

RESOLUTION NO. 2017-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BANNING, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT NO. 16-2501 TO AMEND THE GENERAL PLAN CIRCULATION ELEMENT TO REFLECT THE REMOVAL OF THE PROPOSED EXTENSION OF HIGHLAND HOME ROAD TO BROOKSIDE AVENUE AND CHERRY VALLEY BOULEVARD, APPROVING AN ADDENDUM TO THE BUTTERFIELD SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2007091149) AND ASSOCIATED MODIFICATIONS TO THE MITIGATION MONITORING AND REPORTING PROGRAM, CONCURRING WITH AND APPROVING PROPOSED MINOR MODIFICATIONS TO THE BUTTERFIELD SPECIFIC PLAN LOCATED AT THE NORTHEAST CORNER OF HIGHLAND SPRINGS AVENUE AND WILSON STREET, APNS 408-030-001 and 005; 408-120-001 through 020, and 022, 024, 025, 027, and 033; and 531-080-013 and 014

WHEREAS, an application for a General Plan Amendment to amend the City of Banning General Plan Circulation Element and for a Minor Modification to the Butterfield Specific Plan has been duly filed by:

Applicant / Owner:	Pardee Homes
Authorized Agent:	Chris Willis
Project Location:	Noted Above
APN Number:	Noted Above
Lot Area:	1,528 acres

WHEREAS, Pardee Homes submitted applications for a General Plan Amendment to remove the proposed extension of Highland Home Road to Brookside Avenue and Cherry Valley Boulevard from the General Plan Circulation Element, pursuant to a Settlement Agreement, and for a Minor Modification to the Butterfield Specific Plan for property located at the northeast corner of Highland Springs Avenue and Wilson Street. The General Plan Amendment and Minor Modification are incorporated herein by this reference.

WHEREAS, an Addendum was prepared to evaluate the proposed project consisting of both the General Plan Amendment as well as the Minor Modification to the Butterfield Specific Plan, and the Addendum concluded that that there are no changes in circumstances or new information of substantial importance that would require preparation of a subsequent or supplemental EIR.

WHEREAS, on the 4th and 25th of January, 2017 the Planning Commission held a noticed public hearing at which time the General Plan Amendment No. 16-2501, the Addendum to the certified Final EIR and associated modifications to the Mitigation Monitoring and Reporting Program, and the Minor Modification along with the staff report and public testimonies were considered which were followed by the recommendation of approval to the City Council.

WHEREAS, on the 3rd of February, 2017 the City gave public notice as required under Chapter 17.68 (Hearings and Appeals) of the City of Banning Municipal Code by advertising in the Record Gazette newspaper of a City Council public hearing at which the General Plan Amendment No. 16-2501, the Addendum to the certified Final EIR and associated modifications to the Mitigation Monitoring and Reporting Program, and the Minor Modification would be considered. The public hearing notice was also mailed to property owners within 300 feet of the Project site.

WHEREAS, on the 14th day of February, 2017, the City Council held the public hearing at which interested parties had an opportunity to testify in support of or opposition to proposed General Plan Amendment No. 16-2501, Addendum to the certified Final EIR and associated modifications to the Mitigation Monitoring and Reporting Program and the Minor Modification.

WHEREAS, the findings and conclusions made by the City Council in this Resolution are based upon the oral and written evidence presented as well as the entirety of the administrative record for the project, which is incorporated herein by this reference. The findings are not based solely on the information provided in this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Banning as follows:

SECTION 1. RECITALS

The recitals set forth above are true and correct and incorporated herein by this reference.

SECTION 2: ENVIRONMENTAL FINDINGS

California Environmental Quality Act (CEQA)

That a Final EIR (SCH No. 2007091149) and MMRP were adopted for the 2012 Butterfield Specific Plan on March 27, 2012 in accordance with the requirements of the California Environmental Quality Act (CEQA), in accordance with Public Resources Code Section 21000 et seq., the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.), and the City's local CEQA Guidelines. City Council Resolution

No. 2012-24 incorporated herein by this reference, provides environmental findings in support of that certified Final EIR.

When an EIR or negative declaration has been prepared for a project and changes are subsequently proposed to that project, the City is required to determine whether the environmental effects of such actions are within the scope of previous environmental documentation, and whether additional environmental analysis is required. If the agency finds that, pursuant to Sections 15162 and 15164 of the CEQA Guidelines, no new effects would occur, nor would a substantial increase in the severity of previously identified significant effects occur, then no supplemental or subsequent EIR or Mitigated Negative Declaration is required.

Pursuant to CEQA Guidelines Section 15164, an Addendum to the Butterfield Specific Plan Final EIR was prepared to evaluate the potential effects of General Plan Amendment No. 16-2501 and the Butterfield Specific Plan Minor Modification and is the appropriate document for disclosing the changes and additions that are necessary to account for the General Plan Amendment and Minor Modification. Through the analysis described in that Addendum, which is incorporated herein by this reference, the City determined that changes associated with the proposed General Plan Amendment and Minor Modification are not substantial and that none of the conditions in CEQA Guidelines Section 15162 requiring the need for further subsequent environmental review have occurred. No new significant impacts would result from these changes, nor would there be a substantial increase in the severity of previously identified environmental impacts. In addition, the changes with respect to the circumstances under which the Project would be undertaken would not result in new or more severe significant environmental impacts.

The City Council finds that the Addendum, together with the previous Final EIR, reflect its independent judgement, and further finds that these documents have been completed in compliance with CEQA, the CEQA Guidelines and the City's local CEQA Guidelines and satisfy the requirements of CEQA, the CEQA Guidelines and the City's local CEQA Guidelines for General Plan Amendment No. 16-2501 and the Butterfield Specific Plan Minor Modification.

Findings

1. There are no substantial changes to the 2012 Specific Plan that would require major revisions of the Specific Plan EIR due to new significant environmental effects or a substantial increase in severity of impacts identified in the Specific Plan EIR;
2. Substantial changes have not occurred in the circumstances under which the Project is being undertaken that will require major revisions to the Specific Plan EIR to disclose new significant environmental effects or that would result in a substantial increase in severity of impacts identified in the Specific Plan EIR; and

3. There is no new information of substantial importance that was not known at the time the Specific Plan EIR was certified, indicating any of the following:
- The Project will have one or more new significant effects not discussed in the certified Specific Plan EIR;
 - There are impacts determined to be significant in the Specific Plan EIR that would be substantially more severe;
 - There are additional mitigation measures or alternatives to the Project that would substantially reduce one or more significant effects identified in the Specific Plan EIR but the Project proponent declines to adopt them; or
 - There are additional mitigation measures or alternatives rejected by the Project proponent that are considerably different from those analyzed in the Specific Plan EIR that would substantially reduce a significant impact identified in that EIR.

SECTION 3. REQUIRED FINDINGS FOR GENERAL PLAN AMENDMENT NO. 16-97501.

Finding No. 1: The proposed General Plan Amendment No. 16-2501 is internally consistent with the General Plan.

Findings of Fact: The current General Plan was adopted in January 2006 and includes various policies that guide development in the City, including roadways. The proposed General Plan Amendment is to remove the previously proposed roadway extensions at Brookside Avenue and Cherry Boulevard from the City's General Plan Circulation Element. Approval of General Plan Amendment No. 16-2501 would ensure consistency between the proposed Project and the Settlement Agreement for the Butterfield Specific Plan project. The proposed Project will not create any conflicts among the various General Plan Elements' goals, policies, or objectives, including the maps and diagrams of all the Elements in the City's General Plan. Therefore, proposed General Plan Amendment No. 16-2501 is internally consistent with the City's General Plan.

Finding No. 2: The proposed General Plan Amendment No. 16-2501 would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.

Findings of Fact: The proposed General Plan Amendment GPA No. 16-2501 when approved would remove the General Plan Circulation Element's proposed extension of Highland Home Road to Brookside Avenue and Cherry Valley Boulevard. An Addendum to the certified Final EIR analyzed traffic associated with the proposed change and did

not identify any new effects or substantial increases in significant effects arising from the proposed General Plan Amendment. Consequently, General Plan Amendment No. 16-2501 would not be detrimental to the public interest, or health, safety, convenience, or welfare of the community.

Finding No. 3: The proposed General Plan Amendment No. 16-2501 would maintain the appropriate balance of land uses within the City.

Findings of Fact: The proposed amendment would maintain the appropriate balance of land uses within the City in that affects only the City's street circulation system. The Addendum prepared for the project did not identify any new effects or substantial increases in significant effects and thus, the proposed amendment would not have an appreciable effect on the balance of land uses within the City.

Finding No. 4 With regard to General Plan Amendments to the General Plan Land Use Map, the subject parcels are physically suitable for the requested land use designations and the anticipated land use development.

Findings of Fact: The proposed General Plan Amendment relates to a change in the Circulation Element. The proposed amendment does not request a change in land use designation or anticipated land use development.

SECTION 4. CONCURRENCE WITH STAFF AND APPROVAL OF MINOR MODIFICATION

The City Council concurs with staff and hereby approves the proposed Minor Modification subject to the conditions listed in attached Exhibit "A". The Minor Modification qualifies for processing as a minor modification and is in substantial conformance with the Specific Plan. The changes are consistent with the overall vision and uses that were outlined and described in the Specific Plan.

SECTION 5. CITY COUNCIL ACTION

The City Council hereby takes the following action:

Adopt City Council Resolution No. 2017-07:

1. Approving and adopting the Addendum to the Butterfield Specific Plan Final EIR, and a revised Mitigation Monitoring and Reporting Program, incorporated herein by this reference, based on the findings and facts contained herein.

2. Approving and adopting General Plan Amendment No. 16-2501 based on the findings and facts contained herein.
3. Concurring with staff and approving and adopting the Minor Modification subject to the conditions listed in City Council Resolution 2017-07 Exhibit "A" based on the findings and facts contained herein.

SECTION 6. NOTICE OF DETERMINATION

The City Council directs City staff to prepare, execute and file a Notice of Determination with the County Clerk within five (5) working days of the City Council's approval.

SECTION 7. CUSTODIAN OF RECORDS AND LOCATION OF DOCUMENTS

The Final EIR, Addendum, MMRP, General Plan Amendment and Minor Modification are on file and available for public review at City Hall, located at 99 E. Ramsey Street, Banning, California. The custodian of record of proceedings is the Community Development Director.

SECTION 8. SEVERABILITY

If any provision of this Resolution is held invalid, the remainder of this Resolution shall not be affected by any such invalidity, and the provisions of this Resolution are severable.

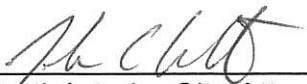
PASSED, APPROVED, AND ADOPTED this 14th day of February, 2017.


George Moyer, Mayor
City of Banning

ATTEST:


Marie A. Calderon, City Clerk
City of Banning

**APPROVED AS TO FORM
AND LEGAL CONTENT:**



John C. Cotti, Interim City Attorney
Jenkins & Hogan, LLP

CERTIFICATION:

I, Marie A. Calderon, City Clerk of the City of Banning, California, do hereby certify that the foregoing Resolution, No. 2017-07, was duly adopted by the City Council of the City of Banning, California, at a regular meeting thereof held on the 14th day of February, 2017, by the following vote, to wit:

AYES: Councilmembers Andrade, Franklin, Peterson, Welch, Mayor Moyer

NOES: None

ABSENT: None

ABSTAIN: None



Marie A. Calderon, City Clerk
City of Banning, California

Exhibit A
Butterfield Specific Plan Addendum
(Provided under separate cover)
And adopted Mitigation Monitoring
& Reporting Program and Modifications

Addendum and appendices available on City website at
<http://www.ci.banning.ca.us/archive.aspx>
under Butterfield Specific Plan)

**Butterfield Specific Plan Project
Mitigation Monitoring and Reporting Program**

Project File No.: _____ Applicant: _____

EIR Prepared by: _____ Date: _____

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
Aesthetics, Light and Glare				
AES-1: Development or revegetation shall be initiated within three months following initiation of mass grading or clearing activities, so as to limit the time graded surfaces remain in their exposed state, consistent with the Specific Plan's approved landscape design guidelines and landscape plans and the provisions of Title 18.15.020 of the City's <i>Municipal Code</i> . A Revegetation Plan, addressing interim revegetation during construction and for future development areas prior to buildout, shall be submitted for City review and approval as part of each grading permit application.	CDD	D, F	A2, C2	
AES-2: The faces of all slopes shall be prepared, protected and maintained to control erosion and to reduce the visual impacts of slope grading. Slopes in excess of ten feet in height shall be graded pursuant to City Code requirements. Devices or procedures for erosion protections shall be installed as prescribed by State law and regulations and Title 18 of the City's <i>Municipal Code</i> and shall be maintained in operable condition by the developer during the duration of the activity for which the grading permit was issued. The use of plastic sheeting for erosion control shall be avoided except where required in emergency conditions to prevent land slippage. Preferred means of erosion and sediment control on slopes and pads shall include hydromulching, placement of straw bales and wind fencing, and the use of straw blankets and similar devices.	CDD	D, G	A2, C2	
AES-3: The Project developer shall maintain the site free of debris, which shall be promptly removed from the site when found at least once a quarter and at least daily during construction, and the Project developer shall monitor the site at least once a quarter and at least daily during construction to protect the site from illegal dumping.	DPW	C	A2	

Responsible Person	Monitoring Frequency	Method of Verification
CDD - Community Development Director or designee	A - With each new development	A2 - Onsite inspection
CP - City Planner or designee	B - Prior to construction	B2 - Other agency permit/ approval
CE - City Engineer or designee	C - Throughout construction	C2 - Plan check
BO - Building Official or designee	D - On completion	D2 - Separate submittal (e.g., reports/studies/ plans)
PC - Police Captain or designee	E - Operating	
FC - Fire Chief or designee	F - Prior to issuance of grading/building permits	
DPW - Director of Public Works or designee	G - Prior to approval of project plans and/or specifications	

Mitigation Measure No./ Implementation Action

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
AES-4: The Project developer and its successor(s) in interest inclusive of the HOA or Landscape Lighting and Maintenance District, if any, shall maintain perimeter walls, fencing, irrigation, and landscape in a satisfactory condition at all times. Parkways and other landscape features visible from the public right of way shall be maintained free of weeds and trash and graffiti shall be promptly removed.	CDD,DPW	C,E	A2	
AES-5: Rough Grading Plans, including a sheet detailing the location of the construction staging, shall be approved by the City Engineer, prior to grading permit issuance. The sheet pertaining to the construction staging shall include the following provisions: - The construction equipment and supply staging areas shall be at least 500 feet from the nearest residence off site. Staging areas shall be screened. - During construction and grading, the construction contractor shall keep the site clear of all trash, weeds, and debris. Compliance with this measure is subject to periodic City inspections. - The grading contractor shall minimize creation of large stockpiles of soil (in terms of height) to minimize visual impacts pursuant to the provisions of the grading and/or stockpile permit issued by the City Engineer pursuant to the provisions of MC Section 18.09, <i>Grading Permit Requirements</i>, and the requirements of the City Engineer. - All temporary security lighting shall be designed and located so as to avoid intrusive effects on adjacent properties. Proper lighting techniques to direct light onsite and away from other properties shall be required to reduce light and glare impacts (including directional lighting away from reflective surfaces, use of non-reflective glass, low-intensity lighting, use of lighting baffles, and use of appropriate types of lighting fixtures).	CE	C,F	A2,C2	
AES-6: As part of the final design, improvement plan and grading plan review and approval process, the applicant shall design plans to preserve the existing oak tree along Highland Springs Avenue. If during this process it is determined that preservation is not feasible, the Applicant will utilize the following options to mitigate this impact. A certified arborist shall evaluate the viability of transplanting the oak tree. If transplanting is deemed feasible by the arborist, the Project Applicant shall relocate the oak tree to a suitable location as approved by the City and verified by the arborist within the Project boundaries, or	CP	C,D,F	A2,C2	

Responsible Person	Monitoring Frequency	Method of Verification
CDD – Community Development Director or designee	A - With each new development	A2 - Onsite inspection
CP - City Planner or designee	B - Prior to construction	B2 - Other agency permit/ approval
CE - City Engineer or designee	C - Throughout construction	C2 - Plan check
BO - Building Official or designee	D - On completion	D2 - Separate submittal (e.g., reports/studies/ plans)
PC - Police Captain or designee	E - Operating	
FC - Fire Chief or designee	F - Prior to issuance of grading/building permits	
DPW - Director of Public Works or designee	G - Prior to approval of project plans and/or specifications	

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
- If replacement is selected, the Project Applicant as "Replacement Option #1" shall replace the oak with a single oak tree contained in a minimum of a 60-inch box if readily available and suitable for transplanting at a suitable location approved by the City and verified by the arborist, or - If replacement is selected, and Option 1 is not feasible, the Project Applicant shall replace the oak tree with 24-inch box oaks trees at a ratio of 3:1 at suitable locations approved by the City and verified by the arborist within the Project boundaries.					
AES-7: Prior to issuance of building permits, architectural plans, including detailed lighting specifications, shall be submitted for the review and approval by the City of Banning Community Development Director. The specifications shall be consistent with lighting standards included in the Specific Plan and shall meet or exceed the lighting standards contained in the City's Municipal Code. The lighting plans must demonstrate the following to the satisfaction of the City of Banning Community Development Director: - Use of low-sodium lamps of 4,050 lumens (maximum), to provide for adequate public safety and security; - A lighting standard that is shielded to direct illumination downward and to limit casting light and glare on adjacent properties; - Exterior lighting, including street lights, landscape lighting, parking lot lighting, and lighting of the interior of parks and trails shall be sufficient to establish a sense of well-being for the pedestrian and sufficient to facilitate recognition of persons at a reasonable distance. Type (lighting standard) and placement of lighting shall be to the satisfaction of the Community Development Director or designee and shall be consistent with the requirements of the City's most current lighting ordinance and the standards of the Specific Plan ; - A minimum of one foot-candle at ground level overlap provided in all exterior doorways and vehicle parking areas, and on outdoor pedestrian walkways presented on a photometric plan; and - Outdoor light fixtures that are not covered by the Specific Plan's lighting standards shall be subject to the City of Banning <i>Municipal Code</i>.		CDD	C,F,G	A2,C2,D2 (lighting plans)	
Air Quality					

Responsible Person	Monitoring Frequency	Method of Verification
CDD – Community Development Director or designee	A - With each new development	A2 - Onsite inspection
CP - City Planner or designee	B - Prior to construction	B2 - Other agency permit/ approval
CE - City Engineer or designee	C - Throughout construction	C2 - Plan check
BO - Building Official or designee	D - On completion	D2 - Separate submittal (e.g., reports/studies/ plans)
PC - Police Captain or designee	E - Operating	
FC - Fire Chief or designee	F - Prior to issuance of grading/building permits	
DPW - Director of Public Works or designee	G - Prior to approval of project plans and/or specifications	

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
AQ-1: Prior to issuance of any Grading Permit, the Director of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans, and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, in accordance with SCAQMD Rule 402, the Applicant shall implement dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures are required: • All active portions of the construction site shall be watered at least twice daily to prevent excessive amounts of dust; • On-site vehicle speed shall be limited to 15 miles per hour; • All on-site permanent roads shall be paved, watered as needed, or chemically stabilized; • Visible dust beyond the property line which emanates from the project shall be prevented to the maximum extent feasible through the use of dust suppressant techniques identified above; • All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site; • Track-out devices shall be used at all construction site access points; • All delivery truck tires shall be watered down and/or scraped down prior to departing the job site; and • Replace groundcover on disturbed areas within the required timeframes identified in Rule 403.		DPW,BO	C,F	A2,C2	
AQ-2: All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114 (Spilling Loads on Highways), with special attention to Sections 23114(b)(F), (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. Prior to the issuance of grading permits, the Applicant shall coordinate with the appropriate City of Banning Engineer on hauling activities compliance.		DPW,BO	C,F	A2,C2	
AQ-3: Prior to the issuance of building permits, the City building official shall confirm that construction plans and specifications include the following measures, which shall be implemented to reduce ROG emissions resulting from application of architectural coatings:		DPW,BO	C,F	A2,C2	
Responsible Person		Monitoring Frequency		Method of Verification	
CDD – Community Development Director or designee		A - With each new development		A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction		B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction		C2 - Plan check	
BO - Building Official or designee		D - On completion		D2 - Separate submittal (e.g., reports/studies/ plans)	
PC - Police Captain or designee		E - Operating			
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits			
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
- Contractors shall use high-pressure-low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50 percent; - Coatings and solvents with a ROG content lower than required under Rule 1113 shall be used; - Construction and building materials that do not require painting shall be used where readily available; and - Pre-painted construction materials shall be used where readily available.					
AQ-4: Prior to issuance of any Grading Permit, the Director of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that, in compliance with SCAQMD Rule 403, ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the City Engineer. A set of maintenance records shall be provided to the City before grading commences. The City Inspector shall be responsible for ensuring that contractors comply with this measure during construction.		DPW, BO	C, F	A2, C2	
AQ-5: Prior to issuance of any Grading Permit, the grading plan shall indicate dust management measures for review and approval by the City Engineer, to identify viable dust control measures and include a monitoring plan to be implemented throughout the construction phases of the Specific Plan. In accordance with the Specific Plan and City's Municipal Code, the dust management measures shall minimize wind-blown particles by including: - All applicable mitigation measures identified in this EIR (related to dust control) and otherwise required by the City or SCAQMD; - An erosion and sediment control plan to minimize wind or waterborne transport of soil onto adjacent properties, streets, storm drains, or drainages; and - A Revegetation Plan to address interim conditions between initial grading and final site development. The Revegetation Plan, although focused on the control of wind and water erosion, shall consider compatibility with fuel modification zone requirements, drought tolerant landscape requirements, and potential ongoing livestock grazing. Special techniques such as wind fences shall also be considered, to minimize surface soil and dust during high wind events.		CE	C, F	A2, C2	

Responsible Person	Monitoring Frequency	Method of Verification
CDD – Community Development Director or designee	A - With each new development	A2 - Onsite inspection
CP - City Planner or designee	B - Prior to construction	B2 - Other agency permit/ approval
CE - City Engineer or designee	C - Throughout construction	C2 - Plan check
BO - Building Official or designee	D - On completion	D2 - Separate submittal (e.g., reports/studies/ plans)
PC - Police Captain or designee	E - Operating	
FC - Fire Chief or designee	F - Prior to issuance of grading/building permits	
DPW - Director of Public Works or designee	G - Prior to approval of project plans and/or specifications	

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
AQ-6: GPS-controlled “machine-guided grading”, or other equivalent grading techniques, shall be incorporated into Project grading plans, subject to review and approval by the City Engineer. The City Engineer shall approve the areas of the site where this technology shall be used. AQ-7: The following measures shall be implemented during construction to substantially reduce NOX related emissions. They shall be included in the Grading Plan, Building Plans, and specifications. - Off-road diesel equipment operators shall be required to shut down their engines rather than idle for more than five minutes, and shall ensure that all off-road equipment is compliant with the CARB in-use off-road diesel vehicle regulation and SCAQMD Rule 2449. - The following note shall be included on all grading plans: “The City shall require construction contractors to utilize diesel powered construction equipment that meets EPA-Certified Tier III emissions standards, or higher according to the following: - January 1, 2012, to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 3 off-road emissions standards at a minimum. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. - Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. - A copy of each unit’s certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment. - Encourage construction contractors to apply for AQMD “SOON” funds.		CE	C,F	A2,C2	

Responsible Person		Monitoring Frequency	Method of Verification
CDD – Community Development Director or designee		A - With each new development	A2 - Onsite inspection
CP - City Planner or designee		B - Prior to construction	B2 - Other agency permit/ approval
CE - City Engineer or designee		C - Throughout construction	C2 - Plan check
BO - Building Official or designee		D - On completion	D2 - Separate submittal (e.g., reports/studies/ plans)
PC - Police Captain or designee		E - Operating	
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits	
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications	

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
Incentives could be provided for those construction contractors who apply for AQMD "SOON" funds. The "SOON" program provides funds to accelerate clean up of off-road diesel vehicles, such as heavy duty construction equipment. More information on this program can be found at the following website: http://www.aqmd.gov/tao/implementation/SOONProgram.htm - The contractor and applicant, if the applicant's equipment is used, shall maintain construction equipment engines by keeping them tuned and regularly serviced to minimize exhaust emissions. - Low sulfur fuel for stationary construction equipment shall be required. This is required by SCAQMD Rules 431.1 and 431.2. - Existing power sources (i.e., power poles) shall be used when available. - Construction parking shall be located on-site where possible and shall be configured to minimize traffic interference. - Obstruction of through-traffic lanes shall be minimized by providing temporary traffic controls such as flag persons, cones and/or signage during all phases of construction when needed to maintain smooth traffic flow. Construction shall be planned so that lane closures on existing streets are kept to a minimum. - Construction operations affecting traffic shall be scheduled for off-peak hours, except in situations deemed necessary. - Develop a traffic plan to minimize traffic flow interference from construction activities. The plan shall specify the times during which construction activities will occur and particular times when travel lanes cannot be blocked (e.g., peak traffic periods as directed by the affected City Engineer). The plans shall provide details regarding the placement of traffic control, warning devices and detours. As a supplement to the traffic plan, the construction contractor shall coordinate with the affected agency to determine the need for a public information program which would inform area residents, employers and business owners of the details concerning construction schedules and expected travel delays, detours, and blocking of turning movements lanes at intersections. The public information programs could utilize various media venues (e.g., newspaper, radio, television, telephone hot lines, internet website, etc.) to disseminate information such as:					

Responsible Person		Monitoring Frequency	Method of Verification	
CDD – Community Development Director or designee		A - With each new development	A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction	B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction	C2 - Plan check	
BO - Building Official or designee		D - On completion	D2 - Separate submittal (e.g., reports/studies/ plans)	
PC - Police Captain or designee		E - Operating		
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits		
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications		

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
○ Overview of project information ○ Weekly updates on location of construction zones; ○ Identification of street(s) affected by construction; ○ Times when construction activities will occur and when traffic delays, and blockage of intersection turning movements can be expected; and ○ Identification of alternate routes which could be used to avoid construction.				
AQ-8: The potential future construction and implementation of an onsite WWTP shall require a Conditional Use Permit (CUP) to be approved by the City of Banning, as well as design review of the proposed site plan and building architecture, landscaping and lighting.	CDD	B, F, G	D2	
Biological Resources				
BIO-1: Prior to the commencement of grading during the nesting season (approximately mid-February through mid-August), all suitable habitat shall be surveyed for the presence of nesting birds by a qualified biologist prior to site disturbance. Should any active nests be located, construction must comply with Migratory Bird Treaty Act requirements, including a 300-foot construction buffer around active nests or avoiding construction during the nesting season if a 300-foot buffer is infeasible.	DPW (verify pre-construction survey), BO (verify monitoring & implementation)	B, C, F	A2, C2, D2	
BIO-2: A preconstruction clearance survey for burrowing owl will be performed within 30 days prior to ground disturbance in potentially suitable habitat within the site, pursuant to CDFG protocols. The preconstruction survey will include a 300-foot buffer if between February 1 and August 31 (nesting season) and a 100-foot buffer if outside of this period. If owls are found within the survey area during the nesting season, construction activities will not occur within 300 feet of the occupied burrows until nesting is completed. A qualified biologist must confirm that the nesting effort has been completed prior to the removal of the work buffer restriction. If owls are found within the disturbance footprint outside of the February 1 through August 31 period, passive relocation (e.g. use of one way doors and collapse of burrows) will occur. These surveys and mitigation for burrowing owl are consistent with Section 6.3.2, <i>Additional Survey Needs and Procedures</i> of the MSHCP.	DPW (verify pre-construction survey), BO (verify monitoring & implementation)	B, C, F	A2, C2, D2	
BIO-3: The applicant shall provide mitigation for the temporary disturbance to 9.22 acres of CDFG jurisdictional waters at a minimum 1:1 ratio, which includes approximately 0.02 acres of vegetated riparian habitat, and the temporary disturbance to 8.65 acres of Regional Board and				
Method of Verification				
Monitoring Frequency		Method of Verification		
Responsible Person				
CDD – Community Development Director or designee	A - With each new development	A2 - Onsite inspection		
CP - City Planner or designee	B - Prior to construction	B2 - Other agency permit/ approval		
CE - City Engineer or designee	C - Throughout construction	C2 - Plan check		
BO - Building Official or designee	D - On completion	D2 - Separate submittal (e.g., reports/studies/ plans)		
PC - Police Captain or designee	E - Operating			
FC - Fire Chief or designee	F - Prior to issuance of grading/building permits			
DPW - Director of Public Works or designee	G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
USACE jurisdiction. The applicant shall provide mitigation for the permanent impact disturbance to 2.47 acres of CDFG jurisdiction, of which 0.41 acre consists of vegetated riparian habitat and the permanent disturbance to 1.17 acres of USACE jurisdiction, of which 0.01 acre consists of jurisdictional wetlands. The mitigation requirements will be determined through applicable regulatory permitting programs of CDFG, RWQCB, and USACE, and shall consist of minimum 1:1 mitigation through onsite restoration of 9.22 acres within the Smith Creek drainage and other onsite areas, which will be performed concurrently with development of the golf course (PAs 35 and 39) or alternative uses within these PAs and 1:1 mitigation through onsite restoration of 2.47 acres of permanent habitat within, or adjacent to, Smith Creek.		survey), BO (verify monitoring & implementation)			
BIO-4: Prior to the issuance of the grading permits the developer shall complete and submit all required protocol and habitat assessment studies required to demonstrate compliance with the MSHCP. Specifically, a DBESP (Determination of Biologically Equivalent or Superior Preservation), following approval of all required permits for the CDFG and USACE, shall be prepared, which shall be reviewed by the CDFG and USFWS and approved by City staff, in compliance with Section 6.1.2 of the MSHCP. The applicant shall implement the approved DBESP as a condition of the issuance of a grading permit and comply with all biological mitigation measures contained within the DBESP.		CDD	B,C,D,E,F	B2,D2	
BIO-5: The following mitigations shall be incorporated into the construction plans and specifications to minimize any potentially adverse construction impacts: - Construction areas will be watered regularly to control dust and minimize impacts to adjacent vegetation and wildlife habitat. - Short-term stream diversions will be accomplished by use of gravel bags or other methods that will result in minimal in-stream impacts. Short-term diversions will be evaluated through the riparian/riverine component of the MSHCP Consistency analysis (Section 6.1.2) (refer to Mitigation Measure BIO-4) which will require a DBESP analysis to be prepared. In addition the 401, 404, and 1602 permitting processes will evaluate short-term impacts relative to stream diversions. All biological mitigation measures contained within the 401, 404 and 1602 approval conditions and DBESP shall be implemented pursuant to BIO-3 and BIO-4, respectively, which typically require 1:1 onsite restoration. Any mitigation beyond the 1:1 restoration of the original stream will be mitigated onsite through negotiations with CDFG, RWQCB, and		DPW,BO	C,F	A2,D2	
Responsible Person		Monitoring Frequency		Method of Verification	
CDD – Community Development Director or designee		A - With each new development		A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction		B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction		C2 - Plan check	
BO - Building Official or designee		D - On completion		D2 - Separate submittal (e.g., reports/studies/ plans)	
PC - Police Captain or designee		E - Operating			
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits			
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
USACE: - Equipment storage, fueling and staging areas will be sited on non-sensitive upland habitat types with minimal risk of direct discharge into riparian areas or other sensitive habitat types. - The limits of jurisdictional disturbance, including the upstream, downstream along Smith Creek and lateral extents that are tributaries to Smith Creek, will be clearly defined and marked in the field. Monitoring personnel will review the limits of disturbance prior to initiation of construction activities. - During construction, the placement of equipment within the stream or on adjacent banks or adjacent upland habitats occupied by Covered Species that are outside of the Project footprint will be avoided. - Exotic, weedy plant species removed during construction will be properly handled to prevent sprouting or re-growth. - Waste, dirt, rubble, or trash shall not be deposited in a conservation area or on native habitat.					
Climate Change					
GHG-1: Prior to the issuance of building permits, the following measures shall be reflected on applicable tract maps, building permits, improvement plans, landscape plans and/or grading plans: a) Green Building Practices 1) Water Conservation – All appliances such as showerheads, lavatory faucets and sink faucets shall comply with efficiency standards set forth in Title 20, California Administrative Code Section 1604(f). Title 24 of the California Administrative Code Section 1606(b) prohibits the installation of fixtures unless the manufacturer has certified to the California Energy Conservation compliance with the flow rate standards. 2) Water Conservation – Low-flush toilets shall be installed as specified in California State Health and Safety Code Section 17921.3 and the County Green Building Ordinance [as applicable in Riverside County]. 3) Water Conservation – All common area irrigation areas shall be operated by a		DPW,BO	A,F,G	A2,C2	

Responsible Person		Monitoring Frequency		Method of Verification	
CDD – Community Development Director or designee		A - With each new development		A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction		B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction		C2 - Plan check	
BO - Building Official or designee		D - On completion		D2 - Separate submittal (e.g., reports/studies/ plans)	
PC - Police Captain or designee		E - Operating			
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits			
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
computerized irrigation system which includes an on-site weather station/ET gage capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. All common area irrigation controllers shall also include a rain-sensing automatic shutoff. 4) Water Conservation – Common-area landscaping shall emphasize drought-tolerant vegetation. Plants of similar water use shall be grouped to reduce over-irrigation of low-water-using plants. Those irrigated areas not designed with drought-tolerant vegetation shall be gauged to use the minimum amount of water needed to maintain healthy vegetation. 5) Water Conservation – Residential occupants shall be informed as to the benefits of low-water-using landscaping and sources of additional information related to water conservation documents. 6) Water Conservation – Community Center or Recreational Facilities with a pool amenity shall be conditioned to provide and use a pool cover to reduce water evaporation and retain heat. 7) Water Conservation – Water conservation standards shall be noted in the Tier 1 measures of the 2010 California Green Building Standards. 8) Energy, Water, and Recycling – The builder shall be conditioned to provide the following: • Energy efficient appliances; • Energy efficient indoor lighting • Water efficient smart controllers for landscaping • Water efficient plumbing in all buildings • Integrate recycling into residential home design. Create areas in the home to promote recycling (additional trash cans in cabinets, etc.) • Energy Efficiency standards shall be as noted in the Tier 1 measures of the 2010 California Green Building Standards. 9) Carbon Sequestration – The builder shall plant an average of approximately					
Responsible Person		Monitoring Frequency		Method of Verification	
CDD – Community Development Director or designee		A - With each new development		A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction		B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction		C2 - Plan check	
BO - Building Official or designee		D - On completion		D2 - Separate submittal (e.g., reports/studies/ plans)	
PC - Police Captain or designee		E - Operating			
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits			
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
40 trees per landscaped acre (where landscaping is provided) as a means to capture (sequester) carbon dioxide emissions and to provide shade to the buildings, which can decrease the need for air conditioning. 10) Green Education Program - In order to increase awareness of green building practices and to promote water and energy conservation, the builder(s) shall develop and implement a green educational program. The program shall include but not necessarily be limited to a pamphlet that educates and promotes conservation practices that homeowners can implement, with specific guidance on landscaping with drought tolerant plants, use of efficient irrigation systems, compact fluorescent lighting, and other measures that help lower GHG emissions. 11) Energy Efficient Outdoor Lighting – Lighting for public streets, parking areas, and recreation areas shall utilize energy efficient light and mechanical, computerized or photo cell switching devices to reduce unnecessary energy usage. 12) Energy Conservation – Community Center or Recreational Facilities with a pool amenity shall be conditioned to install energy-efficient pumps and motors, such as variable speed motors. b) Solid Waste Measures 1) Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). 2) Shall comply with state model ordinance AB 1327, Chapter 18 California Solid Water Reuse and Recycling Access Act of 1991, which requires interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas. c) Transportation and Motor Vehicles 1) Limit idling time for commercial vehicles, including delivery and construction vehicles, pursuant to applicable SCAQMD and City requirements. 2) Promote ride sharing programs e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ride sharing vehicles, and providing a web site or message board for coordinating rides. The actual					
Responsible Person		Monitoring Frequency		Method of Verification	
CDD – Community Development Director or designee		A - With each new development		A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction		B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction		C2 - Plan check	
BO - Building Official or designee		D - On completion		D2 - Separate submittal (e.g., reports/studies/ plans)	
PC - Police Captain or designee		E - Operating			
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits			
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
percentage of potential ride sharing vehicle spaces will be determined in coordination with the City Planning Director or designee based on square footage and use type (e.g., shopping center, office, fitness center, etc.) prior to approval of a site plan within the commercial land use Planning Areas.					
3) Provide adequate bicycle parking near non-residential building entrances to promote cyclist safety, security, and convenience. Provide facilities that encourage bicycle commuting (e.g., locked bicycle storage or covered or indoor bicycle parking).					
4) All golf carts and Neighborhood Electric Vehicles (NEVs) shall be electrical powered only.					
GHG-2: The Butterfield Specific Plan shall be conditioned to allow the following uses (as reflected on future tract maps and commercial site plans), to further promote renewable energy resources, including: a) Allowing rooftop solar on all structures, subject to City Municipal Code and related building permit provisions; b) Allowing electric vehicle charging stations at all commercial, park, golf course, multi-family residential, and school areas, subject to a Conditional Use Permit; and c) Allowing hydrogen vehicle fueling stations within the Commercial zone, subject to a Conditional Use Permit.		DPW,BO	A,F,G	A2,C2	
GHG-3 As part of future tract map, grading plan, site plan and/or improvement plan submittals, the Applicant shall identify bus stop provisions along arterial streets, through consultation with the City Engineer and Banning Pass Transit, including stops on Highland Springs Road, Wilson Street, Highland Home Road, and F Street as determined appropriate.		CE	A,D,F,G	A,D,F,G	C2,D2 (site plans)
Cultural Resources					
CUL-1: The Project Applicant shall prepare a paleontological resource impact mitigation program (PRIMP) for the grading and excavation phase of the Project, including both on- and off-site activities. The PRIMP shall be submitted for review and approval prior to issuance of any grading permit, and shall conform to the guidelines of the County of Riverside and the Society of Vertebrate Paleontology, including the following: • A trained paleontological monitor shall be present during initial mass grading or deep trenching activities within the Project in sediment areas determined likely to contain		CDD	C,F	A2,C2,D2	

Responsible Person		Monitoring Frequency		Method of Verification	
CDD – Community Development Director or designee		A - With each new development		A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction		B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction		C2 - Plan check	
BO - Building Official or designee		D - On completion		D2 - Separate submittal (e.g., reports/studies/ plans)	
PC - Police Captain or designee		E - Operating			
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits			
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
paleontological resources. If paleontological resources are located within excavation, the monitoring program will change to full-time. The monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples shall be collected and processed to recover microvertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains. - Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques. - All fossils collected during the Project shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens. - A report documenting the results of the monitoring and salvage activities and the significance of the fossils will be prepared. - All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository for permanent curation and storage.					
CUL-2: Prior to the issuance of a grading permit, an archaeological resource monitoring plan shall be developed by a qualified archaeologist. This plan shall include a grading observation schedule, to be maintained when initial mass grading occurs in upper soils, to identify and further evaluate any cultural resources that may be discovered in the Project area. A qualified archaeologist shall be retained to attend pre-grading meetings and to monitor earth moving activities, including clearing, grubbing, cutting, and trenching at the site. The archaeologist shall carefully inspect these areas to assess the potential for significant prehistoric or historic remains. If potential archaeological and historical resources are uncovered, the construction contractor shall cease grading operations in the vicinity of the find until further evaluation is undertaken to assess the discovery. Further subsurface investigation may be needed if the resource is determined unique or important for its prehistoric or historic information.		CDD	C, F	A2, C2, D2	

Responsible Person		Monitoring Frequency		Method of Verification	
CDD – Community Development Director or designee		A - With each new development		A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction		B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction		C2 - Plan check	
BO - Building Official or designee		D - On completion		D2 - Separate submittal (e.g., reports/studies/ plans)	
PC - Police Captain or designee		E - Operating			
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits			
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
CUL-3: All earthmoving activity occurring within 30 meters of the on-site refuse scatter (LSA-PDH0601-H-2) shall be monitored by a qualified archaeologist. If archaeological remnants are discovered during monitoring, the archaeologist shall have the authority to divert construction in order to assess the significance of the find. Remnants shall be properly evaluated, documented, and deposited as applicable, consistent with State and local protocols.		DPW,BO	C	A2	
CUL-4: If previously unknown cultural resources, including human remains, are identified during grading activities, a qualified archaeologist shall be retained to assess the nature and significance of the find. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.		DPW,BO	C	A2	
Geology, Soils, and Seismicity					
GEO-1: All structures on the Project site shall be constructed pursuant to the most current applicable seismic standards, as determined by the City as part of the tract map, grading plan, and building permit review processes, with building setbacks as recommended by the Project's Seismic Hazard Analysis (Geocon 2005). Design criteria developed for Project structures shall also be based on the most current standards of practice and design parameters suggested by the Structural Engineers Association of California based on the recommendations and amendments to the CBC by the Division of State Architect for specific types of buildings and occupancies.		DPW,BO	C,F	A2,C2	
GEO-2: A detailed analysis of site geotechnical conditions, field investigation and slope stability analyses shall be conducted as 40-scale grading plans for mass and fine grading are prepared in the course of the phased development of the Project site. These studies shall be submitted to the City Building Department or Building Official, and their recommendations incorporated into Project design to the satisfaction of the City Engineer, prior to the issuance of any grading permits, including those for mass grading, in areas where slopes of 10 feet or more in height		DPW,BO,CE	C,F	A2,C2,D2	
Responsible Person		Monitoring Frequency		Method of Verification	
CDD – Community Development Director or designee		A - With each new development		A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction		B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction		C2 - Plan check	
BO - Building Official or designee		D - On completion		D2 - Separate submittal (e.g., reports/studies/ plans)	
PC - Police Captain or designee		E - Operating			
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits			
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
are anticipated and/or where evidence of debris flows or past landslides is found.					
GEO-3: The Project site shall be constructed pursuant to the following mitigation measure contained in the City of Banning General Plan EIR, Geotechnical Element: - During the site grading, all existing vegetation and debris shall be removed from areas that are to receive compacted fill. Any trees to be removed shall have a minimum of 95 percent of the root systems extracted. Man-made objects shall be over excavated and exported from the site. Removal of unsuitable materials may require excavation to depths ranging from 2 to 4 feet or more below the existing site grade. - All fill soil, whether on site or imported, shall be approved by the individual Project soils engineer prior to placement as compaction fill. All fill soil shall be free from vegetation, organic material, cobbles and boulders greater than 6 inches in diameter, and other debris. Approved soil shall be placed in horizontal lifts or appropriate thickness as prescribed by the soils engineer and watered or aerated as necessary to obtain near-optimum moisture-content. - Fill materials shall be completely and uniformly compacted to not less than 90 percent of the laboratory maximum density, as determined by American Society for Testing and Materials (ASTM) Test Method D-1557-78, or equivalent test method acceptable to the City Building Department. The project soils engineer shall observe the placement of fill and take sufficient tests to verify the moisture content, uniformity, and degree of compaction obtained. In-place soil density should be determined by the sand-cone method, in accordance with ASTM Test Method D1556-64 (74), or equivalent test method acceptable to the City Building Department. - Finish cut slopes generally shall not be inclined steeper than 2:1 (horizontal to vertical). Attempts to excavate near-vertical temporary cuts for retaining walls or utility installation in excess of 5 feet may result in gross failure of the cut and may possibly damage equipment and injure workers. All cut slopes must be inspected during grading to provide additional recommendations for safe construction. - Finish fill slopes shall not be inclined steeper than 2:1 (horizontal to vertical). Fill slope surfaces shall be compacted to 90 percent of the laboratory maximum density by either overfilling and cutting back to expose a compacted core or by approved		DPW,BO,CE	C,F	A2,C2	

Responsible Person		Monitoring Frequency	Method of Verification
CDD – Community Development Director or designee		A - With each new development	A2 - Onsite inspection
CP - City Planner or designee		B - Prior to construction	B2 - Other agency permit/ approval
CE - City Engineer or designee		C - Throughout construction	C2 - Plan check
BO - Building Official or designee		D - On completion	D2 - Separate submittal (e.g., reports/studies/ plans)
PC - Police Captain or designee		E - Operating	
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits	
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications	

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
- mechanical methods. - Foundation systems that utilize continuous and spread footings are recommended for the support of one- and two-story structures. Foundations for higher structures must be evaluated based on structure design and on-site soil conditions. - Retaining walls shall be constructed to adopted building code standards and inspected by the Building Inspector. - Positive site drainage shall be established during finish grading. Finish lot grading shall include a minimum positive gradient of 2 percent away from structures for a minimum distance of 3 feet and a minimum gradient of 1 percent to the street or other approved drainage course. - Utility trench excavations in slope areas or within the zone of influence of structures should be properly backfilled in accordance with the following: (a) Pipes shall be bedded with a minimum of 6 inches of pea gravel or approved granular soil. Similar material shall be used to provide a cover of at least 1 foot over the pipe. This backfill shall then be uniformly compacted by mechanical means or jetted to a firm and unyielding condition. (b) Remaining backfill may be fine-grained soils. It shall be placed in lifts not exceeding 6 inches in thickness or as determined appropriate, watered, or aerated to near optimum moisture content, and mechanically completed to a minimum of 90 percent of the laboratory maximum density. (c) Pipes in trenches within 5 feet of the top of slopes or on the face of slopes shall be bedded and backfilled with pea gravel or approved granular soils as described above. The remainder of the trench backfill shall comprise typical on-site fill soil mechanically completed as described in the previous paragraph.					
Hazards and Hazardous Materials					
HAZ-1: The grading plans shall indicate methods to address potential contamination discovered during construction, as well as safety considerations for on-site construction personnel and the general public. Details of the plan shall include, but not be limited, to the following: Procedures for identification of contaminated soil during earthmoving operations;		DPW,BO	B,C,F	A2,B2,C2	

Responsible Person		Monitoring Frequency		Method of Verification	
CDD – Community Development Director or designee		A - With each new development		A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction		B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction		C2 - Plan check	
BO - Building Official or designee		D - On completion		D2 - Separate submittal (e.g., reports/studies/ plans)	
PC - Police Captain or designee		E - Operating			
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits			
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
- Immediate measures to protect workers and the public from exposure to contaminated areas (e.g., fencing or hazard flagging, covering of contaminated soils with plastic, etc.) and prevent migration of the contaminants to the surrounding environment; and - Steps to be taken following initial discovery of contaminated soils. Notification shall be made to the local environmental health officials and the City's construction inspector(s) immediately following identification of previously unknown contamination within the construction area. In the event hazardous substances are encountered during site grading, work shall immediately cease in the area and the property owner/developer shall retain a qualified hazardous materials engineer to assess the impacts and prepare a response plan using risk-based cleanup standards applicable to residential land use. Upon approval of the response plan by the Fire Department or other agency, as applicable, the engineer shall obtain any required permits, oversee the removal of such features and/or conduct the response work to the satisfaction of the Fire Department or other agency, as applicable, until closure status is attained.				
HAZ-2: As part of construction specifications, procedures for the fueling and maintenance of construction vehicles shall be required to minimize the potential for accidental release of hazardous materials. This shall include locating refueling and maintenance areas minimum of 500 feet from occupied residential uses. Drip plans shall be placed under motorized equipment when parked on the site to prevent soil contamination from dripping oil or other fluids.	DPW,BO	C,F	A2,C2	
HAZ-3: Hazardous construction waste management practices are to be implemented pursuant to the Best Management Practices contained in the California Stormwater BMP Handbook (2009)¹ and shall include the following: All hazardous construction wastes as defined by Title 22 Division 4.5, or listed in 40 CFR Parts 110, 117, 261, or 302, including but not limited to petroleum products, concrete curing compounds, palliatives, septic wastes, stains, wood preservatives, asphalt products, pesticides, acids, paints, solvents, roofing tar, sandblasting grid mixed with lead-, cadmium-, or chromium based paints, asbestos, or PCBs, that	DPW,BO	C,F	A2,C2	

¹ California Stormwater Quality Association, 2009 Construction BMP Handbook, 2010, accessed from <https://www.casqa.org/casqastore/entity/tabid/169/c-4-best-management-practice-bmp-handbooks.aspx> 3.10.11

Responsible Person	Monitoring Frequency	Method of Verification
CDD – Community Development Director or designee	A - With each new development	A2 - Onsite inspection
CP - City Planner or designee	B - Prior to construction	B2 - Other agency permit/ approval
CE - City Engineer or designee	C - Throughout construction	C2 - Plan check
BO - Building Official or designee	D - On completion	D2 - Separate submittal (e.g., reports/studies/ plans)
PC - Police Captain or designee	E - Operating	
FC - Fire Chief or designee	F - Prior to issuance of grading/building permits	
DPW - Director of Public Works or designee	G - Prior to approval of project plans and/or specifications	

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
cannot be reused or recycled shall be disposed of by a licensed hazardous waste hauler. 2. Wastes shall be stored in sealed containers constructed of suitable material and shall be labeled as required by Title 22 CCR, Division 4.5 and 49 CFR Parts 172, 173, 178, and 179. 3. Waste containers shall be stored in temporary containment facilities that should comply with the following requirements: a. Temporary containment facility shall provide for a spill containment volume equal to 1.5 times the volume of all containers able to contain precipitation from a 25 year storm event plus the greater of 10 percent of the aggregate volume of all containers or 100 percent of the largest tank within its boundary, whichever is greater. b. Temporary containment facility shall be impervious to the materials stored there for a minimum contact time of 72 hours. c. Temporary containment facilities shall be maintained free of accumulated rainwater and spills. In the event of spills or leaks, accumulated rainwater and spills should be placed into drums after each rainfall. These liquids shall be handled as a hazardous waste unless testing determines them to be non-hazardous. d. Sufficient separation shall be provided between stored containers to allow for spill cleanup and emergency response access. e. Incompatible materials such as chlorine and ammonia shall not be stored in the same temporary containment facility. d. Throughout the rainy season, temporary containment facilities shall be covered during non-working days and prior to rain events. 4. Storage drums shall not be overfilled and wastes should not be mixed. 5. Unless watertight, containers of dry waste shall be stored on pallets. 6. Herbicides and pesticides shall not be over used. Only the amount needed shall be prepared. Apply surface dressings in several small applications as opposed to one large application. Allow time for infiltration and avoid excess material being carried off-site by runoff. Do not apply such chemicals immediately prior to rain events. All persons applying pesticides must be certified in accordance with federal and State					

Responsible Person		Monitoring Frequency		Method of Verification	
CDD – Community Development Director or designee		A - With each new development		A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction		B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction		C2 - Plan check	
BO - Building Official or designee		D - On completion		D2 - Separate submittal (e.g., reports/studies/ plans)	
PC - Police Captain or designee		E - Operating			
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits			
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
7. Paint brushes and equipment for water and oil based paints should be cleaned within a contained area and shall not be allowed to contaminate soil, watercourses or drainage systems. Waste paints, thinners, solvents, residues, and sludges that cannot be recycled or reused shall be disposed of as hazardous waste by a licensed hazardous waste hauler. 8. Hazardous waste storage areas on-site shall be located away from storm drains or water courses and way from moving vehicles and equipment to prevent accidental spills. 9. Containment berms shall be used in fueling and maintenance areas and where the potential for spills is high. 10. Potentially hazardous waste shall be segregated from non-hazardous construction site debris. 11. Liquid or semi-liquid hazardous materials shall be stored in appropriate containers and under cover. 12. Hazardous waste collection sites shall be designated on-site away from watercourses and drainage systems, and shall be clearly labeled. 13. Hazardous materials shall be stored in containers and protected from vandalism. 14. All employees and subcontractors shall receive on-site training in hazardous waste storage and disposal procedures. 15. Areas treated with chemicals shall be identified with appropriate warning signage 16. Place a stockpile of spill clean-up materials where it will be readily accessible 17. Inspect and verify that activity-based BMPs are in place prior to the commencement of associated activities. While activities associated with the BMP are underway, BMPs shall be inspected on a weekly basis. 18. A copy of hazardous waste manifests shall be maintained on-site for access by City inspectors.					
HAZ-4 The abandoned well identified in the 2007 Converse Consultant's Technical Memorandum for the Butterfield Specific Plan shall be properly capped and any associated pipeline abandoned and/or removed from the site pursuant to applicable State and Federal Guidelines.		DPW, BO	C, D	B2, C2, D2	

Responsible Person		Monitoring Frequency		Method of Verification	
CDD – Community Development Director or designee		A - With each new development		A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction		B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction		C2 - Plan check	
BO - Building Official or designee		D - On completion		D2 - Separate submittal (e.g., reports/studies/ plans)	
PC - Police Captain or designee		E - Operating			
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits			
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
HAZ-5 Prior to issuance of grading permits, the following remediation efforts shall occur: - The batteries, auto parts, tires and the diesel engine observed on the concrete pad next to the well and any associated fuel sources shall be removed and disposed of in compliance with all applicable regulations by waste haulers certified by the State for the handling and disposal of such wastes; - Piles of asphalt debris and inert trash observed in various locations throughout the property shall be removed following their inspection by a hazardous waste consultant and, if required, by a cultural resource consultant, and the material removed and disposed of pursuant to all applicable laws and regulations. - Prior to the removal of any potentially hazardous debris, additional environmental assessment and testing shall be completed pursuant to the recommendations of a certified environmental consultant and appropriate methods of handling and disposal shall be identified and implemented pursuant to existing (or then current) regulations and procedures for any particular hazardous waste or toxic material identified.		DPW,BO	C,F,D	A2,C2,D2	
HAZ-6 The contractor shall ensure that precautions are taken to avoid the Southern California Gas Company pipeline observed crossing the property diagonally from the west-center of the Project site to the southeast corner and that may be present along the alignments of the proposed off-site infrastructure. Such precautions shall include calling Dig Alert prior to any construction activity to determine and mark the exact location of this pipeline and close coordination with Southern California Gas Company to ensure that appropriate measures are taken by SCGC, including potential reduction in pressure and on-site monitoring, to protect both workers and the pipeline from accidental damage during grading activities. The appropriate identification and setbacks shall be maintained in order to ensure the safety of adjacent properties.		DPW,BO	B,C	A2,C2	
HAZ-7: The Applicant shall ensure that the existing high pressure gas line is replaced by the operator with pipeline that is PUC-rated for location in residential areas. Replacement of the pipeline and required relocation shall occur prior to trenching for sewer, water and storm drain within 25 feet of the outer edge of the pipeline easement and/or prior to the issuance of building permits for residences located within 100 feet of the ultimate pipeline alignment and prior to the paving of any roads within the pipeline alignment. Unless directed otherwise by the PUC, wet utility crossings shall observe a minimum ten-foot vertical separation and ten-feet of horizontal separation from the pipeline, given the needed depth of utility services.		DPW,BO	C,D,G	A2,C2	
Responsible Person		Monitoring Frequency		Method of Verification	
CDD – Community Development Director or designee		A - With each new development		A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction		B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction		C2 - Plan check	
BO - Building Official or designee		D - On completion		D2 - Separate submittal (e.g., reports/studies/ plans)	
PC - Police Captain or designee		E - Operating			
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits			
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
Undergrounded electrical services shall observe a minimum 10 foot horizontal separation from the pipeline. The location of the pipeline shall be indicated with appropriate curbside notation and/or monuments at minimum 50-foot intervals along its route and by ground-level monumentation through the golf course, or at intervals required by the PUC.					
HAZ- 8: A permit shall be obtained from the Riverside County Fire Department (Banning Services Unit) and, if required, from the County Department of Environmental Health, prior to installation of any temporary above ground fuel storage tank on the Project site. - A hazardous materials business plan consisting of an owner/operator page, a chemical description/inventory page, and a site map must be submitted with the application for permit. - The storage area shall be kept free of weeds and extraneous combustible material. - Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be submitted with the tank plans. - The tank shall be kept 50 feet from buildings and conspicuously marked with the name DIESEL and COMBUSTIBLE – KEEP FIRE AWAY. - The tank shall be located within a secondary containment area such as earthen berms covered from end to end by a thick mil plastic. Concrete or steel may also be used to provide secondary containment. /show calculations for secondary containment on the Site Plan. - The tank shall be secured to prevent movement on the containment surface or be mounted on metal skids (not on an elevated stilt rack). - The project manager or contractor shall contact the fire department representative for inspections at the time prior to when product is put into the tank to verify compliance, AND at the time when the tank is removed from the site to check for evidence of ground contamination.		DPW,BO,FC	B,D	B2,C2,D2 (Hazardous Materials Business Plan)	
HAZ-9: Prior to the approval of Final Tract maps, the City Engineer and Riverside County Fire Department (Banning Services Unit) shall discuss with the Applicant approximate locations of work activities and ingress and egress points in and out of the construction site to assure there					
Responsible Person		Monitoring Frequency		Method of Verification	
CDD – Community Development Director or designee		A - With each new development		A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction		B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction		C2 - Plan check	
BO – Building Official or designee		D - On completion		D2 - Separate submittal (e.g., reports/studies/ plans)	
PC – Police Captain or designee		E - Operating			
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits			
DPW – Director of Public Works or designee		G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
is adequate access and communications protocols for emergency response vehicles during each of the proposed construction phases.				
HAZ-10: Prior to the issuance of grading permits or road encroachment permits, a Traffic Management Plan providing safety control measures for area-wide streets that would be affected by construction traffic and activities must be prepared by a licensed civil or traffic engineer, to the satisfaction of the City Engineer, that would minimize safety hazards and emergency access impacts. The temporary measures in the Traffic Management Plan could include: flaggers, temporary lane restriping, temporary lanes, caution signs, reduced-speed zones, temporary detours, and other safety and traffic control devices.	DPW,CE	A,B,F	C2,D2	
HAZ-11: All proposed subdivisions within the Specific Plan project area shall be evaluated by the Fire Department to determine whether the Department's Urban-Wildland Interface requirements should be implemented as part of the development. If the Department determines that either an interim or permanent condition of high fire risk would be present, a Fuel Modification Plan that meets the then-current requirements of the Fire Department shall be prepared and shall be approved by the Fire Department prior to recordation of a Final Tract Map. Maintenance of interim fuel modification areas shall be the responsibility of the master Homeowners Association and/or the property owner and/or a LLMP and temporary maintenance easements shall be recorded over interim fuel modification areas. Such easements shall be quitclaimed when the Fire Department determines that additional new development has eliminated the need for fuel modification in these areas.	DPW,FC	A,D,E,F	A2,C2,D2	
HAZ-12: Seed mix used for the temporary re-vegetation of graded areas that will remain as undeveloped open space for a period of 6 months or more shall consist primarily of drought-tolerant grasses that may combine native and non-native species. These mixes include grasses that require little maintenance and do not grow tall, but do provide sufficient vegetative coverage to be effective in controlling wind and water-caused erosion. Defensible spaces as defined by the Fire Department pursuant to Chapter 49 of the California Fire Code shall be maintained around the exposed perimeters of subdivisions abutting un-irrigated grassland and/or chaparral through weed abatement, mowing, and other fuel reduction/modification strategies.	DPW,BO	C,D,E	A2,B2,C2	
HAZ-13: The applicant shall continue to provide annual fuel modification as required by City code. The annual fuel modification (thinning) shall also be conducted in the future development areas south of Highland Home Road extension as needed (which excludes PAs 50,	DPW,BO,FC	C,E	A2,B2,C2	
Responsible Person Monitoring Frequency Method of Verification				
CD0 – Community Development Director or designee	A - With each new development	A2 - Onsite inspection		
CP - City Planner or designee	B - Prior to construction	B2 - Other agency permit/ approval		
CE - City Engineer or designee	C - Throughout construction	C2 - Plan check		
BO – Building Official or designee	D - On completion	D2 - Separate submittal (e.g., reports/studies/ plans)		
PC - Police Captain or designee	E - Operating			
FC - Fire Chief or designee	F - Prior to issuance of grading/building permits			
DPW - Director of Public Works or designee	G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
51, 52, 60, 61 and 73, which shall remain natural until such time these areas are developed or require infrastructure improvements).					
Hydrology and Water Quality					
HWQ-1: The following measures shall be reflected in applicable Tentative Tract Maps (TTMs), site plans, grading plans, and/or improvement plans to the satisfaction of the City Engineer, prior to applicable plan/permit approval:					
1) All building pads within the Specific Plan shall be constructed so that they are free from flood hazard for the 100-year frequency storm by elevating finished floor elevations above the 100-year level of flood protection.					
2) The depths of flow in the Project's streets shall not exceed top of curb elevations for the 10-year frequency storm event.					
3) Streets shall be oriented to allow for maximum potential conveyance of regional flooding during significant storm events to expedite the passage of storm flows through the Specific Plan area.					
4) The Specific Plan will be phased so that 100-year flood protection is ensured in all areas of development. Interim improvements (such as temporary debris basin, earthen channels/berms, check dams, sand bag barriers,, or other temporary BMP and flood protection measures; refer to Mitigation Measure HWQ-1, bullet #6 and 7 below) shall be provided as development progresses to protect against flooding, erosion, siltation, and water quality impacts.		DPW,CE,BO	F	C2	
5) All subdivisions implemented as part of the Specific Plan shall be required to detain any incremental increase in drainage within the Project Boundary until the Riverside County Flood Control and Water Conservation District Master Drainage Plan ("Banning" – Zone 5) is fully implemented downstream of the Project site.					
6) Construction of each phase shall include an assessment of the size and flow patterns of the adjacent undeveloped areas of the Specific Plan site. Interim phase on-site facilities shall provide developed phases with required flood protection pursuant to Code.					
7) Temporary basins shall be constructed to meet detention requirements and earthen channels/berms shall be used to divert and convey flows during construction phases.					

Responsible Person		Monitoring Frequency		Method of Verification	
CDD – Community Development Director or designee		A - With each new development		A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction		B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction		C2 - Plan check	
BO - Building Official or designee		D - On completion		D2 - Separate submittal (e.g., reports/studies/ plans)	
PC - Police Captain or designee		E - Operating			
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits			
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
Noise					
NOI-1: As a condition of approval of all grading and building permits, the Applicant shall comply with the following list of noise reduction measures, subject to inclusion of additional provisions at the discretion of the Building Official as appropriate: - Excavation, grading, and other noise-intensive construction activities related to the proposed Project shall be restricted to the hours of operation allowed under Section 8.44.090.E, Noise Prohibited – Unnecessary Noise Standard – Construction, Landscape Maintenance or Repair, of the City Municipal Code. Any deviations from these standards shall require the written approval of the City Building Official. The days and hours shall also apply to any servicing of equipment and to the movement of materials to and from the site. - The developer shall require, as a condition of contract, that all construction equipment operating on the site be equipped with mufflers and sound control devices (e.g., intake silencers and noise shrouds) no less effective than those provided on the original equipment and no equipment shall have an unmuffled exhaust. - The developer shall require all contractors, as a condition of contract, to maintain and tune-up all construction equipment to minimize noise emissions - Stockpiling and vehicle staging areas shall be located a minimum of 500 feet from occupied residences, and screened from these uses by a solid noise attenuation barrier where necessary to achieve City Municipal Code-required noise attenuation levels. - Solid noise attenuation barriers (temporary barriers or noise curtains) with a sound transmission coefficient (STC) of at least 20 shall be used along Project boundaries adjacent to sensitive receptors, where noise monitoring, performed by a qualified noise monitor, indicates exceedance of City Municipal Code noise levels for more than 15 minutes in any one hour period. - Construction activities that occur outside the allowable hours per City standards 6 PM to 7 AM) shall require approval of the City Building Official based on demonstration of unusual circumstances and avoidance of significant impacts to neighboring sensitive receptors. Construction noise exceeding City standards (i.e., interior noise in excess of 50 dBA or exterior noise in excess of 65 dBA) and statutory time limits is anticipated.					
		DPW,BO	C,F	A2,C2	

Responsible Person		Monitoring Frequency		Method of Verification	
CDD – Community Development Director or designee		A - With each new development		A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction		B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction		C2 - Plan check	
BO - Building Official or designee		D - On completion		D2 - Separate submittal (e.g., reports/studies/ plans)	
PC - Police Captain or designee		E - Operating			
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits			
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
shall require implementation of additional noise attenuation measures such as temporary noise “curtains” to reduce construction noise to meet City Standards, or offer the affected sensitive receptors the option of temporary relocation at the Developer’s expense for the duration of the impact. - All stationary construction equipment (e.g., air compressor, generators, etc.) shall be operated as far away from the residential and institutional uses as practicable. If necessary to meet the City’s noise standards, the equipment shall be shielded with temporary sound barriers, sound aprons, or sound skins to the satisfaction of the Building Official. - In areas subject to potentially significant construction noise impacts, the developer shall be required to monitor and document compliance with all applicable noise level limits. - Construction haul routes for large equipment and material import/export shall be specified to minimize the use of routes affecting sensitive receptors (e.g., residential, parks, hospitals, schools, convalescent homes, etc.). Construction phasing for individual subdivisions shall be designed to avoid the need for construction vehicles and related construction traffic to traverse occupied residential neighborhoods. In all cases, trucks shall utilize a route that is least disruptive to sensitive receptors. Construction trucks shall avoid weekday and Saturday AM and PM peak hours (7 AM to 9 AM and 4 PM to 6 PM).					
NOI-2: Prior to the issuance of each grading or building permit, the Applicant shall submit to the Building Official a proposed Construction Noise Monitoring Program to respond to and track complaints pertaining to construction noise, throughout demolition and/or grading. Throughout and/or grading, these measures shall include the following: - A procedure and phone numbers for notifying the City Building and Safety Department staff and Banning Police Department (during regular construction hours and off-hours); - A sign prominently posted on-site containing the permitted construction days and hours and complaint procedures and the name and phone number of the person(s) to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor’s telephone numbers (during regular construction hours		DPW,BO	B,C,F	A2,C2,D2	

Responsible Person		Monitoring Frequency		Method of Verification	
CDD – Community Development Director or designee		A - With each new development		A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction		B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction		C2 - Plan check	
BO – Building Official or designee		D - On completion		D2 - Separate submittal (e.g., reports/studies/ plans)	
PC - Police Captain or designee		E - Operating			
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits			
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
and off-hours); - The designation of an on-site construction complaint and enforcement manager for the Project. The manager shall act as a liaison between the Project and its neighbors. The manager's responsibilities and authority shall include the following: - An active role in monitoring project compliance with respect to noise; - Ability to reschedule noisy construction activities to reduce effects on surrounding sensitive receivers; - Site supervision of all potential sources of noise (e.g., material delivery, construction staging areas, construction workers, debris box pick-up and delivery) for all trades; - Intervening or discussing mitigation options with contractors; and - Conducting a preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.					
NOI-3: The Applicant shall, through contract specifications, prohibit the use of any on-site construction equipment generating greater than 0.049 RMS (greater than 79 Vpd) within 25 feet of any sensitive use or limit the use of equipment exceeding this standard to less than 30 events per day.		DPW,BO	C,F	A2,C2	
NOI-4: Prior to the issuance of grading permits or encroachment permits for the improvement of Highland Home Road (aka Meridian Street) between future "D Street" and Wilson Street, an acoustical study shall be completed by the Applicant (using construction-level improvement plans and/or more detailed grading plans) and submitted to the City for review and approval. The acoustical study will specify additional specific noise attenuation measures necessary, if any, to ensure that the City of Banning's exterior and interior noise standards are met at adjacent residential properties. Appropriate attenuation measures could include a solid wall in the landscaped parkway between future Highland Home Road and the existing frontage street.		DPW,BO	C,F	A2,C2,D2	
NOI-5: Prior to the issuance of building permits for non-residential uses (such as commercial areas, wastewater treatment plant, and the golf course clubhouse), the Applicant shall prepare a site-specific construction level noise analysis, analyzing potential on and off site noise impacts, based upon detailed grading plans, improvement plans and site plans. The grading,		DPW,BO	C,F	A2,C2,D2	
Responsible Person		Monitoring Frequency		Method of Verification	
CDD – Community Development Director or designee		A - With each new development		A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction		B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction		C2 - Plan check	
BO - Building Official or designee		D - On completion		D2 - Separate submittal (e.g., reports/studies/ plans)	
PC - Police Captain or designee		E - Operating			
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits			
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
site and/or improvement plans for these uses shall include the location of stationary noise sources, such as loading docks, air conditioning units, trash hauling and trash compactors (noise from trash pickup and compacting results from the use of hydraulic equipment to raise and lower the metal trash bins and to compact their contents), and drive-thru lanes. The noise analysis shall evaluate the potential noise impacts to the existing and proposed noise sensitive homes near the commercial areas of the project. In the event the analysis shows that noise levels for any adjacent sensitive receptor(s) would exceed applicable standards, measures shall be required to reduce noise to levels to within applicable standards, including providing enclosures for stationary sources (such as pump stations and air conditioners), and providing walls or siting to attenuate mobile or stationary sources from receptors (such as loading bays). The analysis shall be subject to review and approval by the City Building Official and shall ensure compliance with applicable exterior and interior noise standards.					
Public Services and Utilities					
PSU-1: Applicant shall communicate and work with the Fire Chief throughout Project development to determine the appropriate timing for a potential addition of a fire response unit (medic squad, fire engine), or the need for a fire station that is conceptually located in PA 60 but could be located in any Planning Area as described within the Specific Plan. When the fire station or a response unit is determined to be necessary, the Applicant shall fund and/or construct the fire response unit and/or fire station and would subsequently be credited the cost of the fire response unit or fire station towards the dedication of fire fees.		FC	C	B2	
PSU-2: The Project shall incorporate the principles of defensible space as defined by the U.S. Department of Housing and Urban Development Office of Policy Development and Research in the design of cluster housing and/or multifamily housing within the proposed Project to reduce the impact of such development on police services. These principles shall be incorporated through inclusion of the following design solutions: • Orienting the front doors and living area windows to the public street without providing "protection" of walls and fencing while providing back doors in these same units that allow access to more secure play areas and open space. • Clustering parking in close proximity to units or the must provide enclosed garages or semi-subterranean parking garages that can be secured. • Providing motion-activated security lighting.		DPW,BO	A,G	C2	
Responsible Person		Monitoring Frequency		Method of Verification	
CDD – Community Development Director or designee		A - With each new development		A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction		B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction		C2 - Plan check	
BO - Building Official or designee		D - On completion		D2 - Separate submittal (e.g., reports/studies/ plans)	
PC - Police Captain or designee		E - Operating			
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits			
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
Clustering multifamily units around shared courtyard spaces with appropriate amenities that draw residents into the common area and encourage the development of relationships between neighbors through interaction in the public domain (See Oscar Newman, <i>Creating Defensible Space</i>, 1996, Institute for Community Design Analysis, US Department of Housing and Urban Development, Office of Policy Development and Research for applicable guidelines and design criteria.)					
PSU-3: The Project shall include potential school sites within the development by designating and setting aside two 11+ acre Planning Areas (i.e., PA 68 for Banning Unified School District and PA 20 for Beaumont Unified School District) to increase available school facilities. (The intent of Mitigation Measure PSU-3 is to initially designate and set aside each of the two 11+ acre Planning Areas, then offer these sites to the School Districts for sale or fee credit. In the event that one or both of the Districts choose to not accept the site, the Applicant may opt to implement the residential overlay on the corresponding school site, which would permit medium-density residential development at 10 du/ac).		CDD	C	B2 ⁴	
PSU-4: Offsite infrastructure improvements (identified in Section 3.6.3) shall comply with all of the same mitigation measures for onsite facilities, as applicable. Off-site above-ground facilities shall provide for a general biological assessment by a qualified biologist. If sensitive resources are determined to be present, those resources shall be assessed and/or delineated, mitigation measures shall be developed and imposed.		DPW,BO (fair market compensation), CDD (biological assessment)	B,F	C2, D2	
PSU-5: Prior to the issuance of building permits for an onsite satellite WWT, the City must prepare a site-specific construction-level noise analysis analyzing potential on- and off-site noise impacts. In addition, the analysis shall evaluate the potential noise impacts to existing and proposed sensitive receptors. Construction and implementation of the wastewater treatment plant would require a Conditional Use Permit (CUP) to be approved by the City of Banning, as well as design review of the proposed site plan and building architecture, landscaping and lighting. Compliance with the existing regulations (specified under Impact 4.8-1) and on-going monitoring of the plant's operations would reduce potential impacts associated with the routine use, handling, transport, and storage of hazardous materials.		CDD	G	D2	
PSU-6: The operator of the Butterfield Specific Plan Golf Course shall prepare and implement a Operational Waste Management Plan that incorporates the Best Management Practices for the management of green waste recommended by the Golf Course Superintendent Association of		DPW,BO	E,G	A2,D2	
Method of Verification					
Responsible Person		Monitoring Frequency		Method of Verification	
CDD – Community Development Director or designee		A - With each new development		A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction		B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction		C2 - Plan check	
BO - Building Official or designee		D - On completion		D2 - Separate submittal (e.g., reports/studies/ plans)	
PC - Police Captain or designee		E - Operating			
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits			
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
America (GCSAA) including separate collection and recycling of green waste by a licensed hauler and recycling facility, on-site use of green waste for landscape mulching, and other methods acceptable to the City and the SCAQMD so as to reduce the facility's impact on landfill capacity.					
Traffic and Transportation					
TRF-1: If not constructed by the City or others, the Applicant shall construct road improvements identified in Table 4.13-9, Summary of Future Improvements ("Existing plus Project" improvements in the City of Banning only). These improvements include portions on Highland Springs Avenue in the City of Beaumont, between I-10 and Brookfield, but exclude locations that are deemed by the affected jurisdiction(s) to be infeasible due to impacts of ROW acquisition. If constructed by the Applicant, the cost of these improvements shall be credited against applicable City fees, and/or shall be eligible for reimbursement agreements with the City and/or third parties. The improvements listed in Table 4.13-9 shall be consistent with the General Plan Circulation Element.		DPW,CE	A,D	C2	
TRF-2: As part of each Final Tract Map, or appropriate group of maps, the Applicant shall prepare a TIA Validation Report (TVR) based on the criteria provided herein for review and approval by the City Engineer. Final Tract Map approvals resulting in less than 500 p.m. peak hour trips (Exempt Maps) shall not require a TVR unless the cumulative total of prior approved Exempt Maps exceeds 1,000 p.m. peak hour trips since the last TVR. The TVR shall identify which of the Existing Plus Project improvements identified in Table 4.13-9, are required to be constructed for the respective Final Tract Map, to ensure adequate emergency access and satisfactory levels of service. "Existing plus Project" improvements in the City of Banning identified in an approved TVR shall be conditions of Final Tract Map approval. To the extent that any of the improvements mentioned above are included in a fee program, the cost for those improvements, if constructed by the Applicant, will be eligible for fee credits. The ongoing traffic impact assessment program will be based on the p.m. peak-hour trip threshold. The Final Tract Maps' total number of p.m. peak hour trips will be established based on the trip generation listed in Table 4.13-7, Project Trip Generation. If a portion of commercial development and some residential development is included in the Final Tract Map, the total number of trips generated by each use (commercial and residential) will be calculated for the p.m. peak hour and compared to a predefined threshold.		DPW,CE	A,F	C2,D2	

Responsible Person		Monitoring Frequency	Method of Verification	
CDD – Community Development Director or designee		A - With each new development	A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction	B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction	C2 - Plan check	
BO - Building Official or designee		D - On completion	D2 - Separate submittal (e.g., reports/studies/ plans)	
PC - Police Captain or designee		E - Operating		
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits		
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications		

Mitigation Measure No./ Implementation Action		Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
Recognizing the variety of land use options, overlays and permitted or conditionally permitted uses, the TVR will also be used to verify , as the Project builds out, that the Project's total peak hour trips are consistent with the assumptions in the Project TIA.					
TRF-3: Improvement plans shall be prepared for each Project-related offsite traffic improvement and approved by the City Engineer. Improvement plans shall incorporate the following considerations, as applicable:					
a) Obtain encroachment permit(s) from the applicable jurisdiction(s) for offsite improvements; b) Through creative design techniques, where determined appropriate and consistent with City policy, modify roadway geometry to reduce potential impacts to existing developed areas (such as reduced lane widths, reduced or eliminated medians, reduced turn lane transition zones, and/or shifting intersection approaches to widen intersection quadrants where associated impacts would be reduced); c) Maintain access for existing residences and businesses at all times; d) Replace landscaped areas within the affected parcel and along the parcel frontage wherever practical; e) Assist the affected property owner in re-striping affected parking areas and/or reconfiguring affected driveways to avoid or offset improvement-related impacts; f) Follow applicable Project EIR mitigation measures related to biological resources (i.e., BIO-1 through BIO-5), with respect to minimizing loss of native vegetation, replacement or relocation of mature trees, use of native and/or drought tolerant vegetation in new landscaped areas, and ensuring consistency with applicable MSHCP and regulatory agency permitting provisions; and g) Compensate the affected property owner based on fair market valuation of the acquired ROW in accordance with applicable local, State and federal regulations.		CE	A,G	A2,C2	
TRF-4: The applicant shall pay a fair share toward cumulative impacts not otherwise captured in existing fee programs, funding sources or in lieu improvements noted above, if such a program is in place at the time of building permit issuance, based on project contribution percentages identified in Table 4.13-16.		DPW,BO	A,D	C2	
Water Supply					
Responsible Person		Monitoring Frequency		Method of Verification	
CDD – Community Development Director or designee		A - With each new development		A2 - Onsite inspection	
CP - City Planner or designee		B - Prior to construction		B2 - Other agency permit/ approval	
CE - City Engineer or designee		C - Throughout construction		C2 - Plan check	
BO – Building Official or designee		D - On completion		D2 - Separate submittal (e.g., reports/studies/ plans)	
PC - Police Captain or designee		E - Operating			
FC - Fire Chief or designee		F - Prior to issuance of grading/building permits			
DPW - Director of Public Works or designee		G - Prior to approval of project plans and/or specifications			

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials
WS-1: With respect to the City's Banning, Banning Bench, Banning Canyon, and Cabazon groundwater supplies, the City will: - Periodically, conduct a groundwater audit that evaluates groundwater level trends, production rates, groundwater quality or other aquifer/well/pump considerations from the previous year (through use of a on-going groundwater monitoring and data collection system). - Develop a groundwater model to allow accurate simulation of groundwater flow and groundwater quality (including potential impacts by recharge of recycled water) in the City of Banning groundwater resource area. Additionally, to avoid injury to other legal users of the Cabazon Basin, the City will: - Site any new well so as to not result in material interference to existing wells. WS-2: Additionally, to guard against the potential adverse effects of climate change on the City's water supplies, the City will: - Continue to manage its imported and surface water supplies conjunctively with its groundwater supplies to maximize opportunities for groundwater storage. - Continue to monitor expert technical analyses of the impacts of climate change on surface and groundwater supplies and incorporate any recommendations into the City's water supply planning efforts. - Continue to practice and promote integrated flood management. The City will incorporate climate change findings into infrastructure design and continue to integrate water and land use practices, such as encouraging new developments to capture and treat stormwater onsite. New water infrastructure will be designed to operate under a wide range of conditions and will consider climate change impacts. - Continue to diversify its portfolio through increased water use efficiency and aggressive demand reductions achieved by existing and new conservation programs. The development and use of a new recycled water supply will further diversify the City's portfolio and reduce potable water demands. - Continue to further develop regional alliances with cities, water districts and water agencies to integrate, improve and develop regional water management.	DPW	E	D2	

Responsible Person	Monitoring Frequency	Method of Verification
CDD – Community Development Director or designee	A - With each new development	A2 - Onsite inspection
CP - City Planner or designee	B - Prior to construction	B2 - Other agency permit/ approval
CE - City Engineer or designee	C - Throughout construction	C2 - Plan check
BO – Building Official or designee	D - On completion	D2 - Separate submittal (e.g., reports/studies/ plans)
PC - Police Captain or designee	E - Operating	
FC - Fire Chief or designee	F - Prior to issuance of grading/building permits	
DPW - Director of Public Works or designee	G - Prior to approval of project plans and/or specifications	

Butterfield Specific Plan Project

Addendum Modifications to the Mitigation Monitoring and Reporting Program

Project File No.: _____ Applicant: _____

EIR Prepared by: _____ Date: _____

Mitigation Measures No./Implementation Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/Initials
Mitigation Measure AQ-7: The following measures shall be implemented during construction to substantially reduce nitrogen oxides (NOx)-related emissions. They shall be included in the Grading Plan, Building Plans, and specifications. • Off-road diesel equipment operators shall be required to shut down their engines rather than idle for more than 5 minutes, and shall ensure that all off-road equipment is compliant with the California Air Resources Board (ARB) in-use off-road diesel vehicle regulations and SCAQMD Rule 2449. • The following note shall be included on all grading plans: “The City shall require construction contractors to utilize diesel powered construction equipment that meets EPA-certified Tier III emissions standards, or higher according to the following: January 1, 2012, to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 3 off-road emissions standards at a minimum. In addition, all construction equipment shall be outfitted with best available control technology (BACT) devices certified by ARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control				

strategy for a similarly sized engine as defined by ARB regulations. Post January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by ARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by ARB regulations.” • A copy of each unit’s certified tier specification, BACT documentation, and ARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment. • Construction contractors are encouraged to apply for AQMD “SOON” funds. Incentives could be provided for those construction contractors who apply for AQMD “SOON” funds. The “SOON” program provides funds to accelerate clean up of off-road diesel vehicles, such as heavy duty construction equipment. More information on this program can be found at the following website: http://www.aqmd.gov/tao/Implementation/SOONProgram.htm.” • The contractor and the Applicant, if the Applicant’s equipment is used, shall maintain construction equipment engines by keeping them tuned and regularly serviced to minimize exhaust emissions, as required by SCAQMD Rules 431.1 and 431.2. • Existing power sources (i.e., power poles) shall be used when available. This measure would minimize the use of higher polluting gas or diesel generators. • Construction parking shall be located on the site where possible and shall be configured to minimize traffic interference.				
--	--	--	--	--

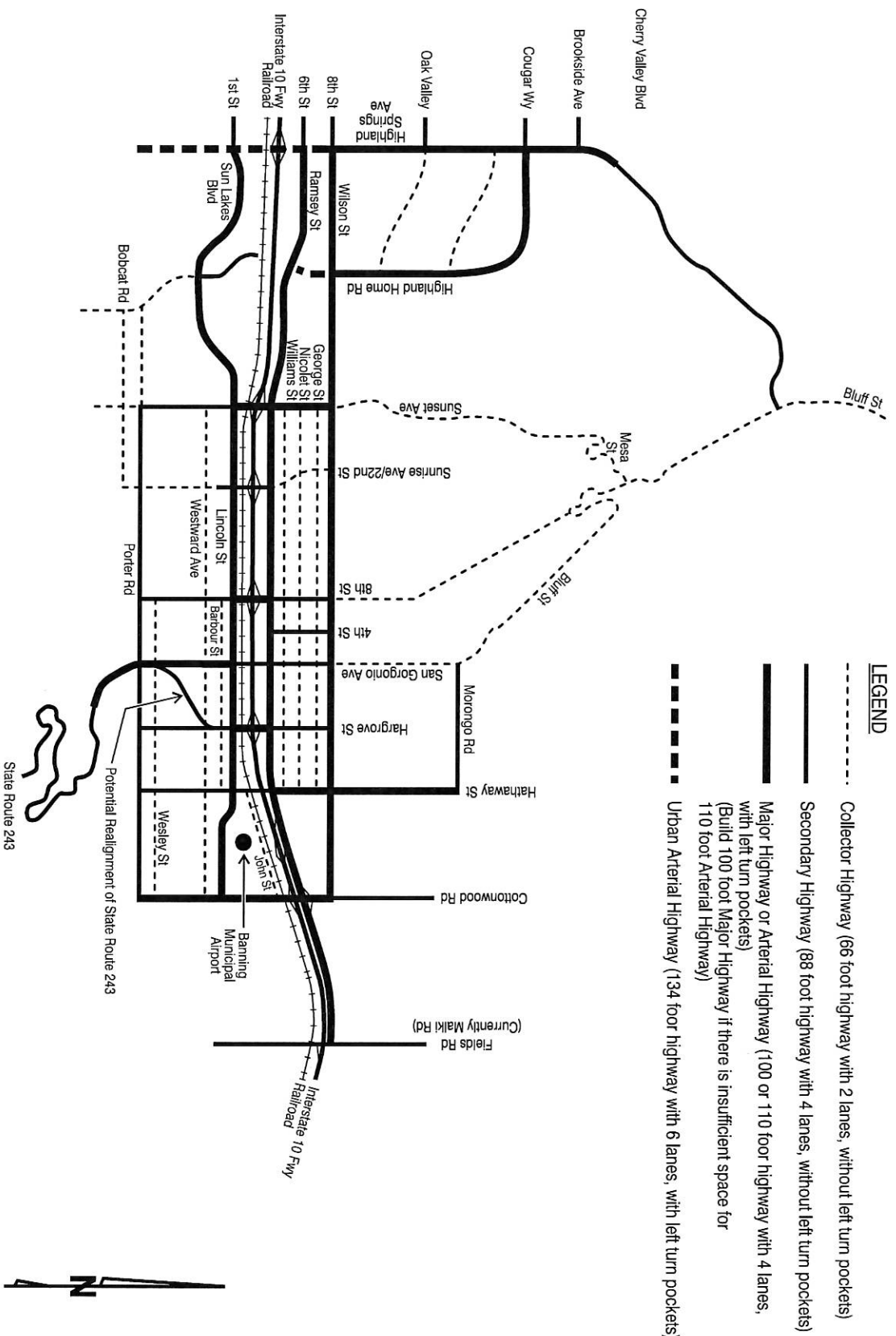
• Obstruction of through-traffic lanes shall be minimized by providing temporary traffic controls such as flag persons, cones, and/or signage during all phases of construction when needed to maintain smooth traffic flow. Construction shall be planned so that lane closures on existing streets are kept to a minimum. • A traffic plan shall be developed to minimize traffic flow interference from construction activities. The plan shall specify the times during which construction activities would occur and particular times when travel lanes cannot be blocked (e.g., peak traffic periods as directed by the affected City Engineer). The plans shall provide details regarding the placement of traffic control, warning devices, and detours. As a supplement to the traffic plan, the construction contractor shall coordinate with the affected agency to determine the need for a public information program that would inform area residents, employers, and business owners of the details concerning construction schedules and expected travel delays, detours, and blocking of turning movements lanes at intersections. The public information programs could utilize various media venues (e.g., newspaper, radio, television, telephone hot lines, or internet website, etc.) to disseminate information such as: ◦ Overview of project information ◦ Weekly updates on location of construction zones; ◦ Identification of street(s) affected by construction; ◦ Times when construction activities would occur and when traffic delays, and blockage of intersection turning movements can be expected; and ◦ Identification of alternate routes that could be used to avoid construction delays.				
Mitigation Measure BIO-3: The Applicant shall provide compensatory mitigation for the temporary disturbance to CDFW jurisdictional waters, which includes approximately				

0.41 acre of vegetated riparian habitat, and the temporary disturbance to RWQCB and USACE jurisdiction, none of which consists of jurisdictional wetlands. The mitigation requirements will be determined through applicable regulatory permitting programs of the CDFW, the RWQCB, and the USACE, and shall consist of minimum 1:1 mitigation primarily through onsite restoration within the Smith Creek drainage and other on-site areas, which will be performed concurrently with development of the golf course (Planning Areas [PA] 35 and 39) or alternative uses within these Planning Areas 35 and 39 (the golf course/open space PAs uses, including various combinations of parks, trails, native habitat, drainage facilities, water quality improvements, groundwater recharge areas, and wetland mitigation areas).				
Mitigation Measure CHG-2: The Butterfield Specific Plan shall be conditioned to allow the following uses (as reflected on future tract maps and commercial site plans), to further promote renewable energy resources, including: • Allowing rooftop solar on all structures, subject to City Municipal Code and related building permit provisions; allowing electric vehicle charging stations at all commercial, park, golf course, multifamily residential, and school areas, subject to a Conditional Use Permit; and allowing hydrogen vehicle fueling stations				
Mitigation Measure PSU-6: The operator of the Butterfield Specific Plan Golf Course shall prepare and implement an Operational Waste Management Plan that incorporates to the extent feasible the Best Management Practices for the management of green waste recommended by the Golf Course Superintendent Association of America (GCSAA) including separate collection and recycling of green waste by a licensed hauler and recycling facility, on-site use of green waste for landscape mulching, and other methods acceptable to the City				

and the SCAQMD so as to reduce the facility's impact on landfill capacity.				
Mitigation Measure TRF-2: As part of each Final Tract Map, or appropriate group of maps, the Applicant shall prepare a Traffic Impact Analysis Validation Report (TVR) based on the criteria provided herein for review and approval by the City Engineer. Final Tract Map approvals resulting in less than 500 p.m. peak hour trips (Exempt Maps) shall not require a TVR, unless the cumulative total of prior approved Exempt Maps exceeds 1,000 p.m. peak hour trips since the last TVR. The TVR shall identify which of the Existing plus Project improvements identified in Table 4.13-9 are required to be constructed for the respective Final Tract Map, to ensure adequate emergency access and satisfactory levels of service. Improvements identified in an approved TVR shall be conditions of Final Tract Map approval. To the extent that any of the improvements mentioned above are included in a fee program, the cost for those improvements, if constructed by the Applicant, will be eligible for fee credits. The ongoing traffic impact assessment program will be based on the p.m. peak hour trip threshold. The Final Tract Maps' total number of p.m. peak hour trips will be established based on the trip generation listed in Table 4.13-7, Project Trip Generation, Table 3.1, <i>Project Trip Generation Comparison</i>. If a portion of commercial development and some residential development is included in the Final Tract Map, the total number of trips generated by each use (commercial and residential) will be calculated for the p.m. peak hour and compared to a predefined threshold. Recognizing the variety of land use options, overlays and permitted or conditionally permitted uses, the TVR will also be used to verify , as the Project builds out, that the Project's total peak hour trips are consistent with the assumptions in the project Traffic Impact Analysis.				

Mitigation Measure TRF-4: The Applicant shall pay a fair share toward cumulative impacts not otherwise captured in existing fee programs, funding sources, or in lieu improvements noted above, if such a program is in place at the time of building permit issuance, based on project contribution percentages identified in Table 4.13-16 of the Specific Plan EIR, with the exception of the intersections included in the Project study area for the 2016 Traffic Impact Analysis, as outlined in Table 4.13-16A.				
--	--	--	--	--

Exhibit B
General Plan Exhibits



**Banning General Plan
Proposed General Plan Street System**



Exhibit

III-6

**Table III-17
Buildout Roadway Classifications**

Roadway Classification	Roadway
<u>Urban Arterial Highway</u> (6 lanes with left turn pockets)	Highland Springs from Cherry Valley to Potrero Blvd.
<u>Major or Arterial Highway</u> (4 lanes with left turn pockets)	Highland Home from Highland Springs Avenue to Sun Lakes Blvd. Highland Springs from Cherry Valley Blvd. to Wilson Street Hathaway from Morongo St. to I-10 Sunset from Wilson to Lincoln 8 th Street from Ramsey to Lincoln San Gorgonio from Lincoln to south City Limit Hargrave from Ramsey to Lincoln Cottonwood (North – South) from Ramsey to Porter Wilson from Highland Springs to Cottonwood (North – South) Ramsey from Highland Springs to Fields Rd. Sun Lakes/Lincoln from Highland Springs to Cottonwood (North – South)
<u>Secondary Highway</u> (4 lanes without left turn pockets)	Porter from Sunset to Cottonwood (North – South) Sunset from Wilson to Mesa Sunset from Lincoln to Porter 22 nd Street from Ramsey to south of Lincoln 8 th Street from Wilson to Ramsey 8 th Street from Lincoln to Porter 4 th Street from Wilson to Ramsey San Gorgonio from Wilson to Lincoln Hargrave from Wilson to Porter Hathaway from Ramsey to Porter Cottonwood (North – South) from Ramsey northward Cottonwood (North – South) from Porter southward Fields Road from end to end

Highland Home Road/-Highland Springs

The extension of Highland Home could connect to the west at Cougar Way in Beaumont. Further, Highland Springs is planned to extend to the northeast to Bluff Street, to provide access to the Black Bench area, and a second connection from the Banning Bench to the City. This connection could also be made through the extension of 18th Street to the northeast.

In all cases, traffic flow will not be significantly affected, insofar as traffic volumes on these streets in this area are not expected to be high. The Recommended General Plan Street System shows these streets in their currently envisioned configuration. However, as development occurs and the feasibility of the extensions is considered, flexibility is included in this General Plan to allow changes to the street system in the future.

At Grade Railroad Crossings

The City has two grade separated railroad crossings at streets with I-10 interchanges. The other four existing or planned interchanges must also be improved to include grade separations, in order to maintain acceptable levels of service. A grade separation is included in the Transportation Uniform Mitigation Fee (TUMF) program for the Sunset Avenue interchange. The others are not in the TUMF program.

The City will need to aggressively pursue grade separations for the railroad tracks at all interchanges. This should include the preparation of feasibility studies, the securing of all available funding, and the cooperation of the development community. Although construction of these facilities may not occur in the near term, the planning must be initiated immediately, in order for the City to be able to implement the construction in the future.

Lincoln Street and Westward avenue west of Sunset Avenue

The 1994 Circulation Element included the extension of both Lincoln and Westward from Highland Home to Sunset. Both these roadways occur currently east of Sunset. West of Highland Home, only one roadway, Sun Lakes Boulevard, currently occurs. The traffic study for this General Plan considered the traffic volumes generated south of I-10 on Sunset, and the potential volumes for Lincoln and Westward east of Sunset. The study found that Westward will have sufficiently low volumes so as to require a 2 lane collector east of Sunset. Lincoln is projected as a Major Highway from Highland Home easterly, as is Sun Lakes Boulevard. Traffic volumes will result in Level of Service (LOS) C or better for both Lincoln and Westward in this area. Therefore, the elimination of Westward west of Sunset will not have a negative effect on east-west traffic south of I-10.

Level of Service Policy

The traffic study for the 2013 General Plan Amendment to revise the city-wide LOS standards, Amendment found that the City will be able to maintain LOS D on City streets. LOS D does not represent a significant degradation in traffic flow. When balancing the need for an efficient traffic system and the widening of streets to accommodate peak hour traffic, it appears that changing the City's requirement from LOS C to LOS D will not result in a significant negative effect.

Exhibit C

Pardee Revised Butterfield Specific Plan
Dated November 216
(provided under separate cover)
And associated Minor Modifications
conditions of approval

Pardee Revised Butterfield Specific Plan
available on City website at
<http://www.ci.banning.ca.us/archive.aspx>
under Butterfield Specific Plan

PARDEE BUTTERFIELD SPECIFIC PLAN MINOR MODIFICATIONS CONDITIONS OF APPROVAL

COMMUNITY DEVELOPMENT DEPARTMENT

1. Approved Butterfield Specific Plan minor modifications are based upon the plan dated December 2016. The minor modifications include adjustments to the land use plan including:
 - Reservation of Planning Areas (PAs) 60 and 61 as open space rather than the development of 412 dwelling units.
 - Granting a revocable license for hiking, walking, and non-motorized bicycle use and the transport of equipment to the eastern portion of the site.
 - Elimination of the proposed golf course in PA 35 and PA 39, and replacement of the golf course with a central open space recreational area to include parks and open space uses.
 - Reduction in the number of residential units from 5,387 dwelling units to 4,862 dwelling units.
 - Removal of PA 43B in the northwest corner of the Specific Plan area that was outside current Banning city limits and outside of Pardee Homes property ownership, thereby reducing the Specific Plan area from 1,543 acres to 1,528 acres.
2. All original conditions of approval for the approved Butterfield Specific Plan shall remain in effect except as modified by this minor modification approval.
3. On page 1-8, the last bullet shall state that elimination of golf course should be replaced with "active recreational use including biking and pedestrian trails, turnouts for exercise, viewing and educational facilities, all linkable to other tracts, parks and open space, landscaping and providing full public access" as required by Section 8.1.3 of the Development Agreement. This language shall also be added to Section 3.6, Recreation and Open Space.
4. Drainage facilities in the central open space (former golf course) shall be constructed with natural materials or shall be made to appear natural and shall be subject to Design Review approval.
5. All language removing or making trails optional shall be deleted.

ENGINEERING / PUBLIC WORKS DEPARTMENT

6. All entry points to the development from Highland Springs Avenue, Wilson Street and Highland Home Road shall have raised medians (i.e. Highland Home Road/Highland Springs Ave; H Street/Highland Home Road). Revise exhibits as needed.

7. Exhibit 3.3B shall indicate that the Applicant will construct improvements on the east side of Highland Home Road fronting existing homes and shall delete the reference to "improvements by others". The applicant shall provide an exhibit showing the intersection of Highland Home Road and Wilson Street, to the satisfaction of the Public Works Director. There should only be one access road on the north side of this intersection.
8. Meandering sidewalks and dog trails as depicted in the approved plan for the backbone east-west streets shall be provided along the entire road segments of "B" Street, "C" Street, "H" Street, "F" Street, and the east-west portion of Highland Home Road.
9. Exhibit 3.3E, Neighborhood Entry shall show 2:1 Min/Max at right of way.
10. Section 3.4, Drainage Plan, shall include the City's retention language: *At a minimum, all development will make provision to store runoff from rainfall events up to and including the one-hundred-year, 3-hour duration event.*
11. The applicant shall provide documentation for the number of proposed storage tanks and storage capacity.
12. The Specific Plan shall include language regarding Chromium treatment facilities needed to serve the development. Section 5.8.1. shall be updated, and it should also be noted that the proposed WWTP site will also double as a site for Chromium-6 treatment facilities (Applicant to revise exhibits as needed).

ADDED CONDITION

13. Specific Plan boundaries shall remain as originally approved.