



MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING REQUIREMENTS

This Mitigation Monitoring and Reporting Program (MMRP) is designed to comply with California Public Resources Code (PRC) Section 21081.6 which mandates that a public agency adopt a reporting or monitoring program for changes made to the project or conditions of project approval to mitigate or avoid significant effects on the environment. The reporting or monitoring program must be designed to ensure compliance during project implementation and mitigation measures must be enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents that address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.

Table A lists each of the mitigation measures (MM) and regulatory compliance measures (RCM) specified in the Final EIR and identifies the party or parties responsible for implementation and monitoring of each measure.



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Table A: Mitigation and Monitoring Reporting Program

Final EIR Mitigation Measures (MM) and Regularly Compliance Measures (RCM)	Timing	Responsible Party	Monitoring Agency	Date Completed and Initials
4.1 Aesthetics				
There are no significant impacts related to Aesthetics. No mitigation is required.				
4.2 Agriculture and Forestry Resources				
There are no significant impacts related to Agriculture and Forestry Resources. No mitigation is required.				
4.3 Air Quality				
MM AIR -1 Implement the following measures during construction: <ul style="list-style-type: none"> Plans submitted for grading permit issuance and building permit issuance shall specify a designated area of the construction site where electric or non-diesel vehicles, equipment, and tools can be fueled or charged. The provision of temporary electric infrastructure for such purpose shall be approved by the utility provider, Banning Electric Utility (BEU). If BEU does not approve the installation of temporary power for this purpose, the establishment of a temporary electric charging area will not be required. If electric equipment will not be used on the construction site because the construction contractor(s) does not have such equipment in its fleet (as specified in this Mitigation Measure below), the establishment of a temporary electric charging area also will not be required. If the contractor(s) equipment fleet includes this equipment and BEU approval is secured, the temporary charging location shall be established upon issuance of grading permits and building permits. If electric or non-diesel off-road trucks and construction support equipment, including but not limited to hand tools, forklifts, aerial lifts, materials lifts, hoists, pressure washers, plate compactors, and air compressors are available in the construction contractor's equipment fleet and can fulfill the construction requirements during the building, construction, paving, and architectural coating phases of Project construction, such equipment shall be used during on-site construction. This requirement shall be noted on plans submitted for building permit issuance. If electric or non-diesel off-road truck and construction support equipment are not available then the Project contractor shall ensure all 50 horsepower or more off-road diesel-powered construction equipment is powered with California Air Resources Board (CARB) certified Tier 4 Final engines or the equivalent. Construction contractors shall maintain records of all off-road diesel construction equipment associated with on-site construction to document that each off-road diesel construction equipment used meets required emission standards. Records shall be kept on-site for the duration of construction activities and shall be made available for periodic inspection by City staff or their designee. During construction activities, the City shall conduct periodic inspections to verify compliance with construction-related mitigation measures pursuant to the Mitigation Monitoring and Reporting Program. During construction of the proposed Development Project, the Project contractor shall only use interior paints with low volatile organic compound (VOC) content with a maximum concentration of 30 grams per liter (g/L) for residential building architectural coating to reduce VOC emissions. All building and site plans shall note use of paints with a low VOC content with a maximum concentration of 30 g/L verified. The City of Banning shall verify these requirements have been incorporated into construction plans prior to issuance of any construction permits and during architectural coating activities. 	Incorporated into project plans prior to issuance of any construction permits. Implementation during construction activities.	Project Developer Construction Contractor	City of Banning/BEU as specified	
MM AIR-2: The following multi-part mitigation measure shall be implemented during Project operation: <ul style="list-style-type: none"> Implement Mitigation Measures GHG-4, GHG-5, GHG-6, and GHG-7. All facility-owned and operated fleet equipment with a gross vehicle weight rating greater than 14,000 pounds accessing the site shall meet or exceed 2010 model-year emissions equivalent engine standards as currently defined in California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025. Facility operators shall maintain records on site demonstrating compliance with this requirement and shall make records available for inspection by the City of Banning, SCAQMD, and State upon request. All on-site cargo handling equipment including yard trucks, hostlers, yard goats, pallet jacks, forklifts, and other on-site equipment shall be electric with the necessary electrical plug-in charging included in the design of the Development Project electrical system, buildings, and equipment storage and parking areas. 	During operation, unless otherwise noted.	Owners/Tenants	City of Banning	



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<ul style="list-style-type: none"> • Tenant lease agreements for the Development Project shall include contractual language restricting trucks and support equipment from nonessential idling longer than 3 minutes while on site. The idling restriction will be presented on signs at the entrance to the industrial portions of the Development Project as well as at loading docks and truck parking areas. • All facility operators shall train managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks. • Interior- and exterior-facing signs, including signs directed at all dock and delivery areas, shall be provided identifying idling restrictions and contact information to report violations to CARB, the air district, and the building manager. • At buildout of the industrial land uses a minimum of 50 Class 8 electric vehicle (EV) truck chargers shall be installed at the tractor trailer parking spaces in logical locations to facilitate electric truck charging. These chargers shall have the power rating sufficient to charge a Class 8 truck battery. • For the warehouse/industrial portions of the Development Project, the buildings' electrical room shall be sufficiently sized to hold additional panels that may be needed to supply power for installation of electric charging systems for electric trucks and power transport refrigeration units (TRUs). Conduit shall be installed from the electrical room to all tractor trailer parking spaces in logical locations on site to facilitate future electric truck charging. • The Development Project shall include the higher value of either: <ul style="list-style-type: none"> ○ At least 350 Level 2 AC EV chargers; or ○ A percentage of total parking spaces with Level 2 AC EV chargers to comply with the minimum requirements of CCR, Title 24, Part 11: California Green Building Standards Code. <p>(During Construction)</p> <ul style="list-style-type: none"> • All truck/dock bays that serve cold storage facilities within the proposed buildings shall be electrified to facilitate plug-in capabilities and support use of electric standby and/or hybrid electric TRUs. A condition of approval shall be included for the cold storage facility that requires that by buildout at least 90 percent of trucks and TRUs are fully electric. • Prior to issuance of occupancy permits for the industrial/warehouse area, the Development Project operators employing 200 or more employees shall be required to establish and promote a rideshare program and prepare and submit a Transportation Demand Management Program detailing strategies that discourage single-occupancy vehicle trips by employees by increasing and providing financial incentives for alternate modes of transportation, including carpooling/vanpools, public transit, and biking. (During Construction) • Signs at every truck exit driveway shall be provided showing directional information to the truck route. • Every tenant shall be required to train staff in charge of keeping vehicle records in diesel technologies and compliance with CARB regulations, by attending CARB-approved courses. Facility operators shall also be required to maintain records on site demonstrating compliance and make records available for inspection by the City of Banning, SCAQMD, and State upon request. • Tenants shall be required to enroll in the United States Environmental Protection Agency's SmartWay program, and tenants shall be required to use carriers that are SmartWay carriers. • Industrial and commercial buildings within the Development Project shall be all electric unless the land use requires natural gas (i.e., restaurants, bakeries, dental and medical laboratories). • Tenants shall be provided with information on incentive programs, such as the Carl Moyer Program and Voucher Incentive Program, to upgrade their fleets. 				

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<p>RCM AQ-1: SCAQMD Rule 403. During clearing, grading, earth moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventative measures by using the following procedures, in compliance with South Coast Air Quality Management District (SCAQMD) Rule 403 during construction. The applicable Rule 403 measures are as follows:</p> <ul style="list-style-type: none"> • Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). • Water active sites at least twice daily (locations where grading is to occur shall be thoroughly watered prior to earthmoving). • Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet (0.6 meter) of freeboard (vertical space between the top of the load and the top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114. • Pave construction access roads at least 100 feet (30 meters) onto the site from the main road. • Reduce traffic speeds on all unpaved roads to 15 mph or less. 	During clearing, grading, earth moving or excavation.	Construction Contractor	City of Banning	
<p>RCM AQ-2: All trucks that are to haul excavated or graded material shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2), and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.</p>	During clearing, grading, or earth moving or excavation.	Construction Contractor	City of Banning	
<p>RCM AQ-3: Prior to approval of the Project plans and specifications, the City shall confirm that the construction bid packages specify:</p> <ul style="list-style-type: none"> • Contractors shall use high-volume low-pressure paint applicators with a minimum transfer efficiency of at least 50 percent; • Coatings and solvents that will be utilized have a volatile organic compound content lower than required under SCAQMD Rule 1113; and • To the extent feasible, construction/building materials shall be composed of pre-painted materials. 	<p>Prior to the approval of project plans.</p> <p>During construction.</p>	<p>Project Developer</p> <p>Construction Contractor</p>	City of Banning	
<p>RCM AQ-4: The Project shall comply with SCAQMD Rule 402. Rule 402 prohibits the discharge of air contaminants or other material from any type of operations, which can cause nuisance or annoyance to any considerable number of people or to the public or which endangers the comfort or repose of any such persons, or the public</p>	During construction.	Construction Contractor	City of Banning	
4.4 Biological Resources				
<p>MM BIO-1: Construction Guidelines. Construction activities will follow the Construction Guidelines found in Volume 1, Section 7.5.3 of the MSHCP</p>	During construction.	Construction Contractor	City of Banning	
<p>MM BIO-2: Equipment Staging. Equipment and vehicle storage, fueling, and material staging and storage will be in previously paved or previously disturbed, upland areas with no risk of direct drainage into riparian/riverine areas or other sensitive habitats. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into riparian/riverine areas. Secondary containment should be used under all motorized vehicles stored in the vicinity of the riparian/riverine areas (within 100 feet). Spill prevention kits shall be stored on-site in case of any type of hazardous materials spill. Development Project related spills of hazardous materials shall be reported to appropriate entities and shall be cleaned up immediately with contaminated soils removed to approved disposal areas.</p>	During construction.	Construction Contractor	City of Banning	
<p>MM BIO-3 Worker Environmental Awareness Program (WEAP). A qualified biologist will present to each Development Site employee a worker environmental awareness training prior to the initiation of work. They will be advised of the riparian/riverine resources and any other sensitive environmental resources (such as burrowing owl and Los Angeles pocket mouse) in the Development Project area, the steps to avoid impacts to such, and the potential penalties for violating those steps. At a minimum, the program will include the following topics: occurrence of the sensitive biological resources in the Development Project area and their general ecology, sensitivity of such to human activities, legal protection afforded these species, penalties for violations, reporting requirements, and Development Project features designed to reduce the impact area. A sign-in sheet will be utilized to identify all workers that have completed the WEAP training. If additional employees are added to the Development Project after the initiation, they will receive instruction prior to working on the Development Project. They will also need to sign the sign-in sheet to provide proof of completion. For some projects with numerous contractors entering the project at different stages of the project, the WEAP training can be video-taped and shown to additional workers rather than completing the training in person.</p>	Prior to and during construction.	Qualified Biologist/Construction Contractor	City of Banning	



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MM BIO-4 Materials and Spoils Control. Development Project materials will not be cast from the Development Site, and Development Project related debris, spoils, and trash will be contained daily and removed to a proper disposal facility.	During construction.	Construction Contractor	City of Banning	
MM BIO-5 Vehicle Washing. It will be required in the Development Project specification that the contractor will wash equipment prior to entering the vicinity of areas to be conserved. This will reduce the potential for introduction of non-native plant, animal, viral, or bacterial species to the areas that will otherwise be undisturbed. All vehicles shall be washed at a distance that would remove the likelihood of run-off from entering any adjacent riverine/riparian areas.	During construction.	Construction Contractor	City of Banning	
MM BIO-6 MSHCP Best Management Practices (BMPs). Development Project activities will be in compliance with BMPs, as applicable, detailed in MSHCP <i>Volume 1, Section 7.5.3, and Appendix C</i> of the MSHCP. The Project Determination of Biologically Equivalent or Superior Preservation (DBESP) would provide regulations consistent with the MSHCP BMPs, and the Development Project shall comply with all DBESP regulations.	During construction.	Construction Contractor	City of Banning	
MM BIO-7 Burrowing Owl Impacts. To avoid direct and indirect impacts to burrowing owl, a pre-construction survey shall be conducted in areas to be disturbed by a qualified biologist within 30 days prior to ground disturbance at the Development Site and submitted to the City. If construction activities occur during the breeding season (February 1 through August 31) and burrowing owl is determined to be present within any portion of the Development Site during the pre-construction survey, consultation with the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) shall take place, and no construction activity shall take place within a 300-foot buffer zone. This buffer area may be reduced at the discretion of the biological monitor in consultation with CDFW and/or USFWS, until it has been determined that the nest/burrow is no longer active and all juveniles have fledged the nest/burrow. To avoid active nests, no grading or heavy equipment activity shall take place in the buffer zone during the breeding season (February 1 through August 31). If construction activities cannot avoid the nesting season and an occupied burrow is identified in a proposed development area, the burrows shall be avoided or the owls passively relocated. A Burrowing Owl Protection and Relocation Plan will be required and is included under MM BIO-8.	Within 30 days prior to any ground disturbance. If species identified as present, during breeding season. During construction.	Qualified Biologist/Construction Contractor	City of Banning If species determined to be present during breeding season, CDFW/USFWS	
MM BIO-8 Burrowing Owl Protection and Relocation Plan. Within 90 days of the commencement of grading, a Burrowing Owl Protection and Relocation Plan would be drafted and reviewed by CDFW to ensure MSHCP guidelines for protection and/or relocation are followed. As part of that plan, one-way doors shall be installed as part of a passive relocation program. Burrowing owl burrows shall be hand-excavated by a qualified biologist when determined to be unoccupied and backfilled to ensure animals do not re-enter. Disturbance to active burrows shall be minimized to the extent feasible. If three or more pairs of burrowing owl are identified, MSHCP guidelines require additional conservation land be set aside to off-set the significant impacts to burrowing owl in a project site outside of a cell criteria area. In all scenarios, including the detection of additional burrowing owls, mitigation and equivalency will be achieved through the Development Project following all MSHCP guidelines and the direction of the Environmental Programs Department, Western Riverside County Regional Conservation Authority, and/or the Wildlife Agencies.	Within 90 days of commencement of grading.	Qualified Biologist Project Developer	City of Banning If species determined to be present WRCRCA, CDFW/USFWS	
MM BIO-9 Los Angeles Pocket Mouse. Prior to commencement of grading, nighttime trapping surveys will occur in areas within the known habitat and other areas providing the key constituent habitat elements based on historical surveys and those conducted for the Development Project, in riparian areas (the three identified drainage features) and adjacent upland habitat that will be permanently impacted by the Development Project. An exclusion fence will be installed along the perimeter of the construction footprint associated with the drainage crossings. Trapping and relocation of LAPM shall be performed immediately prior to grading or other construction on the Development Site within areas known to be occupied by LAPM within the existing drainage features and/or uplands. Where new roads cross the riparian corridors, undercrossings suitable for safe passage of wildlife will be constructed. The exclusion fencing will be monitored through construction activities within suitable habitat to ensure animals do not return. Restoration of a total of 3.21 acres of Development Site riparian habitat would bring project related impacts to a level that allows for 90 percent conservation of suitable habitat within the Development Site. Mitigation and equivalency may be achieved through the conservation of 7.92 of 8.99 acres of riparian/riverine lands on the Development Site as well as a surrounding buffer of approximately 32.58 acres, including the use of a deed restriction and/or conservation easement (see MM BIO-15 below). As part of the restoration effort, all non-native invasive species, such as tamarisk, arundo, and pampas grass, will be removed prior to any seeding or planting of native species.	Prior to commencement of grading. Prior to seeding or planting of native species.	Qualified Biologist/Construction Contractor	City of Banning If species determined to be present WRCRCA, CDFW/USFWS	

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<p>MM BIO-10 Prior to issuance of construction permits, a conservation easement will be applied to upland conservation areas adjacent to drainages. During construction and operation, light pollution into the conservation areas will be reduced by shielding light sources and aiming them only into active construction areas during construction, and focused on parking, and commercial areas during operation where lighting is needed. If unforeseen circumstances were to arise that required hazard reduction within an area considered environmentally sensitive or a part of the MSHCP Conservation Area, such as lands proposed for conservation on the Development Site, it would require approval from the appropriate agencies prior to any vegetation management activities. These could include, but are not limited to, the Western Riverside County Regional Conservation Authority (WRCRCA), California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), United States Fish and Wildlife Service (USFWS), and the United States Army Corps of Engineers (USACE).</p>	<p>Prior to the issuance of construction permits.</p>	<p>Project Developer/Construction Contractor</p>	<p>City of Banning WRCRCA/CDFW/RWQCB/USFWS/USACE, to extent of jurisdiction if unforeseen circumstances arise that require hazard reduction in specified areas</p>	
<p>MM BIO-11 Upland conservation areas, adjacent to the existing drainages, within the Development Project will be avoided during construction and operation. Light sources during construction and operation will be angled and shielded to avoid light pollution into drainages and adjacent upland conservation areas.</p>	<p>During construction and operation.</p>	<p>Construction Contractor</p>	<p>City of Banning</p>	
<p>MM BIO-12 During construction, upland conservation areas will be fenced to prevent personnel and construction equipment from entering the conservation areas. Standard construction fencing will be sufficient to prevent personnel and equipment from entering the conservation areas.</p>	<p>During construction.</p>	<p>Construction Contractor</p>	<p>City of Banning</p>	
<p>MM BIO-13 Mitigation for impacts to Riparian/Riverine areas covered under the MSHCP would be achieved by conserving all remaining riparian/riverine lands on the Project Site (7.92 of 8.99-acres) as well as a surrounding buffer of approximately 32.58-acres. These areas will be preserved in perpetuity through the use of a deed restriction and/or conservation easement as further described in MM BIO-15. To mitigate for Project impacts to 1.07-acre of riparian/riverine, a minimum of 3.21-acres of Project Site riparian habitat will be enhanced and restored (a 3:1 ratio for permanent impacts), with riparian habitat spread throughout all three features within the Project Site, for compliance with the requirements of the MSHCP. Non-native invasive species will be removed (enhancement) and native riparian species will be planted (restored) which will increase the function and value of the currently disturbed drainage features following mitigation. In the event that land on the Project Site cannot be conserved, then the applicant shall either (1) contribute land at a 3:1 ratio containing similar habitat and jurisdictional areas to the Reserve Assembly; or (2) make a fee payment to a mitigation bank of pursuant to an in-lieu fee program at a 3:1 mitigation ratio.</p>	<p>During operation.</p>	<p>Qualified Biologist/Project Developer</p>	<p>City of Banning/WRCRCA</p>	
<p>MM BIO-14 If habitat mitigation on the Project Site or at land contributed by the applicant is the selected means of mitigation, then as part of the restoration effort, a Habitat Restoration and Monitoring Plan (HRMP) will be prepared by a qualified restoration consultant and will be reviewed and approved by the City prior to commencement of construction activities on the Project Site. The exact location of the proposed riparian restoration areas (whether on-site or off-site) will be provided to the City for review and approval. If off-site mitigation areas are selected, the applicant shall have control of the mitigation area prior to commencement of construction. However the off-site mitigation option is not anticipated at this time. The HRMP shall provide a plan for removal of non-native invasive species (enhancement) and planting of native riparian species (restoration) which will increase the function and value of the currently disturbed drainage features following mitigation and will be designed to assure that installation of the proposed mitigation will result in an outcome that would be biologically equivalent or superior to an avoidance measure. The HRMP will include species information, success criteria and mapped location(s) for the proposed on-site riparian/riverine mitigation, and a habitat viability analysis for the proposed new areas of riparian vegetation and will also include:</p> <ul style="list-style-type: none"> • Removal of non-native invasive species, such as tamarisk (<i>Tamarix aphylla</i>), giant reed (<i>Arundo donax</i>), and castor bean (<i>Ricinus communis</i>); • Removal of trash and debris associated with human disturbance will be removed. • Planting of boxed riparian trees, container plantings, and hand broadcasting, with Riparian/Riverine species to be planted to match the existing riparian/riverine trees and include plant species such as Fremont cottonwood (<i>Populus fremontii</i>), Goodding's black willow, arroyo willow (<i>Salix lasiolepis</i>), and/or mule fat and, along the upland benches, planting of more upland species such as scale broom (<i>Lepidospartum squamatum</i>), California buckwheat (<i>Eriogonum fasciculatum</i>), California sagebrush (<i>Artemisia californica</i>), brittlebush (<i>Encelia californica</i>), pinebush (<i>Ericameria pinifolia</i>), and deerweed (<i>Lotus scoparius</i>). 	<p>Prior to commencement of construction.</p>	<p>Qualified Biologist/Construction Contractor</p>	<p>City of Banning</p>	



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<ul style="list-style-type: none"> Planting of plants with mycorrhizal fungi and root hormone to increase survivability. Following the installation of the plant material, mulch will be used at boxed trees and container plants for additional moisture and protection. Maintenance and monitoring for 5-years following the installation, to include: <ul style="list-style-type: none"> Irrigation for the first three years, if feasible. If instigated, removal of irrigation after year three to allow the plants to acclimate to existing climatic conditions during the last two years of monitoring, to ensure that the vegetation has long-term survivability. Monitoring by a qualified biologist quarterly for the first year, then annually for years two through five. A qualitative assessment will be completed by the qualified biologist and reported to the Wildlife Agencies and will include Project Site specific photo locations and an aerial photograph (with drone) documenting vegetation progress. To determine if the restoration has been successful, minimum success criteria at the end of five years will be specified in the HRMP. If the minimum success criteria is not achieved, then the applicant shall be responsible for taking the appropriate corrective measures, as determined by a qualified restoration ecologist. Correction actions will continue until the success criteria have been met. A Weed Management Plan prepared by a qualified biologist and approved by CDFW will be prepared prior to commencing of grading on the Project Site setting forth best management practices (BMPs) to reduce the amount of non-native weedy species introduced into the Project during construction activities. The plan will focus on specific BMPs that will be used to reduce the risk of spreading non-native invasive seeds within the Project during construction, to include, but not limited to annual monitoring of sprouting vegetation in early spring, removing non-native invasive species, and utilizing water-wise native landscaping in the surrounding development areas. The purpose of the Weed Management Plan is to substantially reduce the potential for weeds to grow on-site and then monitor the Project Site and implement BMP so that weeds that do occur on-site can be removed before they go to seed. 	Prior to commencement of grading.	CDFW		
<p>MM BIO-15 A third-party governmental or non-profit conservation organization approved by the CDFW will be chosen to monitor and maintain all portions of the Development Site within the designated conservation area, as outlined in a conservation easement covering the drainage features and adjacent upland buffer zones adjacent to drainages. The conservation easement should be in place prior to or immediately following regulatory agency permits being issued. Additionally, any additional off-site land acquired for project mitigation, if any, will be incorporated into the managed land, with approval from relevant agencies such as the Western Riverside County Regional Conservation Authority, California Department of Fish and Wildlife, Regional Water Quality Control Board, and United States Fish and Wildlife Service. Although a designated organization has not been chosen, one will be selected and approved by the City before the Development Project's implementation.</p>	Prior to or immediately following the issuance of regulatory permits.	Project Developer	City of Banning/CDFW WRCRCA/CDFW/USFWS/RWQCB if off-site land is acquired	
<p>MM BIO-16 Sediment Transport and Scour Analysis: The Project proposes to construct concrete-lined box culverts at two drainage crossings on the Project Site. To avoid significant changes to downstream sediment transport and deposition, floodplain modification, and potential streambed aggradation or incision above and below each of the proposed stream crossings consistent with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), the applicant shall prepare and submit a sediment transport and scour analysis to the City and Western Riverside County Regional Conservation Authority for review and approval prior to construction of any drainage crossing on the Project Site. The sediment transport and scour analysis shall identify and compare pre- and post-crossing development of sediment transport and deposition, floodplain modification, and potential streambed aggradation and incision above or below each proposed drainage crossing to confirm that the Project would not have significant impacts on the CVMSHCP conservation sediment transport system strategy. It is anticipated based on the results of the sediment deposition analysis performed by Albert A. Webb and Associates for the City of Banning's Sun Lakes Boulevard Extension Project, which adjoins the Project Site and crosses the same drainages that the concrete-lined box culvert in the referenced drainages, would have nearly no sediment deposition. However, if the results of the Project specific sediment transport and scour analysis determine that the proposed concrete-lined box culvert option would have a significant impact on the sedimentation transport system, the applicant shall either mitigate the impacts of the design to have a less than significant impact or will consider other methods of on-site drainage crossing.</p>	Prior to construction of drainage crossings.	Project Developer	City of Banning/WRCRCA	

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Final EIR Mitigation Measures (MM) and Regularly Compliance Measures (RCM)	Timing	Responsible Party	Monitoring Agency	Date Completed and Initials
MSJC Site MM BIO-1: Prior to issuance of grading permits for any development on the MSJC Site, the applicant of said development shall complete a habitat assessment for the Project, and provide evidence to the City of the same for review and approval. The habitat assessment shall provide a project-level review of current MSJC Site conditions, review of appropriate literature (including applicable MSHCP survey requirements), and a comprehensive pedestrian survey of the Project area. The Habitat Assessment shall identify any required focused survey(s), the timing of such surveys, and other recommendations required to prevent adverse impact to protected biological resources.	Prior to the issuance of grading permits.	MSJC Site Project Developer and Construction Contractor	City of Banning/ WRCRCA/CDFW/RWQCB/USFWS/ USACE	
MSJC Site MM BIO-2: Pursuant to results of the Habitat Assessment required in MSJC Site MM BIO-1 and other applicable MSHCP requirements, prior to the issuance of grading permits for any development on the MSJC Site, the applicant of said development shall conduct and complete focused biological resource survey(s) and provide evidence to the City of the same for review and approval. These surveys shall include, but may not be limited to the following: <ul style="list-style-type: none"> Burrowing Owl survey Narrow Endemic Plant Survey Small Mammal Trapping Survey Fairy-Shrimp (wet and dry season) Jurisdictional Delineation MSHCP Consistency Analysis Determination of Biological Equivalent or Superior Preservation Report Based on the foregoing, avoidance, mitigation, and/or compliance measures 	Prior to the issuance of grading permits.	MSJC Site Project Developer and Construction Contractor	City of Banning/ WRCRCA/CDFW/RWQCB/USFWS/ USACE	
MSJC Site MM BIO-3: Prior to the issuance of grading permits for any development on the MSJC Site, the applicant of said development shall provide evidence to the City, that the avoidance, mitigation and/or compliance measure identified in the focused biological resource survey(s) report(s) required under MSJC Site MM BIO-2 have been incorporated into project design and/or satisfied pursuant to review of the Regional Conservation Authority.	Prior to the issuance of grading permits.	MSJC Site Project Developer and Construction Contractor	City of Banning/WRCRCA	
MSJC Site MM BIO-4: The project applicant for development of the MSJC Site shall obtain required permits from the US Army Corps of Engineers, California Department of Fish and Wildlife, and/or the Regional Water Quality Control Board, incorporate permitting requirements related to any on-site jurisdictional feature, water, or waterway into project design and/or completed to the satisfaction (as applicable) of each agency, and provide evidence to the City of compliance with applicable permits and mitigation requirements prior to the issuance of grading permits for any development on the MSJC Site.	Prior to the issuance of grading permits.	MSJC Site Project Developer and Construction Contractor	City of Banning/USACE/ CDFW/RWQCB	
MSJC Site MM BIO-5: Prior to the issuance of grading permits for any development on the MSJC Site, the applicant for said development shall provide evidence to the City that on-site drainages have been avoided and/or impacts to drainage features have been minimized to the extent feasible. Impacts to any jurisdictional resource shall be mitigated pursuant to MSJC Site MM BIO-4. Furthermore, the applicant shall further provide evidence to the City that appropriate buffer area(s) (as defined by the City) have been established to appropriately separate on-site drainage features from any subsequent development that may occur on-site.	Prior to the issuance of grading permits.	MSJC Site Project Developer and Construction Contractor	City of Banning WRCRCA/CDFW/RWQCB/USACE	
4.5 Cultural Resources				
MM CUL-1: The applicant shall retain a qualified professional archaeological monitor who meets U.S. Secretary of the Interior (SOI) Standards. The monitor shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The monitor will conduct an Archaeological Sensitivity Training "Sensitivity Workshop," in conjunction with the Consulting Tribe(s)'s Tribal Historic Preservation Officer (THPO). The training session will focus on the archaeological and tribal cultural resources that may be encountered during earthmoving activities and the procedures to be followed in such an event.	During construction and ground disturbing activities.	Project Developer/Construction Contractor/Qualified Archaeologist	City of Banning	
MM CUL-2: The qualified archaeologist shall develop an Archaeological Monitoring and Treatment Plan to address the details, timing, and responsibility of all archaeological and cultural resource activities that occur on the Project site, in coordination with the Consulting Tribe(s).	Prior to ground disturbing activities.	Project Developer/Qualified Archaeologist	City of Banning	



Table A: Mitigation and Monitoring Reporting Program

Final EIR Mitigation Measures (MM) and Regularly Compliance Measures (RCM)	Timing	Responsible Party	Monitoring Agency	Date Completed and Initials
MM CUL-3: Prior to the issuance of grading permits, the applicant shall enter into a Native American monitoring agreement with one of the Consulting Tribes for the Development Project. The Native American Monitor shall be on site during all initial ground-disturbing activities, including clearing, grubbing, vegetation removal, grading, and trenching, within native soils. The Native American Monitor shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities in accordance with MM CUL-5 to allow identification, evaluation, and potential recovery of cultural resources. The applicant shall meet and confer with the Tribe on the consideration of a "Sensitivity Workshop" training on possible things that could come up in case a Native American Monitor is not on site to monitor at certain times.	Prior to the issuance of grading permits.	Construction Contractor/Qualified Archaeologist	City of Banning	
MM CUL-4: In the event of discovery of human remains during grading or other ground disturbance, work in the immediate vicinity (within a 100-foot buffer of the discovery) shall cease and the applicant shall comply with State Health and Safety Code § 7050.5 and Public Resources Code (PRC) § 5097.98. In the event human remains are found and identified as Native American, the applicant shall also notify the City Planning Department so that the City can ensure PRC § 5097.98 is followed.	During ground disturbing activities.	Construction Contractor/Qualified Archaeologist	City of Banning	
MM CUL-5: In the event that archaeological or tribal cultural resources are unearthed during ground-disturbing activities, ground-disturbing activities shall stop (within a 100-foot buffer of the discovery) or shall be diverted away from the vicinity of the find, so that the find can be evaluated by the qualified archaeologist. A treatment plan shall be developed by a qualified archaeologist (meeting SOI standards) in consultation with the Tribe and the City Planning Department to include relinquishment of all artifacts through one of the following methods: <ul style="list-style-type: none"> A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This reburial area should be away from any future impacts. Reburial shall not occur until all cataloguing, analysis, and any necessary special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be documented in a final report. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be provided in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. 	During ground disturbing activities.	Construction Contractor/Qualified Archaeologist	City of Banning	
MM CUL-6: Any and all cultural documents created as a part of the Development Project (Archaeological Monitoring and Treatment Plans, isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to the Consulting Tribe.	Prior to and during ground disturbing activities.	Construction Contractor/Qualified Archaeologist	City of Banning	
MSJC Site MM CUL-1: The applicant shall prepare and submit a Phase 1 Cultural Resources Assessment to the City for review and approval before issuance of grading permits for any development on the MSJC Site. The Cultural Resources Assessment shall be prepared in accordance with applicable requirements of the California Environmental Quality Act (CEQA) by a Secretary of the Interior (SOI) qualified professional and shall include, but not be limited to, (1) an updated archaeological records search, (2) an intensive pedestrian survey, (3) an evaluation of significance of any cultural resources identified, and (4) the preparation of a Phase I report of the findings with recommendation and potential mitigation. The City has identified standard mitigation measures to address potential impacts to archaeological/historic resources that may be identified during a site-specific Cultural Resources Assessment. Depending on the outcome of the site-specific Cultural Resources Assessment and as required by the City, some or all of mitigation measures MM CUL-1 through CUL-6 identified in Section 4.5.6.1 of this EIR shall be appropriately applied to any future development of the MSJC Site.	Prior to the issuance of grading permits.	MSJC Site Project Developer and Construction Contractor/Qualified Archaeologist	City of Banning	
4.6 Energy				
RCM ENG-1: Construction. Compliance with Title 13-Section 2449 of the California Code of Regulations and the California Green Building Standards: Prior to issuance of grading and building permits, the City of Banning shall verify that the Project Applicant and his/her contractor(s) submit plans to the City indicating incorporation of Best Available Control Measures during construction of the Project. Best Available Control Measures include, but are not limited to, requirements that the Project Applicant ensure off-road vehicles (i.e., self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on road) limit vehicle idling to 5 minutes or less; and register and label vehicles in accordance with the California Air Resources Board (CARB) Diesel Off-Road Online Reporting System; restrict the inclusion of older vehicles into fleets; and retire, replace, or repower older engines or install Verified Diesel Emission Control Strategies	Prior to the issuance of grading and building permits. During construction.	Project Developer Construction Contractor	City of Banning	

Table A: Mitigation and Monitoring Reporting Program

Final EIR Mitigation Measures (MM) and Regularly Compliance Measures (RCM)	Timing	Responsible Party	Monitoring Agency	Date Completed and Initials
<p>(i.e., exhaust retrofits). Additionally, the construction contractor must recycle/reuse at least 65 percent of the construction material. This condition shall be implemented to the satisfaction of the City of Banning Development Services Director or designee, and/or Building Official, or designee.</p> <p>Operations. Compliance with the federal Corporate Average Fuel Economy and Energy Independence and Security Act regulations: All vehicles operating in the Development Project will comply with these regulations as enforced by standard vehicle registration processes. Compliance with the Energy Policy Act, Senate Bill 1389, Energy: Planning and Forecasting, Title 24, California Building Code, and the California Green Building Standards Code: The City of Banning shall verify that the Project Applicant and all contractor(s) submit plans to the City indicating incorporation of energy-efficient measures in compliance with these acts.</p>	During operation.	Owners/Tenants		
4.7 Geology and Soils				
<p>RCM GEO-1: Construction Code Compliance. All structures shall be designed in accordance with the seismic parameters presented in the Geologic and Geotechnical Review prepared for this Development Project and applicable sections of the most current California Building Code (CBC) and other applicable Codes (per Chapter 15.08 of the Banning Municipal Code). Prior to the issuance of building permits for planned structures, the Soils Engineer and the City of Banning Chief Building Official, or designee, shall review building plans to verify that the structural design conforms to the requirements of the Geologic and Geotechnical Review and the applicable provisions of the aforementioned codes.</p>	Prior to the issuance of building permits for planned structures.	Construction Contractor/ Geotechnical Consultant	City of Banning	
<p>RCM GEO-2: Prior to the issuance of grading and/or building permits, the Applicant shall provide evidence to the City for review and approval that proposed structures, features, facilities, and earthworks to be constructed on the Development Site have been designed to conform to applicable provisions of the California Building Code and other applicable Codes (per BMC Chapter 15.08) in effect at the time of development application as well as the design recommendations detailed in the final geologic and geotechnical review.</p> <p>Additionally, the Applicant shall provide evidence to the City that the recommendations cited in a project-specific final geologic and geotechnical review are incorporated into project plans and/or implemented as deemed appropriate by the City. The final geologic and geotechnical review recommendations may include, but are not limited to, removal of existing vegetation, utilities, and any other surface and subsurface improvements that would not remain in place for use with the structures constructed on the Development Site. Remedial earthwork, over-excavation, and ground improvement shall occur to depths specified in the final geologic and geotechnical review to provide a sufficient layer of engineered fill or densified soil beneath structural footings/foundations, as well as proper surface drainage devices and erosion control. Retaining wall parameters shall be in accordance with the Final Geotechnical Assessment to protect against lateral spreading and on-site landslides. Construction of concrete structures in contact with subgrade soils determined to be corrosive shall include measures to protect concrete, steel, and other metals. Verification testing must be performed upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified. The structural engineer must determine the ultimate thickness and reinforcement of the building floor slabs based on the imposed slab loading. The recommendations of the Final Geotechnical Assessment shall be implemented to the satisfaction of the City's Building and Safety Director or designee.</p>	Prior to the issuance of grading and/or building permits.	Qualified Geotechnical Consultant/ Construction Contractor.	City of Banning, Building and Safety Director	
<p>RCM WQ-1: Prior to commencement of construction activities, the Applicant shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), NPDES No. CAS000002, Order No. 2009-0009-DWQ, as amended by Order No. 2010-0014-DWQ and Order No. 2012-0006-DWQ, or any other subsequent permit. This shall include submission of Permit Registration Documents (PRDs), including permit application fees, a Notice of Intent (NOI), a risk assessment, a site plan, a Storm Water Pollution Prevention Plan (SWPPP), a signed certification statement, and any other compliance-related documents required by the permit, to the State Water Resources Control Board via the Stormwater Multiple Application and Report Tracking System (SMARTS). Construction activities shall not commence until a Waste Discharge Identification Number (WDID) is obtained for the Development Project from the SMARTS and provided to the Director of the City of Banning Public Works Department, or designee, to demonstrate that coverage under the Construction General Permit has been obtained. Development Project construction shall comply with all applicable requirements specified in the Construction General Permit, including but not limited to, preparation of an SWPPP and implementation of construction site Best Management Practices (BMPs) to address all construction-related activities, equipment, and materials that have the potential to impact water quality for the appropriate risk level identified for the Development Project. The SWPPP shall identify the sources of pollutants that may affect the quality of storm water and shall include BMPs (e.g., Sediment Control, Erosion Control, and Good Housekeeping BMPs) to</p>	Prior to the commencement of construction activities.	Construction Contractor	City of Banning/SWRCB	



Table A: Mitigation and Monitoring Reporting Program

Final EIR Mitigation Measures (MM) and Regularly Compliance Measures (RCM)	Timing	Responsible Party	Monitoring Agency	Date Completed and Initials
control the pollutants in storm water runoff. Upon completion of construction activities and stabilization of the Development Site, a Notice of Termination shall be submitted via SMARTS.				
RCM WQ-2: In compliance with City of Banning Ordinance No. 1388 Grading, Erosion, and Sediment Control, the Development Project Applicant shall submit a grading plan and erosion control plan to the Director of the City of Banning Public Works Department, or designee, for review and approval prior to issuance of a grading permit for each individual development that would occur within the Specific Plan area. The Applicant shall also submit erosion and sediment control plans annually to the Director of the City of Banning Public Works Department, or designee, for review and approval.	Prior to the issuance of grading permits and annually during construction.	Project Developer	City of Banning Director of Public Works or designee	
RCM WQ-3: Prior to issuance of a grading permit, the Applicant shall submit a Final Water Quality Management Plan (WQMP) to the Director of the City of Banning Public Works Department or designee for review and approval. The Final WQMP shall specify: 1) the BMPs to be incorporated into the Development Project design to target pollutants of concern in runoff from the Development Site and from each proposed land use; 2) the target pollutant(s) to be captured from each building/land use and treated by each BMP; 3) the metric for ensuring the BMP is addressing the target pollutant(s) of concern; 4) the necessary operation and maintenance activity for each BMP; and 5) the specific action to be taken if it is determined that the BMP is not meeting its intended goal(s). The Final WQMP shall also incorporate the results of the Final Hydrology and Hydraulic Analyses to demonstrate that the detention facilities meet the hydromodification requirements of the Whitewater River Watershed MS4 Permit. The Director of the City of Banning Public Works Department, or designee, shall ensure that the BMPs specified in the Final WQMP are incorporated into the final Development Project design.	Prior to the issuance of grading permits.	Project Developer	City of Banning Director of Public Works or designee	
MM GEO-1: Paleontological Resources Monitoring. All mass grading, excavation, drilling, and trenching activities within the old alluvial fan deposits ("Qof"), which underlie the majority of the Development Site, starting at the surface shall be monitored full-time by a qualified paleontological monitor for paleontological resources. Prior to initiation of any grading, drilling, and/or excavation activities, a pre-construction meeting shall be held and attended by the paleontologist of record, the grading contractor and subcontractors, the Development Site applicant, and a representative of the lead agency. The nature of potential paleontological resources shall be discussed, as well as the protocol that is to be implemented following discovery of any fossiliferous materials. For earthmoving within young alluvial fan deposits ("Qyf") and young alluvial valley deposits ("Qya") mapped at the Development Site, periodic "spot check" monitoring shall be conducted, consisting of approximately one to three scheduled site visits per week by a qualified paleontological monitor during construction ground disturbance. If fossils are discovered, full-time monitoring for paleontological resources shall be warranted. In the field, the primary monitor or the monitors under the direction and supervision of the site-specific paleontologist shall be the responsible persons on site with the assigned authority and responsibility to control all grading operations that might adversely affect any salvage efforts. All paleontological monitors shall immediately notify all concerned parties (client and lead agency [i.e., the City of Banning]) at the time of any discovery. The City of Banning shall ensure that the recommendations from the qualified, professional paleontologist shall be followed by the Applicant/Developer.	Prior to initiation of grading, drilling, and/or excavation activities. During construction.	Qualified Paleontologist/Project Developer Qualified Paleontologist/Construction Contractor	City of Banning Public Works	
MSJC Site RCM GEO-1: The applicant for development on the MSJC Site shall prepare and complete a project-specific geotechnical investigation, and submit it to the City for review and approval prior to issuance of grading permits for any development on the MSJC Site. The project-specific geotechnical evaluation shall be prepared by a licensed geotechnical engineer and shall identify and address on-site geotechnical conditions and the appropriate design, grading, and construction parameters required per applicable sections of the most current California Building Code. The applicant for development on the MSJC Site shall provide evidence to the City Engineer that the site-specific geotechnical conditions and recommendations identified in the geotechnical evaluation are appropriately incorporated into the grading plans, design and construction documents for any on-site landform modification, structure, feature, or facility, and that the building plans and structural design conform to the requirements of the geotechnical evaluation and the City Municipal Code	Prior to the issuance of grading permits.	MSJC Site Project Developer and Construction Contractor	City of Banning	
MSJC Site MM GEO-1: The applicant for development on the MSJC Site shall complete a Paleontological Resources Assessment and provide it to the City for review and approval prior to issuance of grading permits for any development on the MSJC Site.	Prior to the issuance of grading permits.	Qualified Paleontologist/MSJC Site Project Developer	City of Banning	

Table A: Mitigation and Monitoring Reporting Program

Final EIR Mitigation Measures (MM) and Regularly Compliance Measures (RCM)	Timing	Responsible Party	Monitoring Agency	Date Completed and Initials
MSJC Site MM GEO-2: Prior to the issuance of grading permits for any development on the MSJC Site, the applicant of said development shall provide evidence to the City for review and approval that the mitigation and/or compliance measures identified in the site-specific Paleontological Resources Assessment have been fully implemented and/or incorporated into the project design.	Prior to the issuance of grading permits.	MSJC Site Project Developer and Construction Contractor	City of Banning	
4.8 Greenhouse Gas				
MM GHG-1: Provide separate recycling bins within each commercial/industrial building and provide large external recycling collection bins at central locations in the commercial and industrial land uses for collection truck pickup. Provide a commercial recycling/composting program that provides 70 percent diversion of waste for the commercial land uses. Provide an industrial recycling program that provides 80 percent diversion of waste for the industrial land uses.	During operations.	Construction Contractor	City of Banning	
MM GHG-2: Provide drought tolerant low-water landscaping and trees throughout the Project site and use recycled (purple pipe) irrigation water with drip irrigation and weather based smart irrigation controllers.	During operations.	Construction Contractor	City of Banning	
MM GHG-3: Prior to the issuance of building permits, the Project Applicant or successor in interest shall provide documentation to the City of Banning demonstrating that the Project is designed to achieve energy efficient buildings exceeding Title 24 standards with the following design criteria: <ul style="list-style-type: none"> Building envelopes insulation of conditioned space within all commercial and industrial buildings shall be R15 or greater for walls and R30 or greater for attics/roofs. Windows of commercial and industrial buildings shall have an insulation factor of 0.28 or less U-factor and 0.22 or less SHGC. All roofing material for commercial buildings shall be CRRC Rated 0.15 aged solar reflectance or greater and 0.75 thermal emittance. All heating/cooling ducting within the commercial and industrial buildings shall be insulated with R6 or greater insulation. All heating and cooling equipment shall be ERR 14/78 percent AFUE, or 7.7 HSPF levels of efficiency or greater. All water heaters in the commercial and industrial buildings shall be high efficiency electric water heaters with a minimum 0.72 Energy Factor or greater. Lighting within the commercial and industrial buildings shall be high efficiency LED lighting with a minimum of 40 lumens/watt for 15 watt or less fixtures, 50 lumens/watt for 15–40-watt fixtures, and 60 lumens/watt for fixtures greater than 40 watts. 	Prior to the issuance of building permits.	Construction Contractor	City of Banning	
MM GHG-4: All appliances within the commercial and industrial land uses shall be energy star rated appliances	During construction and operations.	Construction Contractor/Owners/Tenants	City of Banning	
MM GHG-5: All water fixtures shall be water efficient (toilets/urinals [1.5 GPM or less], showerheads [2.0 GPM or less], and faucets [1.28 GPM or less]).	During construction and operations.	Construction Contractor/Owners/Tenants	City of Banning	
MM GHG-6: All landscape equipment used to maintain the landscaping within the Development Project shall be electric.	During construction and operations.	Construction Contractor/Owners/Tenants	City of Banning	
MM GHG-7: Prior to issuance of building permits, the Project shall provide documentation to the City as part of the plan check process, demonstrating that the Project will implement the measures specified in Table 4.8.K which were obtained from the Riverside County Greenhouse Gas Emissions Screening Tables. The Project may also achieve equivalent emission reductions from other measures approved by the City. Implementing these mitigation measures shall be verified by the City prior to the issuance of final Certificate of Occupancy.	Prior to the issuance of building permits.	Project Developer	City of Banning	
Refer to MM AIR-2, above.				
4.9 Hazards and Hazardous Materials				
COA WQ-1: City of Banning Community Development Department Condition of Approval. Prior to the Issuance of the first BESS-related building permit, the Applicant shall develop a reclamation plan, which shall be approved by the City's Community Development Department to be implemented upon the removal of the BESS facilities (the "approved Reclamation Plan"). The approved Reclamation Plan shall include, but not be limited to, the following: <ul style="list-style-type: none"> Identification of improvements to be removed and discarded at the closure of the BESS. 	Prior to the issuance of BESS permits.	Project Developer	City of Banning, Community Development Department	



Table A: Mitigation and Monitoring Reporting Program

Final EIR Mitigation Measures (MM) and Regularly Compliance Measures (RCM)	Timing	Responsible Party	Monitoring Agency	Date Completed and Initials
<ul style="list-style-type: none"> • Identification of improvements and materials to be recycled at the closure of the BESS. • Identification of final disposal landfill that will accept materials. • Remediation of any reported releases of hazardous substances that occur during BESS • Requirement that upon completion of the BESS operations the following shall be carried out by the Applicant (including its successors and assigns): (a) all mobile equipment associated with BESS activities, any conduits and wiring not used as part of the BESS activities, and stationary structures and foundations and hazardous materials shall be removed, (b) the City shall be provided with a report, prepared by a licensed engineer, architect, or contractor, that all permanent foundations(including footings) have been removed and properly discarded; and (c) a closure permit for all above ground hazardous materials storage facilities associated with the BESS, if any, shall be obtained by the Applicant. 				
<p>RCM HAZ-1: Hazardous Materials Business Plan. Prior to commencement of construction activities, the Applicant/Developer shall submit a Hazardous Materials Business Plan (HMBP) to the Riverside County Department of Environmental Health (DEH) and the Riverside County Fire Department. The California Environmental Protection Agency has designated the Riverside County Department of Environmental Health as the Certified Unified Program Agency (CUPA). The HMBP shall at minimum include an inventory of hazardous materials used and stored on site, a site map, an emergency plan, and a training program for employees.</p>	Prior to the commencement of construction activities.	Project Developer	City of Banning	
<p>RCM FIRE-1: The proposed Development Project shall adhere to the Site-specific Fire Protection Plan and Fuel Modification Plan and implement the specific measures in both documents. The following measures (not limited to) shall be implemented to reduce impacts associated with wildfires:</p> <ul style="list-style-type: none"> • Project buildings shall be constructed of ignition-resistant construction materials and include automatic fire sprinkler systems based on the latest adopted Building and Fire Codes for occupancy types. • Fuel modification shall be provided around the perimeter of the structures on site, and will typically be 100 feet wide, though there are a few areas that are less as detailed herein. In areas where 100 feet of fuel modification cannot be achieved, exterior building construction will be further enhanced to provide a 1-hour to 2-hour rated exterior wall with no openings, or with fire rated and protected door openings, based on requirements and approval of the Riverside County Fire Department, and/or a non-combustible wall at the top of slope may be incorporated as a fire protection feature. In addition, an extended fuel modification width will be provided around many structures due to the hardscape landscape design. Ongoing maintenance shall be managed by owners, the property management company, or another approved entity, at least annually or as needed. • Landscape plantings shall not utilize prohibited plants that have been found to be highly flammable. • Fire apparatus access roads (i.e., public and private streets) shall be provided throughout the development and shall vary in width and configuration but shall all provide at least the minimum required unobstructed travel lanes, lengths, turnouts, turnarounds, and clearances required by applicable codes. Primary access and internal circulation shall comply with the requirements of the Riverside County Fire Department (RCFD). • Buildings shall be equipped with automatic commercial fire sprinkler systems meeting RCFD requirements. • Water capacity and delivery for a reliable water source shall be provided for operations and during emergencies requiring extended fire flow. • The property owners or property management company shall provide business owners informational brochures at time of occupancy, which shall include an outreach and educational role to ensure fire safety measures detailed in the FPP have been implemented, and prepare development-wide "Ready, Set, Go!" plans. The Development Project has also developed a fire evacuation plan for timely and safe evacuation of employees and patrons in the event of a fire. This plan would be provided to the business owners at the time of occupancy. 	<p>Prior to the issuance of building permits.</p> <p>During operations.</p>	<p>Project Developer/Construction Contractor</p> <p>Property Manager/Owners/Tenants</p>	City of Banning	
<p>MSJC Site MM HAZ-1: Prior to the issuance of grading permits for any development on the MSJC Site, the applicant of said development shall prepare and submit to the City for review and approval a project-specific Phase 1 Environmental Site Assessment.</p>	Prior to the issuance of grading permits.	MSJC Site Project Developer	City of Banning	

Table A: Mitigation and Monitoring Reporting Program

Final EIR Mitigation Measures (MM) and Regularly Compliance Measures (RCM)	Timing	Responsible Party	Monitoring Agency	Date Completed and Initials
MSJC Site MM HAZ-2: Prior to the issuance of grading permits for any development on the MSJC Site, the applicant of said development shall submit to the City for review and approval any mitigation and/or compliance measures identified in the project-specific Phase I Environmental Site Assessment, provide evidence that said measures have been fully satisfied, implemented and/or incorporated into the project design.	Prior to the issuance of grading permits.	MSJC Site Project Developer	City of Banning	
MSJC Site MM HAZ-3: Prior to project approval of development on the MSJC Site, the applicant of said development shall prepare and submit to the City for review and approval a project-specific Fire Protection Plan. The Fire Protection Plan shall include mitigation and/or compliance measures, which will require approval by the City.	Prior to approval of development.	MSJC Site Project Developer	City of Banning	
Refer to RCM WQ-1 through RCM WQ-3, above.				
4.10 Hydrology and Water Quality				
RCM WQ-4: Prior to issuance of a grading permit, the Applicant shall submit a Final Hydrology and Hydraulic Analyses to the Director of the City of Banning Public Works Department, or designee, and the Riverside County Flood Control and Water Conservation District for review and approval. The Final Hydrology and Hydraulic Analyses shall be prepared consistent with the requirements of the <i>Riverside County Flood Control and Water Conservation District Hydrology Manual</i> and the <i>Riverside County Whitewater River Region Stormwater Quality Best Management Practice Design Handbook for Low Impact Development</i> , and Phase I MS4 Permit R7-2013-0011. The Director of the City of Banning Public Works Department, or designee, shall ensure that the drainage facilities specified in the Final Hydrology and Hydraulic Analyses are incorporated into the final Development Project design.	Prior to the issuance of grading permits.	Project Developer	City of Banning, City Engineer and Public Works Director, or designee/ Riverside County Flood Control and Water Conservation District	
MM HYD-1: Prior to the issuance of a grading permit(s) for roadway work in or adjacent to the proposed Lincoln Street creek crossings, the Applicant shall submit a sediment transport and scour analysis to the City and Western Riverside County Regional Conservation Authority for review and approval. As appropriate, the submittal may include equivalent detail on alternative proposals for the proposed creek crossings. The sediment transport and scour analysis shall identify pre-project conditions associated with channel morphology, hydrologic flow patterns, existing sedimentation and scouring, sediment size, and depth at each crossing. These same attributes will be analyzed based on post-project conditions to determine if there are any substantial changes to the existing conditions. The purpose of the sediment transport and scour analysis is to compare the functions and values of the drainage features in the pre- and post-project conditions and to ensure that following construction of the Lincoln Street crossings, the functions and values of the drainages with respect to downstream sedimentation are consistent with the long-term preservation of sand dune and sand sheet habitat within the Coachella Valley under the CVMSHCP. It is anticipated based on the results of the sediment deposition analysis performed by Albert A. Webb and Associates for the City of Banning's Sun Lakes Boulevard Extension Project, which adjoins the Project Site and crosses the same drainages that the concrete-lined box culvert in the referenced drainages, would have nearly no sediment deposition. However, if the results of the Project specific sediment transport and scour analysis determine that the proposed concrete-lined box culvert option would have a significant impact on the sedimentation transport system, the applicant shall either mitigate the impacts of the design to have a less than significant impact or will consider other methods of on-site drainage crossing.	Prior to the issuance of grading permits.	Project Developer	City of Banning/WRCRCA	
MM HYD -2: Prior to City approval of roadway improvement plans for Lincoln Street, including the proposed Lincoln Street crossings, the Applicant shall submit evidence to the City that the Lincoln Street crossings of Pershing and Smith Creeks have been designed to avoid impacts to or, if impacted, to maintain the development transport capacity identified in the approved sediment transport and scour analysis required under Mitigation Measure HYD-1 .	Prior to City approval of roadway improvement plans.	Project Developer	City of Banning	
MSJC Site RCM WQ-1: Prior to issuance of grading permits for any development pursuant to the MSJC Entitlements on the MSJC Site, the applicant of said development shall prepare and submit to the City for review and approval a site-specific Hydrology and Hydraulic Analyses. The Hydrology and Hydraulic Analyses shall be prepared consistent with the requirements of the <i>Riverside County Flood Control and Water Conservation District Hydrology Manual</i> and the <i>Riverside County Whitewater River Region Stormwater Quality Best Management Practice Design Handbook for Low Impact Development</i> , and Phase I MS4 Permit R7-2013-0011. The applicant of said development shall further provide evidence that the drainage facilities specified in (Final) Hydrology and Hydraulic Analyses, as approved by the City, are incorporated into the any final project design.	Prior to the issuance of grading permits.	MSJC Site Project Developer and Construction Contractor	City of Banning	
MSJC Site RCM WQ-2: Prior to issuance of a grading permits for any development pursuant to the MSJC Entitlements on the MSJC Site, the applicant shall prepare and submit to the City for review and approval, a site-specific Water Quality Management Plan (WQMP.) The WQMP shall specify (as applicable) 1) the BMPs to be incorporated into the any MSJC Site development design to target pollutants of concern in runoff from the proposed development; 2) the target pollutant(s) to be captured from each building/land use and treated by each BMP; 3) the metric	Prior to the issuance of grading permits.	MSJC Site Project Developer	City of Banning	



Table A: Mitigation and Monitoring Reporting Program

Final EIR Mitigation Measures (MM) and Regularly Compliance Measures (RCM)	Timing	Responsible Party	Monitoring Agency	Date Completed and Initials
<p>for ensuring the BMP is addressing the target pollutant(s) of concern; 4) the necessary operation and maintenance activity for each BMP; 5) the specific action to be taken if it is determined that the BMP is not meeting its intended goal(s), and 6) other issues or analyses required by the City.</p> <p>The applicant shall further provide evidence the features identified in the (Final) WQMP are fully incorporated, as approved by the City, into any MSJC Site development to meet the hydromodification requirements of the Whitewater River Watershed MS4 Permit.</p>				
<p>MSJC Site RCM WQ-3: Prior to issuance of grading permits for any development pursuant to the MSJC Entitlements on the MSJC Site, the applicant of said development shall prepare and submit to the City for review and approval a site-specific Hydrology and Hydraulic Analyses. The Hydrology and Hydraulic Analyses shall be prepared consistent with the requirements of the <i>Riverside County Flood Control and Water Conservation District Hydrology Manual</i> and the <i>Riverside County Whitewater River Region Stormwater Quality Best Management Practice Design Handbook for Low Impact Development</i>, and Phase I MS4 Permit R7-2013-0011. The applicant of said development shall further provide evidence that the drainage facilities specified in (Final) Hydrology and Hydraulic Analyses, as approved by the City, are incorporated into the any final project design.</p>	Prior to the issuance of grading permits.	MSJC Site Project Developer	City of Banning, City Engineer and Public Works Director, or designee/ Riverside County Flood Control and Water Conservation District	
Refer to RCM WQ-1-and RCM-WQ-3, above.			City of Banning	
4.11 Land Use and Planning				
There are no significant impacts related to land use and planning resources. No mitigation measures are required.				
4.12 Mineral Resources				
There are no significant impacts related to mineral resources. No mitigation measures are required.				
4.13 Noise and Vibration				
<p>MM NOI-1: The construction contractor shall limit construction activities to between the hours of 7:00 a.m. and 6:00 p.m.</p> <p>During grading, site work, paving and utility construction, the construction contractor shall install a minimum 10 ft high temporary construction barrier along the eastern construction boundary to shield residences along Sunset Avenue between Lincoln Street and Westward Avenue, along the southern construction boundary to shield residences along Bobcat Road, and along the eastern construction boundary to shield the school located at the southeast corner of Sunset Avenue and Westward Avenue when project construction activities are within 100 ft from the nearest residential structure to that activity. The temporary construction barrier may be any material that has a minimum Sound Transmission Class (STC) rating of 28. For off-site construction, including for construction of the roadway and utilities, on Sunset Boulevard, the City will determine whether the noise barrier can be constructed on City right of way without impacting roadway access and the construction contractor shall install such barrier on City-owned property provided that such roadway access can be maintained during construction.</p> <p>During all Development Site excavation and grading, the Development Project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.</p> <p>The construction contractor shall locate equipment staging in areas that will create the greatest feasible distance between construction-related noise sources and noise-sensitive receptors nearest the Development Site during all project construction.</p> <p>The construction contractor shall place all stationary construction equipment so that the emitted noise is directed away from the sensitive receptors nearest the Development Site.</p>	During construction.	Construction Contractor	City of Banning	
<p>PDF N-1: To address traffic noise impacts along Sunset Avenue, the alignment of Sunset Avenue is shifted to the west from its previously proposed location to provide additional distance from sensitive receptors east of Sunset Avenue. More specifically, the centerline of Sunset Avenue between Lincoln Street and Sun Lakes Boulevard/Westward Avenue would be adjusted 42 feet (ft) to the west from the existing centerline with implementation of the Development Project, which results in the new centerline being 72 ft from the nearest residential property line and 115 ft from the school at the MSJC Site.</p>				

Table A: Mitigation and Monitoring Reporting Program

Final EIR Mitigation Measures (MM) and Regularly Compliance Measures (RCM)	Timing	Responsible Party	Monitoring Agency	Date Completed and Initials
<p>PDF N-2: To address the potential for impacts to residences from on-site Development Project operations, on-site project operations are revised to require:</p> <ul style="list-style-type: none"> Cold storage equipment previously allowed on industrial building rooftops will be shielded or relocated to the ground floor; and Construction of 10 ft high “wing walls” on the south end of warehouse buildings 1 and 2, and 6 ft high walls that surround the automobile parking lots south of warehouse buildings 1 and 2 as depicted in the SoundPLAN printouts in Attachment A to the Supplemental Noise Analysis (Final EIR, Appendix I-2, Attachment A). 				
<p>MM-NOI-2: Prior to approval of roadway plans for Sunset Avenue, the City will confirm that the Development Project design plans for Sunset Avenue incorporate project design feature N-1 (PDF N-1) and shift the alignment of Sunset Avenue between Lincoln Street and Sun Lakes Boulevard Extension/Westward Avenue to the west from the existing centerline as required by PDF N-1 to reduce traffic noise at neighboring sensitive uses to a less than significant level. To reduce operational noise impacts to a less than significant level, prior to issuance of building permits, the City will confirm that the following building design plans are consistent with PDF N-2: (1) design plans for each building proposed to contain cold storage facilities shall either shield rooftop cold storage equipment or locate such equipment on the ground level and (2) design plans for buildings adjacent to Bobcat Road (in the location depicted for Buildings 1 and 2 in the Specific Plan), shall include wing walls and parking lot walls meeting the requirements of PDF N-2.</p>	<p>Prior to approval of roadway plans for Sunset Avenue.</p> <p>Prior to issuance of building permits.</p>	<p>Project Developer</p> <p>Project Developer</p>	<p>City of Banning</p>	
<p>MSJC Site MM NOI-1: As part of the project application, the applicant of future development on the MSJC Site shall prepare and submit to the City for review and approval a project-specific noise impact assessment evaluating noise impacts associated with construction and operation of the project residential uses. The noise and vibration impact assessment shall identify mitigation measures to reduce noise impacts. Prior to the issuance of building permits, the applicant of future development shall provide evidence to the City, that the measures, features, and/or design recommendations detailed in any such assessment are incorporated into any future development on the MSJC Site.</p>	<p>Prior to the issuance of building permits.</p>	<p>MSJC Site Project Developer and Construction Contractor</p>	<p>City of Banning</p>	
4.14 Population and Housing				
There are no significant impacts related to population and housing. No mitigation is required.				
4.15 Public Services				
<p>RCM PS-1: The Applicant shall pay all applicable Fire Protection Facilities Development Impact Fees for commercial and industrial development when due pursuant to the City Municipal Code.</p>	<p>When due pursuant to City Municipal Code.</p>	<p>Project Developer</p>	<p>City of Banning</p>	
<p>RCM PS-2: The Applicant shall pay all applicable Police Protection Facilities Development Impact Fees for commercial and industrial development when due pursuant to the City Municipal Code.</p>	<p>When due pursuant to City Municipal Code.</p>	<p>Project Developer</p>	<p>City of Banning</p>	
<p>MSJC Site RCM PS-1: Prior to commencement of construction activities for any development on the MSJC Site pursuant to the MSJC Entitlements, the applicant for said development shall provide evidence that applicable and appropriate Development Impact Fees and School Impact Fees have been paid.</p>	<p>When due pursuant to City Municipal Code (prior to commencement of construction activities).</p>	<p>MSJC Site Project Developer</p>	<p>City of Banning</p>	
<p>Refer to RCM FIRE-1 above.</p>			<p>City of Banning</p>	
4.16 Recreation				
<p>MSJC Site RCM REC-1: Prior to commencement of construction activities for any development on the MSJC Site pursuant to the MSJC Entitlements, the applicant for said development shall provide evidence that applicable and appropriate Development Impact Fees for recreation and park facilities have been paid.</p>	<p>When due pursuant to City Municipal Code (prior to commencement of construction activities).</p>	<p>MSJC Site Project Developer</p>	<p>City of Banning</p>	
4.17 Transportation				
<p>MM TRA-1: Prior to issuance of occupancy permits, the project applicant shall prepare a Transportation Demand Management (TDM) strategy report (as discussed in the <i>Sunset Crossroads Vehicle Miles Traveled (VMT) Analysis</i>) for review and approval by the City Traffic/Transportation Manager. Transportation Demand Management (TDM) strategies have been incorporated into the project design including commute trip reduction marketing, rideshare program, and end-of-trip bicycle facilities.</p>	<p>Prior to issuance of the first certificate of occupancy permit for an industrial or commercial building.</p>	<p>Project Developer</p>	<p>City of Banning, City Traffic/Transportation Manager</p>	



Table A: Mitigation and Monitoring Reporting Program

Final EIR Mitigation Measures (MM) and Regularly Compliance Measures (RCM)	Timing	Responsible Party	Monitoring Agency	Date Completed and Initials
<p>PDF T-1: Commute Trip Reduction Marketing. The Development Project will include a marketing strategy to promote the project site employer’s CTR program. Information sharing and marketing promote and educate employees about their travel choices to the employment location beyond driving such as carpooling, taking transit, walking, and biking, thereby reducing VMT. The following features (or similar alternatives) of the marketing strategy are essential for effectiveness.</p> <ol style="list-style-type: none"> 1. Onsite or online commuter information services. 2. Employee transportation coordinators. 3. Onsite or online transit pass sales. <p>The Development Project will provide tenant’s employees material and online resources as a means to promote the commute trip reduction program. With proper implementation and 100 percent of the employees eligible, this design feature is expected to reduce VMT by 4 percent.</p>	<p>Prior to issuance of the first certificate of occupancy permit for an industrial or commercial building.</p>	<p>Project Developer</p>	<p>City of Banning, City Traffic/Transportation Manager</p>	
<p>PDF T-2: Ridesharing Program. The Development Project will provide a ridesharing program and establish a permanent transportation management association with funding requirements for employers. Ridesharing encourages carpooled vehicle trips in place of single-occupied vehicle trips, thereby reducing the number of trips and VMT. Ridesharing must be promoted through a multifaceted approach. Examples include the following:</p> <ul style="list-style-type: none"> • Designating a certain percentage of desirable parking spaces for ridesharing vehicles. • Designating adequate passenger loading and unloading and waiting areas or ridesharing vehicles. • Providing an app or website for coordinating rides. <p>The Development Project as designed, will provide carpool/vanpool/EV parking designated spaces in locations of easy and convenient accessibility to the Project buildings. As calculated for the Project, with proper implementation and 100 percent employees eligible, the rideshare program is expected to reduce VMT by four percent.</p>	<p>Prior to issuance of the first certificate of occupancy permit for an industrial or commercial building.</p>	<p>Project Developer</p>	<p>City of Banning, City Traffic/Transportation Manager</p>	
<p>PDF T-3: End-of-Trip Bicycle Facilities. The Development Project will install and maintain end-of-trip facilities for employee use. In this case end-of-trip facilities will only include bike parking. The provision and maintenance of secure bike parking and related facilities encourages commuting by bicycle, thereby reducing VMT. End-of-trip facilities should be installed at a size proportional to the number of commuting bicyclists and regularly maintained.</p> <p>The Development Project will include building elements for bicycle trip end facilities (i.e., parking) for commuters that choose to bicycle as a mode of travel. This will promote an alternative mode choice of commuting for employees. As calculated, the Project will reduce VMT by 0.06 percent.</p>	<p>Prior to issuance of the first certificate of occupancy permit for an industrial or commercial building.</p>	<p>Project Developer</p>	<p>City of Banning, City Traffic/Transportation Manager</p>	
<p>PDF T-4: Prior to issuance of the first certificate of occupancy permits for an industrial building on the Development Site, the applicant shall submit and the City Community Development Director shall approve a Truck Route Management Plan including g the following components:</p> <ul style="list-style-type: none"> • Posting of signage clearly showing the designated entry for trucks from the public streets to the designated on-site truck check-in and truck parking areas. • Posting of signage indicating that all parking and maintenance of trucks must be conducted within the designated onsite areas and not within the surrounding community or on public streets. • Posting of signage for exiting traffic (other than exempt vehicles) showing the designated exits and restricting westward travel on Sun Lakes Boulevard west of Highland Home Road. • Lease provisions clearly identifying the required truck routes, including requiring trucks to use Sunset Avenue to access the I-10 Freeway interchange and prohibiting trucks (other than exempt vehicles) on Sun Lakes Boulevard west of Highland Home Road. • Consider and include, where feasible, driveway aprons providing egress to SLB Extension that physically direct trucks east on Sun Lakes Boulevard Extension in a manner that does not affect exempt vehicles. • Truck route maps provided to all drivers and posted in breakrooms and throughout the Project. • Designation of a Traffic Coordinator contact for the City to notify in the event of traffic issues. 	<p>Prior to issuance of the first certificate of occupancy permit for an industrial or commercial building.</p>	<p>Project Developer</p>	<p>City of Banning, City Traffic/Transportation Manager</p>	

Table A: Mitigation and Monitoring Reporting Program

Final EIR Mitigation Measures (MM) and Regularly Compliance Measures (RCM)	Timing	Responsible Party	Monitoring Agency	Date Completed and Initials
For the Truck Route Management Plan, exempt vehicles include emergency and public safety vehicles, buses, limos and passenger vehicles, vehicles owned by a public utility or public agency and delivery vans serving local routes or using designated detour routes. With the implementation of the Truck Route Management Plan, potential conflicts with truck traffic through residential uses would be reduced.				
MSJC Site MM TRA-1: Prior to commencement of construction activities for any development on the MSJC Site pursuant to the MSJC Entitlements (as required by the City), the applicant for said development shall provide evidence that an MSJC Site-specific traffic assessment and VMT analysis has been completed. Such assessment/analysis shall identify the appropriate and applicable measures to address potential traffic deficiencies and/or impacts resulting from development of the MSJC Site	Prior to the commencement of construction activities.	MSJC Site Project Developer	City of Banning, City Traffic/Transportation Manager	
4.18 Tribal Cultural Resources				
Refer to MM CUL-1 through MM CUL-6 and MSJC Site MM CUL-1above.				
4.19 Utilities and Service Systems				
RCM UT-1: Prior to the issuance of certificate of occupancy by the City of Banning, the most current Wastewater Facilities and Water Facilities Development Impact Fees for commercial and industrial uses shall be paid as calculated by the City. The certificate of occupancy would be issued by the City once proof of the appropriate Wastewater Facilities and Water Facilities Development Impact Fees are paid.	When due pursuant to City Municipal Code (prior to certificate of occupancy).	Project Developer	City of Banning	
4.20 Wildfire				
MSJC Site MM WLD-1: The applicant shall prepare a project-specific Fire Protection Plan, including the identification of required Fuel Management Zones and submit to the City for review and approval in connection with project approval of the VHDR project for the MSJC Site. The Fire Protection Plan shall include the identification of required Fuel Management Zones, and address the applicable requirements, guidelines, and/or standards stated under Chapter 8.16 of the City's Municipal Code and the California Building and/or Fire Codes.	Prior to the issuance of building permits.	MSJC Site Developer	City of Banning and Riverside County Fire Department	
MSJC Site MM WLD-2: Prior to the issuance of construction permits for any development on the MSJC Site, the applicant of said development shall provide evidence for the City's review and approval that the fire protection measures, features, and/or practices identified in the project-specific Fire Protection Plan have been fully implemented and/or incorporated into the project design.	Prior to the issuance of construction permits.	MSJC Site Developer	City of Banning and Riverside County Fire Department	
Refer to RCM FIRE-1, above.				

Source: Compiled by LSA (2024).



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