The monument shall be included in any future plans for development of the site.</p>	Community Development Department.		
Hazardous Materials				
<p>HAZ-1 Prior to the issuance of a demolition permit or any activities that may disturb any asbestos-containing materials an Asbestos Removal Program shall be submitted to and approved by the City of Banning Building Official. The program shall include the following provisions:</p> <p>a) Notification to the SCAQMD;</p> <p>b) Removal Techniques for Asbestos Containing Materials;</p> <p>c) Clean up Procedures;</p> <p>d) Waste Storage and Disposal Requirements.</p>	<p>Prior to the issuance of a demolition permit.</p>	Building & Safety Department.		

Mitigation Measure	Timing	Department	Verification Signature	Date
<p>HAZ-2: Prior to the issuance of a demolition permit for any structures on the site, lead based paint assessments shall be completed. The assessments shall be performed by qualified personnel based on the requirements of the California Department of Safety and Health. Results of the assessments shall be provided to the City of Banning Building Official for implementation of appropriate abatement measures if required. Should lead-based paint be detected, a lead-based paint abatement plan shall be prepared and implemented. Elements of the plan shall include the following:</p> <ul style="list-style-type: none"> a) Containment of all work areas to prohibit off-site migration of paint chip debris. b) Removal of all peeling and stratified lead-based paint on building surfaces and on non-building surfaces to the degree necessary to safety and properly complete demolition activities per the recommendations of the survey. The demolition contractor shall be identified as responsible for properly containing and disposing of intact lead-based paint on all equipment to be cut and/or removed during the demolition. c) Providing on-site air monitoring during all abatement activities and perimeter monitoring to ensure no contamination of work or adjacent areas. d) Cleanup and/or HEPA vacuum paint chips. e) Collection, segregation, and profiling waste for disposal determination. f) Post-demolition testing of soil to assure that soil at the site is not contaminated by lead based paint. g) Providing for appropriate disposal of all waste. 	<p>Prior to the issuance of a demolition permit.</p>	<p>Building & Safety Department.</p>		

ATTACHMENT B

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Exhibit B



Probation
Department,
2nd Floor



Project Summary	
Site Area	± 25.4C (± 228,099 s.f.)
Building Area	± 32,200 s.f.
Office	± 32,200 s.f.
Shop	± 13,300 s.f.
Rest / Retail	± 6,000 s.f.
Restaurant	± 4,000 s.f.
Total Building Area	± 69,500 s.f.

Parking Summary	
Building 1	54 stalls
Building 2	54 stalls
Building 3	8 stalls
Building 4	30 stalls
Restroom	90 stalls
Office	170 stalls
Total	356 stalls

Paving Provided	
On Site	356 stalls
Off Site	308 stalls
Total	664 stalls

Overall Parking Ratio	
Overall	6,301/1000

Paving Required	
Building 1	54 stalls
Building 2	54 stalls
Building 3	8 stalls
Building 4	30 stalls
Restroom	90 stalls
Office	170 stalls
Total	356 stalls

Total Parking Required	
On Site	356 stalls
Off Site	308 stalls
Total	664 stalls

GROSS AREA: 5.47 ACRES NET AREA: 5.20 ACRES
4 PARCELS 4 LETTERED LOTS

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE ASSASSINO ROAD (PROBATELY ELA 57.3 AND UNASSIGNMENT STREET AS PER AMENDED MAP OF BANNING LAND COMPANY ON FILE IN BOOK 9 PAGE 44 OF LAWS, SAN BERNARDINO COUNTY RECORDS AND A PORTION OF JUBILEE STREET AND AN UNLAWFUL ALLEY VACATED BY RESOLUTION RECORDED SEPTEMBER 14, 1977 AS INSTRUMENT NO. 17884, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LING WITHIN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 EAST, S.8.R. ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS

JWA VALUE, LLC, CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
ANITA C. CEROST ALTERNATE

BY: [Signature]
THE CITY OF BANNING - CALIFORNIA - GENERAL LAND DEPARTMENT

BY: [Signature]
LAND PARTICIPATION

THE CITY OF BANNING, A CALIFORNIA GENERAL LAND PARTICIPATION, BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 3, 2012, DOCUMENT NO. 2012-010144, O.R.

BY: [Signature]
Deborah Blackledge Mayor

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
ON June 16th, 2014, before me, Deborah C. May, a Notary Public Personally Appeared, Deborah Blackledge, whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument (or the entry upon behalf of which the person(s) acted, executed the instrument).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
ON November 17th, 2014, before me, Shirley L. Bawl, a Notary Public Personally Appeared, Shirley L. Bawl, whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument (or the entry upon behalf of which the person(s) acted, executed the instrument).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS ARE NOT YET PAID - WHICH ARE ESTIMATED TO BE \$ 0.00.

DATED: December 2, 2014

BY: [Signature] DEPUTY COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY COUNTY TAX COLLECTOR

DATED: December 2, 2014

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 0.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF BANNING, CALIFORNIA, AND THAT THE BOND IS IN FULL PAYMENT OF ALL TAXES, SPECIAL ASSESSMENTS, AND LOCAL TAXES, AND THAT THE MAP WITH THE COUNTY RECORDER AS A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DATED, APPROVED BY SAID BOARD OF SUPERVISORS, DATED: 06/16/2014

CASH OR SURETY BOND COUNTY TAX COLLECTOR DEPUTY

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66433 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED: AN EASEMENT FOR RIGHT OF WAY, PEDESTALS AND MAINTENANCE WITH THE RIGHT OF ACCESS AND EGRESS IN SECTION 10 AND BANNING GAS COMPANY AND AN EGRESS IN FAVOR OF THE CITY OF BANNING, RECORDED SEPTEMBER 14, 1977 AS INSTRUMENT NO. 17884, OFFICIAL RECORDS.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
ON June 16th, 2014, before me, Deborah C. May, a Notary Public Personally Appeared, Deborah Blackledge, whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument (or the entry upon behalf of which the person(s) acted, executed the instrument).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THE BOUNDARIES SHOWN ON THE WITHIN MAP ARE CORRECT AND ACCORDING TO THE BEST AVAILABLE SURVEY DATA AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT BE REBUILT. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: June 19, 2014

BY: [Signature] SURVEYOR

BY: [Signature] SURVEYOR

DATED: June 19, 2014

CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES OF THE CITY OF BANNING, CALIFORNIA. THE INSTRUMENT HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION. THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION.

DATED: 6/17/2014

BY: [Signature] CITY ENGINEER

CITY SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT CONFORMS WITH ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED: June 22, 2014

BY: [Signature] CITY SURVEYOR

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF BANNING, BY A MAJORITY VOTE, HAS REVIEWED AND PASSED, APPROVED THIS MAP ON THE BASIS OF THE CITY ENGINEER'S AND CITY SURVEYOR'S CERTIFICATES AND THE CITY CLERK HAS FILED THE MAP AND A 25' WIDE EASEMENT FOR PUBLIC PURPOSES OVER LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12 AND A 25' WIDE EASEMENT FOR PUBLIC PURPOSES OVER LOT 13 AND A 25' WIDE EASEMENT FOR PUBLIC PURPOSES OVER LOT 14.

DATED: October 29, 2014

RECORDER'S STATEMENT

RECORDED IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, ON June 16, 2014, AT 10:52 AM. THE INSTRUMENT WAS FILED IN BOOK 36285 OF THE RECORDS OF THE CITY OF BANNING. THE INSTRUMENT WAS FILED IN BOOK 36285 OF THE RECORDS OF THE COUNTY OF BANNING.

DATED: June 16, 2014

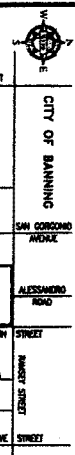
BY: [Signature] COUNTY CLERK-RECORDER

BY: [Signature] DEPUTY

DATED: June 16, 2014



2014-0470134 ORIGINAL SHEET 1 OF 2 SHEETS



EASEMENT NOTES

- △ AN EASEMENT FOR PASSAGE AND MAINTENANCE OVER THE RIGHT OF WAY OF THE CITY OF BANNING, CALIFORNIA, IN FAVOR OF THE CITY OF BANNING FOR THE CITY OF BANNING, CALIFORNIA, AS SHOWN ON THE INSTRUMENT NO. 17884, RECORDED SEPTEMBER 14, 1977 O.G.
- △ AN EASEMENT FOR LANDSCAPING IN FAVOR OF THE CITY OF BANNING FOR INSTRUMENT NO. 124402, RECORDED APRIL 5, 1983, O.G.
- △ A PORTION OF MARTIN STREET WADDED PER INSTRUMENT NO. 17884, RECORDED 8/14/77, OFFICIAL RECORDS.
- △ A PORTION OF SAN GORONIMO AVENUE, WADDED BY 02/18/1978 PER INSTRUMENT NO. 122224822, RECORDED PER OFFICIAL RECORDS.
- △ A PORTION OF LIVINGSTON STREET, WADDED BY 07/24/74 PER INSTRUMENT NO. 121224822, RECORDED PER OFFICIAL RECORDS.
- △ A PORTION OF LIVINGSTON STREET, WADDED BY 07/24/74 PER INSTRUMENT NO. 121224822, RECORDED PER OFFICIAL RECORDS.
- △ A 30' OF WIDE EASEMENT FOR PUBLIC UTILITY, EXPRESS AND IMPLIED, RESERVED TO THE CITY OF BANNING, AS SHOWN HEREON.
- △ A PORTION OF SAN GORONIMO AVENUE, WADDED BY 07/24/74 PER INSTRUMENT NO. 121224822, RECORDED PER OFFICIAL RECORDS.
- △ A PRIVATE CROSS LOT DRAINAGE EASEMENT AS SHOWN HEREON.

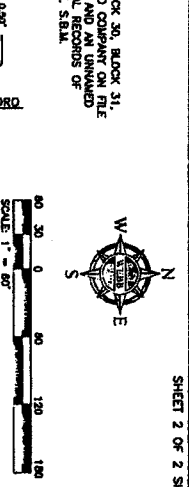
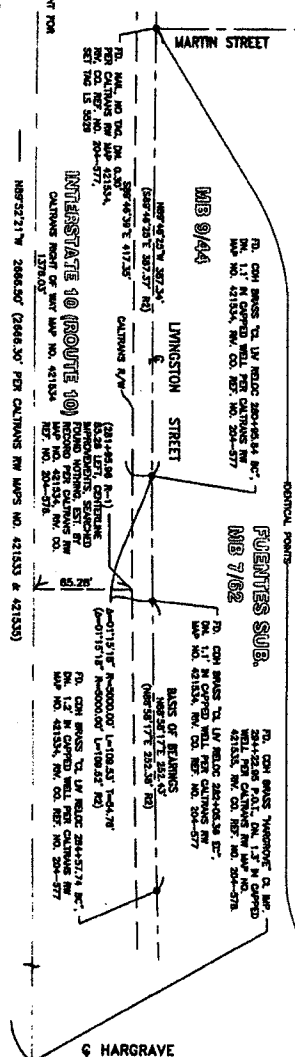
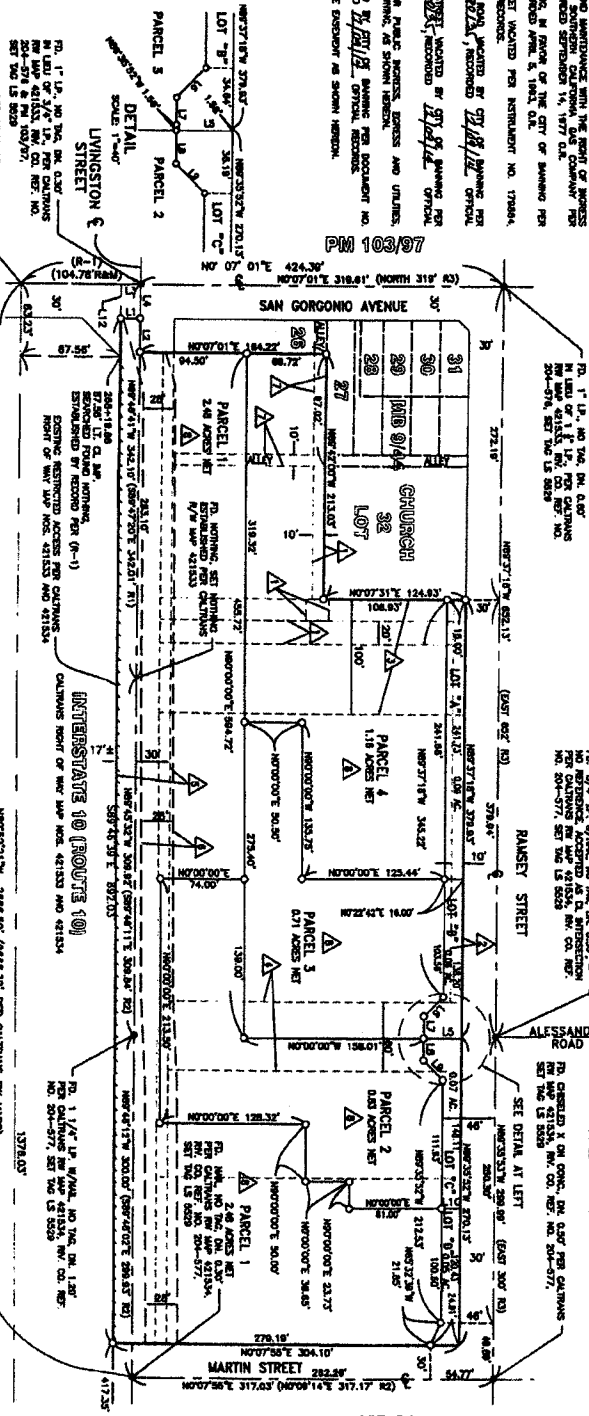
VICINITY MAP
NOT TO SCALE

IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 36285
 BEING A SUBDIVISION OF A PORTION OF LOTS 18 THROUGH 26, INCLUDING, IN BLOCK 29, LOT 51 IN BLOCK 30, BLOCK 31, ALBERTSON ROAD (FORMERLY ELA ST.) AND LIVINGSTON STREET AS PER ALBERTSON ROAD AND LIVINGSTON STREET MAP OF THE CITY OF BANNING, CALIFORNIA, AS SHOWN ON THE INSTRUMENT NO. 124402, RECORDED APRIL 5, 1983, OFFICIAL RECORDS AND A PORTION OF MARTIN STREET AND SAN GORONIMO AVENUE AS SHOWN ON THE INSTRUMENT NO. 17884, RECORDED SEPTEMBER 14, 1977, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LINES WITHIN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SB8M.
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
 MAY 2014

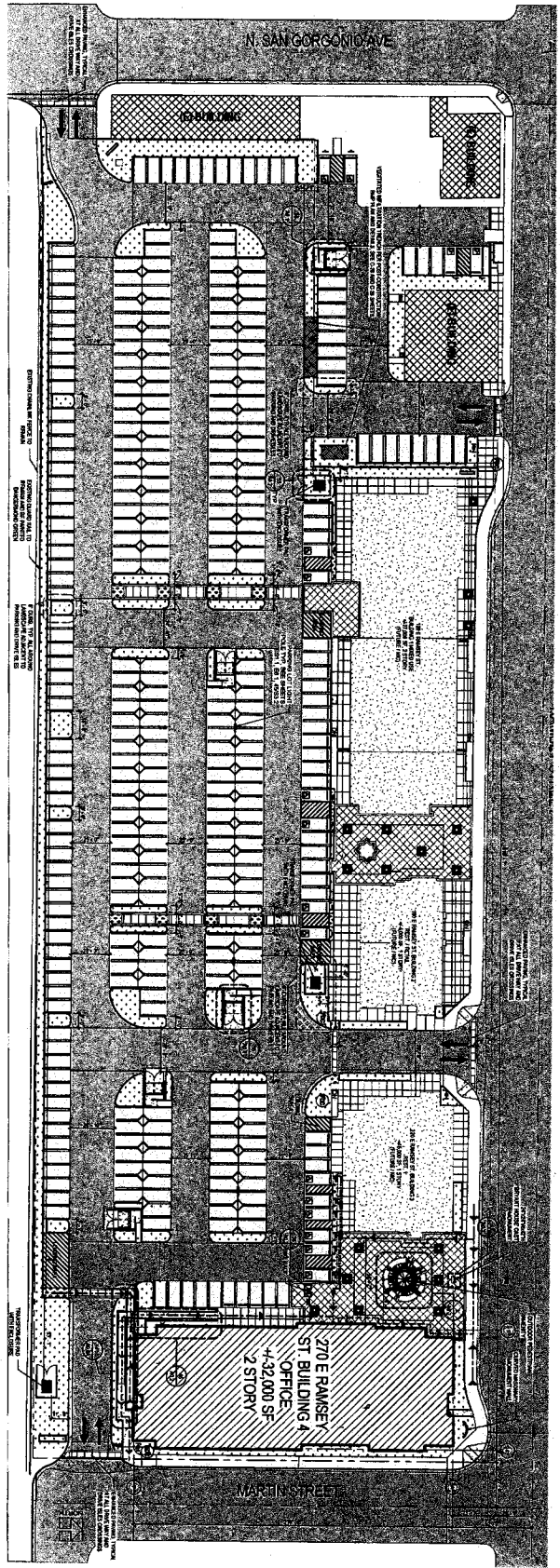
Lot #	Area	Remarks
L1	1712'	1709.517'
L2	2801'	1709.517'
L3	1712'	1709.517'
L4	3200'	1709.517'
L5	3200'	1709.517'
L6	1712'	1709.517'
L7	1712'	1709.517'
L8	1712'	1709.517'
L9	1712'	1709.517'
L10	1800'	1709.517'

SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CONTINUED LINE OF LIVINGSTON STREET WHICH IS NORTH 89°37' 00" WEST PER CALIFORNIA LAW NO. 421534, CIV. CO. REC. NO. 204-577.
2. ——— INDICATES FOUND MONUMENTS AS NOTED.
3. ——— INDICATES SET 1" BENCH MARK WITH THE STATIONED L.S. DATA PLAIN ON THE AND POINT OF IRON STAKE SET IN CONCRETE PAD ON THE TOP OF WALLS.
4. TOTAL AREA WITHIN THE DEDUCTIVE BORDER IS 5,473 ACRES GROSS.
5. (01) INDICATES RECORD PER CALIFORNIA LAW NO. 421533, CIV. CO. REC. NO. 204-574.
6. (02) INDICATES RECORD PER CALIFORNIA LAW NO. 421534, CIV. CO. REC. NO. 204-577.
7. (03) INDICATES RECORD PER CALIFORNIA LAW NO. 421534, CIV. CO. REC. NO. 204-577.
8. COH INDICATES CALIFORNIA DIVISION OF HIGHWAYS.
9. ALL MONUMENTS SHOWN AS SET SHALL BE SET IN ACCORDANCE WITH THE RECONSTRUCTION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.
10. 7.777 INDICATES RESTRICTED ACCESS.

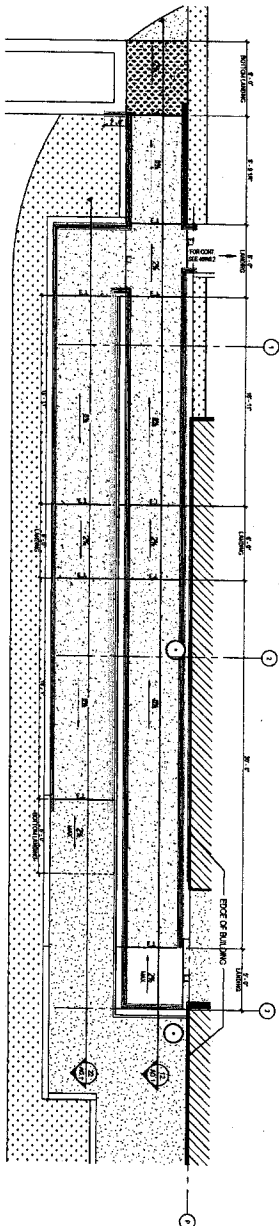


2014-0430134
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 SHEET 2 OF 2 SHEETS
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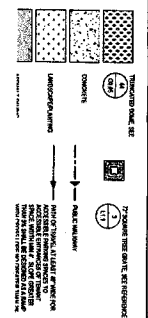


1.0 Site Plan - Overall

1.1 ENLARGE ACCESSIBLE RAMP



Item	Quantity	Unit	Notes
1.0000	1	Lot	13,000 sq. ft. (including 300 sq. ft. building)
2.0000	1	Lot	2,000 sq. ft. (including 200 sq. ft. building)
3.0000	1	Lot	2,000 sq. ft. (including 200 sq. ft. building)
4.0000	1	Lot	2,000 sq. ft. (including 200 sq. ft. building)
5.0000	1	Lot	2,000 sq. ft. (including 200 sq. ft. building)
6.0000	1	Lot	2,000 sq. ft. (including 200 sq. ft. building)
7.0000	1	Lot	2,000 sq. ft. (including 200 sq. ft. building)
8.0000	1	Lot	2,000 sq. ft. (including 200 sq. ft. building)
9.0000	1	Lot	2,000 sq. ft. (including 200 sq. ft. building)
10.0000	1	Lot	2,000 sq. ft. (including 200 sq. ft. building)
11.0000	1	Lot	2,000 sq. ft. (including 200 sq. ft. building)
12.0000	1	Lot	2,000 sq. ft. (including 200 sq. ft. building)
13.0000	1	Lot	2,000 sq. ft. (including 200 sq. ft. building)
14.0000	1	Lot	2,000 sq. ft. (including 200 sq. ft. building)
15.0000	1	Lot	2,000 sq. ft. (including 200 sq. ft. building)
16.0000	1	Lot	2,000 sq. ft. (including 200 sq. ft. building)
17.0000	1	Lot	2,000 sq. ft. (including 200 sq. ft. building)
18.0000	1	Lot	2,000 sq. ft. (including 200 sq. ft. building)
19.0000	1	Lot	2,000 sq. ft. (including 200 sq. ft. building)
20.0000	1	Lot	2,000 sq. ft. (including 200 sq. ft. building)



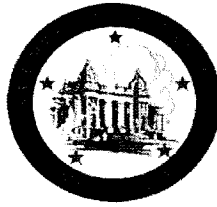
LEGEND NOTES

1. ALL UNDERGROUND DRY UTILITY WORK MUST BE COORDINATED WITH ALL ARCHITECTURAL AND CIVIL ENGINEERING DRAWINGS TO AVOID THEIR PLACEMENT UNDER ANY STRUCTURE.

2. THE LOCATION OF ALL UTILITIES SHALL BE SHOWN ON THE SITE PLAN AND SHALL BE COORDINATED WITH ALL ARCHITECTURAL AND CIVIL ENGINEERING DRAWINGS TO AVOID THEIR PLACEMENT UNDER ANY STRUCTURE.

3. THE LOCATION OF ALL UTILITIES SHALL BE SHOWN ON THE SITE PLAN AND SHALL BE COORDINATED WITH ALL ARCHITECTURAL AND CIVIL ENGINEERING DRAWINGS TO AVOID THEIR PLACEMENT UNDER ANY STRUCTURE.





Notice of Determination

To:

Office of Planning and Research

For U.S Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St.

Sacramento, CA 95814

From:

Public

Agency:

Address:

Contact:

Phone:

County of Riverside Economic Development Agency

3403 10th Street, 4th Floor

Riverside, CA 92501

John Alfred

(951) 955-0911

County Clerk

Riverside County –
County of: (County Clerk Office)

Address: 4080 Lemon St., 1st Floor

Riverside, CA 92502

Lead Agency (if different from above):

Address:

Contact:

Phone:

City of Banning Community Development Dept.

99 E. Ramsey Street, Banning, CA 92220

Zai Abu Bakar

(951) 922-3131

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): SCH# 2011031076

Project Title: Probation Department - First and Second Amendment to Lease Agreement associated with portion of the Village at Paseo San Gorgonio project

Project Location (include county): 270 East Ramsey Street, City of Banning, Riverside County

Project Description:

The proposed project involves lease amendments to the Lease Agreement ("Project") by and between the County of Riverside ("County"), a political subdivision of the State of California, and Banning Office Venture, LLC, for the leasing of certain real property, located on Parcel 1 of Parcel Map number 36285, in the City of Banning, California and a potential lease for an additional portion of the same building located on Parcel 1. The original lease, dated January 28, 2014, has been amended by the First Amendment to Lease, dated March 31, 2015, to extend the delivery date of the premises and modify the reimbursement for leasehold improvements. The First Amendment is now being submitted for ratification by the Board. The Second Amendment is now being submitted for approval by the Board to extend the delivery date of the premises and modify the reimbursement for leasehold improvements. Due to a change in the partnership structure with the developer, the project has been delayed. The current lease agreement requires a second amendment to provide for a revised lease commencement date based upon the new estimated project completion date of December 1, 2016. The Second Amendment further amends the Lease to reflect the new revised commencement date.

The original lease together with its amendments shall collectively be referred to as the "Lease". The County, as Lessee, intends to lease a portion of a newly constructed building from Banning Office Venture, LLC, as Lessor, pursuant to terms and conditions of the Lease. Lessor will provide a newly constructed building with tenant improvements consisting of approximately 15,432 square feet portion of space within a 32,360 square feet professional office building for the Riverside County Probation Department and associated share of parking spaces allotted for the leased premises. Lessor and County desire to commence the Lease upon substantial completion and acceptance of the leased premises by the County and County shall occupy the lease premises at the rent amount provided in and subject to all of the terms, covenants and conditions set forth in the Lease. The term period of the lease shall be for 7 years.

The City of Banning previously adopted an Initial Study/Mitigated Negative Declaration (SCH# 2011031076) and Resolution No. 2011-44 on May 24, 2011, approving the project known as the Village at Paseo San Gorgonio project. The proposed action by the County consists of making certain limited approvals associated with the Village at Paseo San Gorgonio project. The County, as a CEQA responsible agency, would approve the certain Lease Amendments between the County and Banning Office Venture, LLC to implement a portion of the Project and a potential lease for an additional portion of the same building located on Parcel 1. CEQA

Guidelines Section 15096 requires the County, as a responsible agency, to consider the environmental documents adopted by the lead agency and make certain findings pursuant to State CEQA Guidelines Section 15091. As indicated in Resolution No. 2015-247, the County adopts the required findings and mitigation measures in its limited role as a responsible agency under CEQA. The proposed action is solely the lease amendments and a potential lease for an additional portion of the same building located on Parcel 1 between the County and Banning Office Venture, LLC.

This is to advise that the Riverside County Board of Supervisors approved the above project on

Lead agency or Responsible Agency

and has made the following determinations regarding the above described project:

(Date)

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report and Addendum was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan was was not adopted for this project.
5. A statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.
7. Nothing further is required because all potentially significant effects have been fully analyzed in the previously adopted Initial Study/Mitigated Negative Declaration by the City of Banning as the lead agency for CEQA, and the County acting as the Responsible Agency has adopted Findings by this Board in Resolution No. 2015-247.

This is to certify that Resolution No. 2015-247 and the Initial Study/Mitigated Negative Declaration is available to the General Public at:

County of Riverside
Economic Development Agency
3403 10th Street, 4th Floor
Riverside, CA 92501

Signature: (Public Agency) _____ Title: _____

Date: _____ Date received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Probation Lease Agreement and Lease Amendments associated with portion of the Village at Paseo San Gorgonio project

Accounting String: 524830-47220-7200400000-FM042130003400
• CDFW fee Neg Dec (Paid)
• County Clerk Processing Fee (\$50.00)

DATE: November 2, 2015

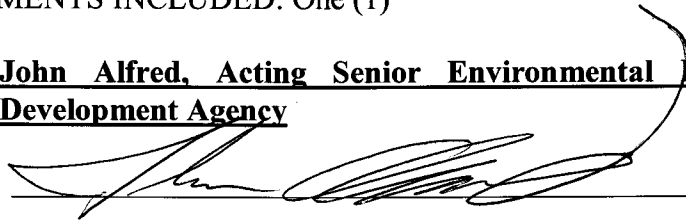
AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: John Alfred, Acting Senior Environmental Planner, Economic Development Agency

Signature: _____



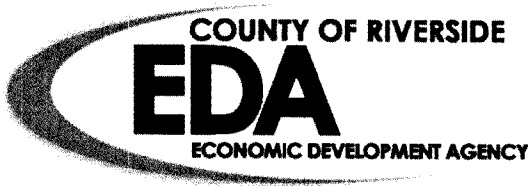
PRESENTED BY: Candice Etter, Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: _____

DATE: _____

RECEIPT # (S) _____



Date: November 2, 2015

To: Mary Ann Meyer, Office of the County Clerk

From: John Alfred, Acting Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM042130003400**
Probation Department Lease Agreement associated with the Village at Paseo San Gorgonio project

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to Mail Stop #1330 Attention: John Alfred, Acting Senior Environmental Planner, Economic Development Agency, 3403 10th Street, Suite 400. Riverside, CA 92501. If you have any questions, please contact John Alfred at 955-4844.

Attachment

cc: file

