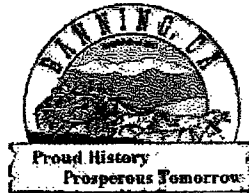


EXHIBIT D

(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.

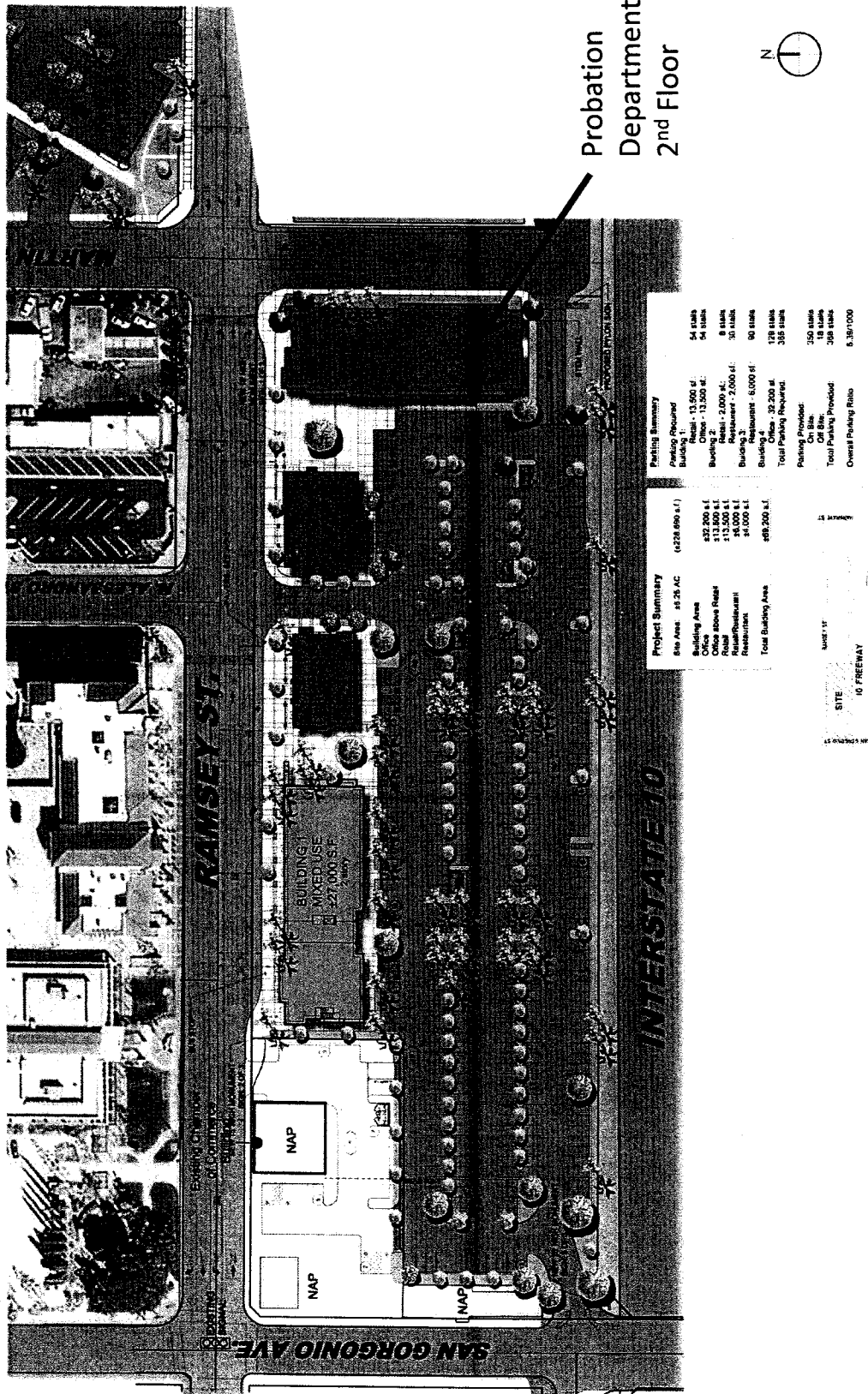
Mitigation Measure	Timing	Verification		
		Department	Signature	Date
Historic Resources				
CR-1. Direct impacts to the significant place that was the Bryant House/Banning Hotel as a result of demolition can be mitigated for by constructing a small Monument plaque dedicated to several of the town founders 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.	Prior to demolition activities, the location of the monument shall be identified. The monument shall be included in any future plans for development of the site.	Community Development Department.		
Hazardous Materials				
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: a) Notification to the SCAQMD; b) Removal Techniques for Asbestos Containing Materials; c) Clean up Procedures; d) Waste Storage and Disposal Requirements.	Prior to the issuance of a demolition permit.	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 safely 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. 	Prior to the issuance of a demolition permit.	Building & Safety Department.		

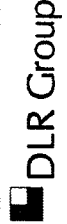
ATTACHMENT B

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Exhibit B



Conceptual Design Package :: A I



VILLAGE AT PASEO SAN GORGONIO
SEC OF SAN GORGONIO AVE & RAMSEY ST BAKING, CALIFORNIA



VILLAGE AT PASEO SAN GORGONIO
SEC OF SAN GORGONIO AVE & RAMSEY ST BAKING, CALIFORNIA

SEPTEMBER 4, 2013



VICINITY MAP
NOT TO SCALE

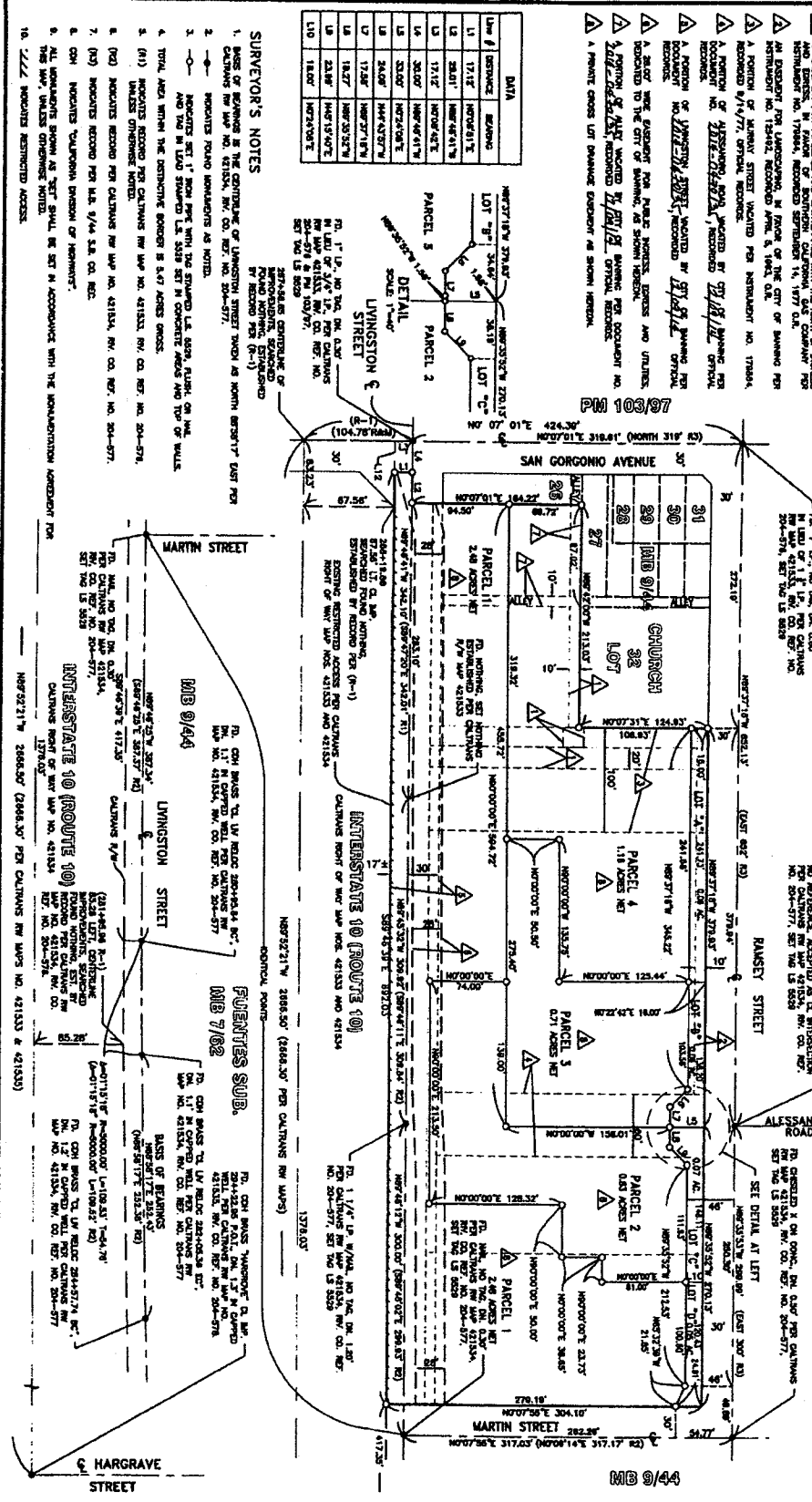
PARCEL MAP NO. 36285
IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOTS 18 THROUGH 25, INCLUSIVE, IN BLOCK 29, LOT 51 IN BLOCK 30, BLOCK 31, ALEXANDRO ROAD (FORMERLY ELA ST.) AND LIVINGSTON STREET, AS PER AGENDED MAP OF BANNING LAND COMPANY ON FILE IN THE OFFICE OF THE COUNTY CLERK, RIVERSIDE COUNTY, CALIFORNIA, AND AS UNLAWFULLY AND UNLAWFULLY RECORDED IN THE PUBLIC RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LINDA WITHIN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 EAST, S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
MAY 2014

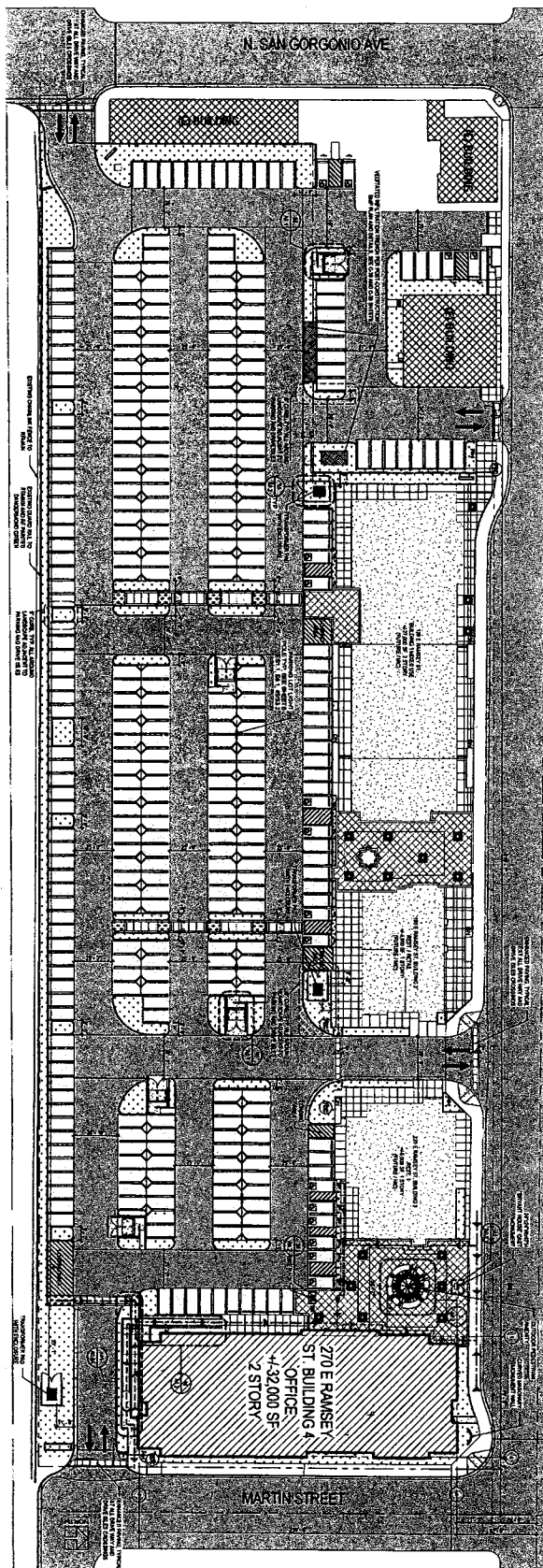
- EASEMENT NOTES**
- 1. EASEMENT FOR RECORDING AND MAINTENANCE FOR THE CITY OF BANNING AND BANNING LAND COMPANY, AS PER AGENDED MAP OF BANNING LAND COMPANY ON FILE IN THE OFFICE OF THE COUNTY CLERK, RIVERSIDE COUNTY, CALIFORNIA, LINDA WITHIN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 EAST, S.B.M.
 - 2. EASEMENT FOR RECORDING AND MAINTENANCE FOR THE CITY OF BANNING AND BANNING LAND COMPANY, AS PER AGENDED MAP OF BANNING LAND COMPANY ON FILE IN THE OFFICE OF THE COUNTY CLERK, RIVERSIDE COUNTY, CALIFORNIA, LINDA WITHIN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 EAST, S.B.M.
 - 3. EASEMENT FOR RECORDING AND MAINTENANCE FOR THE CITY OF BANNING AND BANNING LAND COMPANY, AS PER AGENDED MAP OF BANNING LAND COMPANY ON FILE IN THE OFFICE OF THE COUNTY CLERK, RIVERSIDE COUNTY, CALIFORNIA, LINDA WITHIN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 EAST, S.B.M.
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 - 6. EASEMENT FOR RECORDING AND MAINTENANCE FOR THE CITY OF BANNING AND BANNING LAND COMPANY, AS PER AGENDED MAP OF BANNING LAND COMPANY ON FILE IN THE OFFICE OF THE COUNTY CLERK, RIVERSIDE COUNTY, CALIFORNIA, LINDA WITHIN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 EAST, S.B.M.
 - 7. EASEMENT FOR RECORDING AND MAINTENANCE FOR THE CITY OF BANNING AND BANNING LAND COMPANY, AS PER AGENDED MAP OF BANNING LAND COMPANY ON FILE IN THE OFFICE OF THE COUNTY CLERK, RIVERSIDE COUNTY, CALIFORNIA, LINDA WITHIN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 EAST, S.B.M.
 - 8. EASEMENT FOR RECORDING AND MAINTENANCE FOR THE CITY OF BANNING AND BANNING LAND COMPANY, AS PER AGENDED MAP OF BANNING LAND COMPANY ON FILE IN THE OFFICE OF THE COUNTY CLERK, RIVERSIDE COUNTY, CALIFORNIA, LINDA WITHIN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 EAST, S.B.M.
 - 9. EASEMENT FOR RECORDING AND MAINTENANCE FOR THE CITY OF BANNING AND BANNING LAND COMPANY, AS PER AGENDED MAP OF BANNING LAND COMPANY ON FILE IN THE OFFICE OF THE COUNTY CLERK, RIVERSIDE COUNTY, CALIFORNIA, LINDA WITHIN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 EAST, S.B.M.
 - 10. EASEMENT FOR RECORDING AND MAINTENANCE FOR THE CITY OF BANNING AND BANNING LAND COMPANY, AS PER AGENDED MAP OF BANNING LAND COMPANY ON FILE IN THE OFFICE OF THE COUNTY CLERK, RIVERSIDE COUNTY, CALIFORNIA, LINDA WITHIN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 EAST, S.B.M.

LINE	DESCRIPTION	BEARING	LENGTH
1	LOT 1	N 0° 00' 00" E	31.18'
2	LOT 2	N 0° 00' 00" E	31.18'
3	LOT 3	N 0° 00' 00" E	31.18'
4	LOT 4	N 0° 00' 00" E	31.18'
5	LOT 5	N 0° 00' 00" E	31.18'
6	LOT 6	N 0° 00' 00" E	31.18'
7	LOT 7	N 0° 00' 00" E	31.18'
8	LOT 8	N 0° 00' 00" E	31.18'
9	LOT 9	N 0° 00' 00" E	31.18'
10	LOT 10	N 0° 00' 00" E	31.18'



SURVEYOR'S NOTES

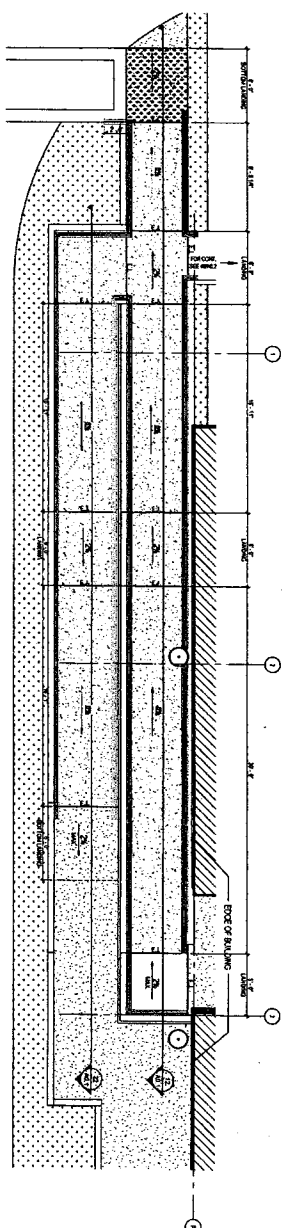
1. BASE OF RECORDING IS THE CENTERLINE OF LIVINGSTON STREET WHICH IS NORTH BEARING 180° 00' 00" EAST PER CALIFORNIA MAP NO. 421534, R.V. CO. NO. 20-077.
2. ———— INDICATES ROAD RIGHT-OF-WAY AS NOTED.
3. ———— INDICATES SET 1' FROM PROPERTY LINE TO THE CENTERLINE OF LIVINGSTON STREET, AS PER CALIFORNIA MAP NO. 421534, R.V. CO. NO. 20-077.
4. TOTAL AREA WITHIN THE DISTRICTED BLOCK IS 5.47 ACRES GROSS.
5. (10) INDICATES RECORD FOR CALIFORNIA MAP NO. 421534, R.V. CO. NO. 20-077.
6. (11) INDICATES RECORD FOR CALIFORNIA MAP NO. 421534, R.V. CO. NO. 20-077.
7. (12) INDICATES RECORD FOR CALIFORNIA MAP NO. 421534, R.V. CO. NO. 20-077.
8. (13) INDICATES RECORD FOR CALIFORNIA MAP NO. 421534, R.V. CO. NO. 20-077.
9. (14) INDICATES RECORD FOR CALIFORNIA MAP NO. 421534, R.V. CO. NO. 20-077.
10. (15) INDICATES RECORD FOR CALIFORNIA MAP NO. 421534, R.V. CO. NO. 20-077.
11. (16) INDICATES RECORD FOR CALIFORNIA MAP NO. 421534, R.V. CO. NO. 20-077.
12. (17) INDICATES RECORD FOR CALIFORNIA MAP NO. 421534, R.V. CO. NO. 20-077.
13. (18) INDICATES RECORD FOR CALIFORNIA MAP NO. 421534, R.V. CO. NO. 20-077.
14. (19) INDICATES RECORD FOR CALIFORNIA MAP NO. 421534, R.V. CO. NO. 20-077.
15. (20) INDICATES RECORD FOR CALIFORNIA MAP NO. 421534, R.V. CO. NO. 20-077.
16. (21) INDICATES RECORD FOR CALIFORNIA MAP NO. 421534, R.V. CO. NO. 20-077.
17. (22) INDICATES RECORD FOR CALIFORNIA MAP NO. 421534, R.V. CO. NO. 20-077.
18. (23) INDICATES RECORD FOR CALIFORNIA MAP NO. 421534, R.V. CO. NO. 20-077.
19. (24) INDICATES RECORD FOR CALIFORNIA MAP NO. 421534, R.V. CO. NO. 20-077.
20. (25) INDICATES RECORD FOR CALIFORNIA MAP NO. 421534, R.V. CO. NO. 20-077.



NOTE

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

31
MOA
Site Plan - Overall
SCALE: 1" = 20'



41 ENLARGE ACCESSIBLE RAMP
A104 SCALE: 1/4" = 1'-0"

Building 1		Building 2		Building 3	
Category	2007-2008	Category	2007-2008	Category	2007-2008
Other	1,200	Other	1,200	Other	1,200
Building Cost Allocation	1,200	Building Cost Allocation	1,200	Building Cost Allocation	1,200
1000 Building	300	1000 Building	300	1000 Building	300
1500 Second	250	1500 Second	250	1500 Second	250
2000 Third	300	2000 Third	300	2000 Third	300
total	850	total	850	total	850
Other	1,200	Other	1,200	Other	1,200
Building Cost Allocation	1,200	Building Cost Allocation	1,200	Building Cost Allocation	1,200
1000 Building	300	1000 Building	300	1000 Building	300
1500 Second	250	1500 Second	250	1500 Second	250
2000 Third	300	2000 Third	300	2000 Third	300
total	850	total	850	total	850

Figure 1 illustrates a multi-layered material structure, likely a tablet or film, showing various patterns and a central vertical line indicating the tablet position. The structure includes a top layer with a circular pattern, a layer with a cross-hatch pattern, a layer with a diagonal line pattern, a layer with a dotted pattern, and a bottom layer with a solid black pattern. A vertical arrow on the left indicates the direction of light or radiation. A horizontal arrow at the bottom indicates the direction of flow or movement. A central vertical line with a double-headed arrow is labeled 'TABLET POSITION'. To the right of the structure, there are two circular diagrams: the top one is labeled 'TABLET POSITION' and the bottom one is labeled 'TABLET POSITION'.

[illegible]

LEGEND NOTES

1. $\frac{12}{18}$ 2. $\frac{8}{18}$ 3. $\frac{34}{45}$
 4. $\frac{13}{18}$ 5. $\frac{13}{18}$ 6. $\frac{13}{18}$
 7. $\frac{13}{18}$ 8. $\frac{13}{18}$ 9. $\frac{13}{18}$
 10. $\frac{13}{18}$ 11. $\frac{13}{18}$ 12. $\frac{13}{18}$





Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.

11/19/15 kb
Date Initial

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:

County of Riverside Economic Development Agency

Address:

3403 10th Street, 4th Floor

Riverside, CA 92501

Contact:

John Alfred

Phone:

(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:

City of Banning Community Development Dept.

99 E. Ramsey Street, Banning, CA 92220

Contact:

Zai Abu Bakar

Phone:

(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:

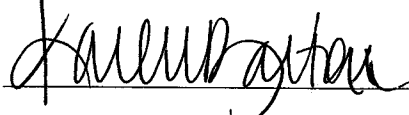
(Date)

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:

Board Assistant

Date:

11/17/15

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

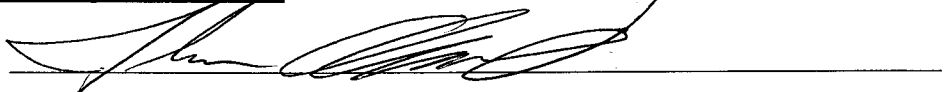
AGENCY: Riverside County Economic Development Agency

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 Geronio 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

270 E. Ramsey Street, Banning

Probation



Legend

- RCLIS Parcels
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 472

944 Feet



REPORT PRINTED ON... 10/29/2015 8:15:43 AM

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Notes

Second Amendment to Lease

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

270 E. Ramsey Street, Banning Probation



Legend

- ☐ RCLIS Parcels
- roads
- sanitary
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers



0 472

944 Feet



REPORT PRINTED ON... 10/29/2015 8:15:43 AM

© Riverside County TLMA GIS

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Notes

Second Amendment to Lease