

SECTION 1 INTRODUCTION

EXECUTIVE SUMMARY

The Rancho San Gorgonio (RSG) Specific Plan proposes an 831-acre master planned residential community within the City of Banning and its sphere of influence. The RSG Specific Plan aims to fulfill the City of Banning's growth objectives by creating a development that responds to planning needs of the area, incorporates existing natural features and park amenities, and provides a variety of land uses. The Plan is organized into 44 planning areas (PAs) that include a variety of residential densities, lot types and housing types, common open spaces, an elementary school site, and a commercial area. Parks and paseos are incorporated throughout the community and buffer the converging existing creeks, while providing walking, riding and vehicle access throughout the community and connecting the RSG Specific Plan's distinct walkable "Village" neighborhoods.

The RSG Specific Plan proposes a variety of residential opportunities including small, medium and larger lot single-family detached homes; various potential configurations of single-family detached cluster residences, and potential attached multi-family dwellings. The variety of residential uses provides housing at different affordable price levels. Through the use of a master plan, the proposed RSG Specific Plan responds to the community's vision and objectives by providing a desirable high-quality planned community that integrates residential living areas and amenities throughout the RSG property.

The mix of residential, commercial, open space and recreational opportunities provided by the RSG Specific Plan is organized and connected by the natural character of the land. The RSG Specific Plan's location within Banning, situated between the San Bernardino Mountains, including Mount San Gorgonio, and the San Jacinto Mountains, provides a human experience with design concepts that respond to the physical, social and emotional needs of its residents. Needed infrastructure improvements including roadways, drainage, and other improvements have been identified and sensitively incorporated into an urban design concept that celebrates open space and the public realm.

The RSG Specific Plan includes the following proposed land uses:

- ❖ A mix of up to 3,385 residential units on up to approximately 540 acres;
- ❖ 9.3 acres for proposed Neighborhood Commercial uses, intended to provide a location for businesses that meet day-to-day shopping and service needs of the residential use as may be identified;
- ❖ 14 acres for an elementary school site to be acquired and developed by the Banning Unified School District (BUSD);
- ❖ 210 acres for parks and recreational areas, varying from passive open space and trails to sports fields and gathering places;
- ❖ 77 acres for circulation uses, including roadways, pathways and bridges for vehicles, bikes, pedestrian and equestrian use; and

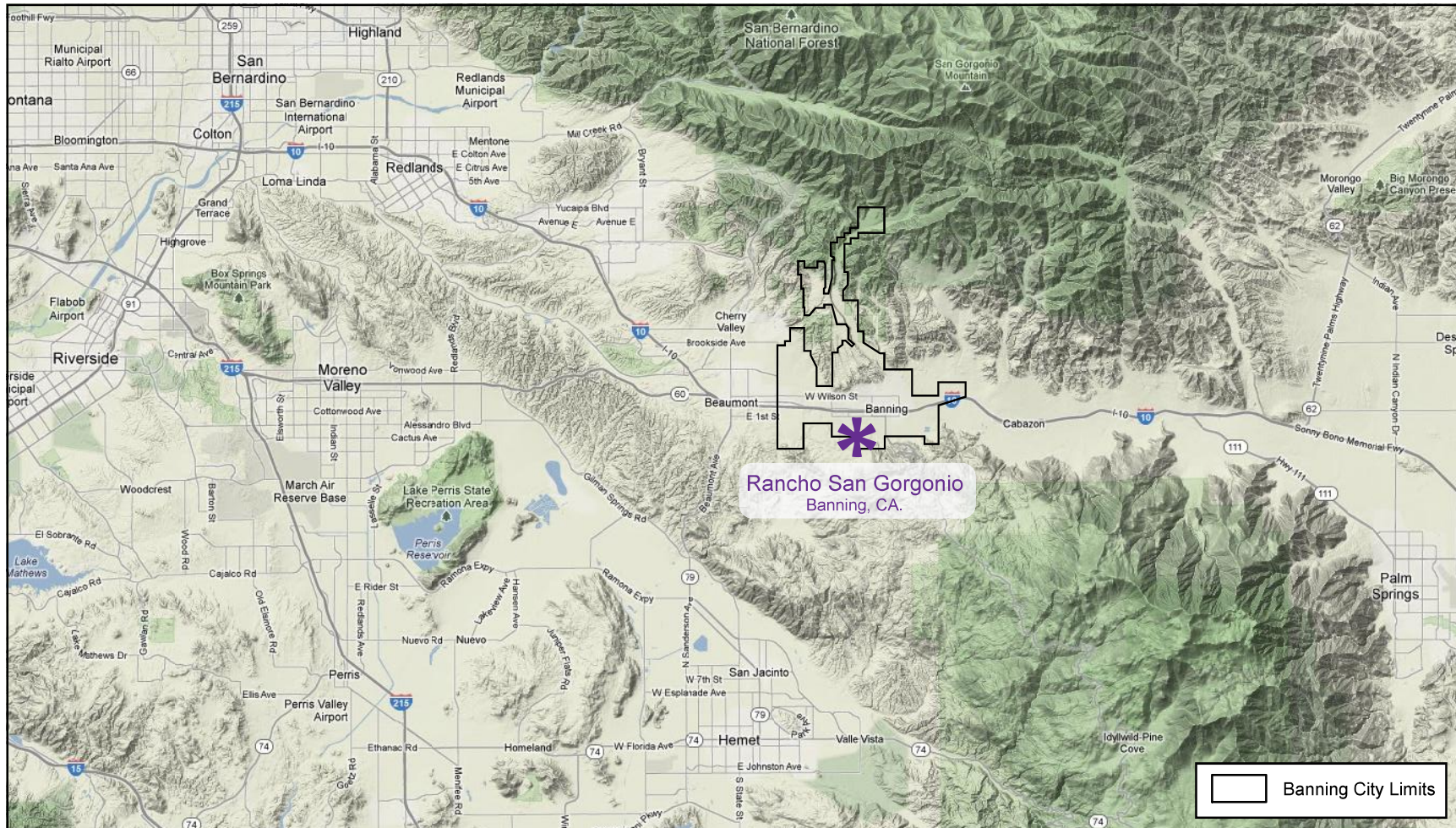
- ❖ Drainage way improvements for flood control purposes that respect the natural creek paths through the area.

LOCATION AND SETTING

The RSG Specific Plan area is located within the City of Banning and its immediate sphere of influence. The City of Banning is within Riverside County and the San Gorgonio Pass area, an east-west trending valley situated between the San Bernardino and San Jacinto Mountains. Refer to Exhibit 1-1, *Regional Context Map*. The property is located within the south side of Banning, 0.4 miles south of Interstate 10 and generally bounded by Sunset Avenue and Turtle Dove Lane on the west, Coyote Trail and Old Idyllwild Road on the south, San Gorgonio Avenue (State Route 243) on the east, and portions of Westward Avenue to the north. Refer to Exhibit 1-2, *Local Context Map*. The site consists of approximately 831 acres of land, of which approximately 670 acres are presently located within the existing corporate boundaries of the City of Banning and approximately 161 acres are located in the City's adopted Sphere of Influence, and are subject to annexation to the City. An application for this annexation is pending with the City. The 161 acres is presently unincorporated Riverside County; however, due to the adopted Banning Sphere of Influence, it is recognized as a potential part of the City in the future. The project site is located in U.S. Geological Survey (USGS) 7.5-minute series *Beaumont, California* quadrangle in Sections 16 and 17, Township 3 South, Range 1 East, in northern Riverside County.

The common ownership of the San Gorgonio Specific Plan property includes all of the subject 831 acres, including the 161 acres that are presently outside of the current Banning City limits as noted above. The 161 acre Sphere of Influence area in the project area is subject to the Specific Plan when annexation of this property to the City of Banning is completed. The City's adopted Sphere of Influence has been previously approved by the City and the Riverside County Local Agency Formation Commission (LAFCO). The Specific Plan area is all within the City of Banning's General Plan Planning Area, including the 161 acres.

SPECIFIC PLAN



Source: KTGy Architecture + Planning



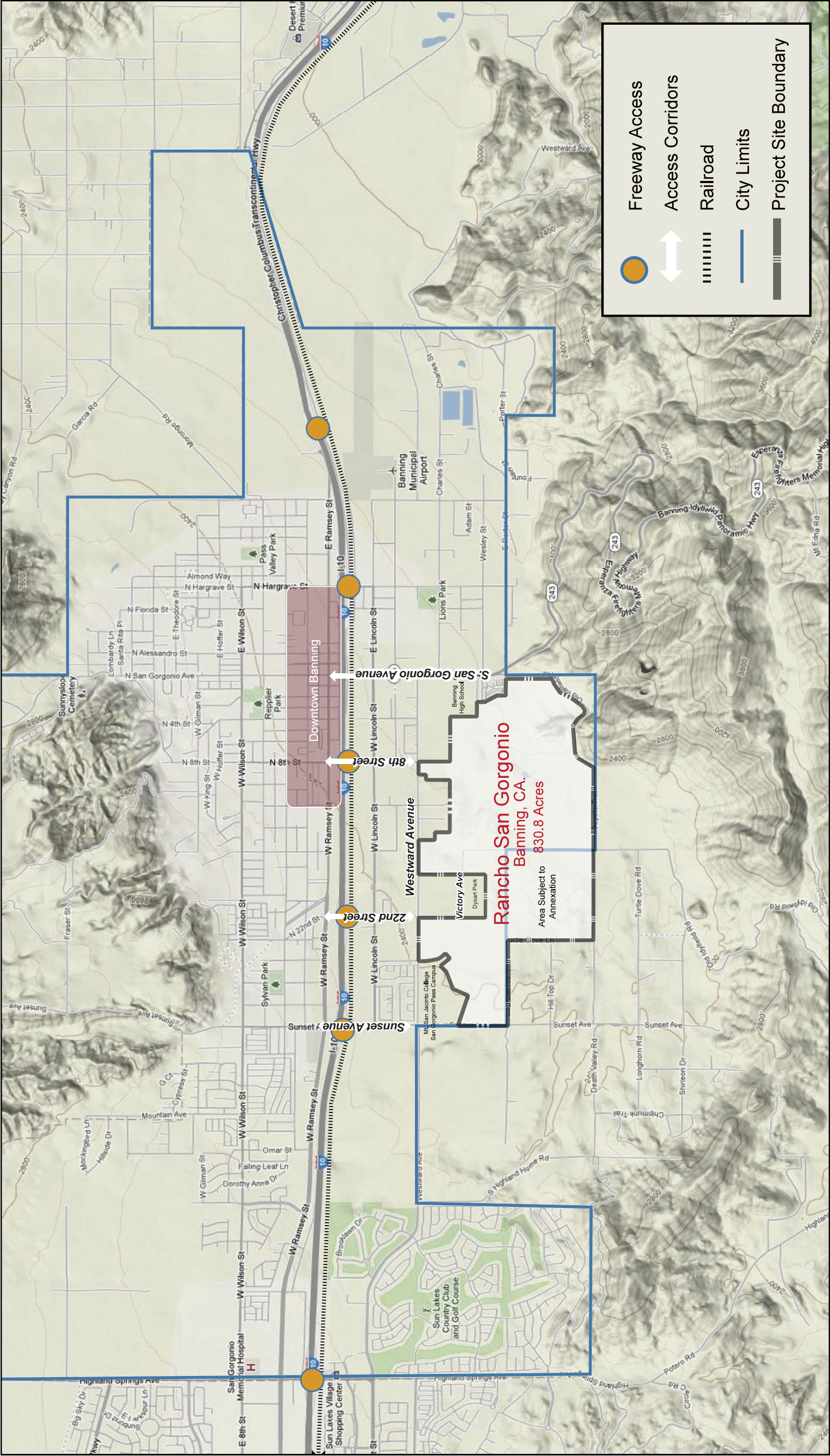
A horizontal number line with tick marks at 0, 2, 4, and 6. The word "miles" is written at the right end. A white rectangular segment is highlighted between the tick marks for 2 and 4.

Regional Context Map

Date : 1/8/2015 JN: 133222

EXHIBIT 1-1

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Source: KTG Architecture + Planning



Local Context Map

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EXISTING CONDITIONS

1.3.1 OWNERSHIP/ASSESSOR PARCEL INFORMATION

The Specific Plan area, as initially identified, includes the following existing Assessor's Parcel Numbers:

| | | |
|-------------|-------------|-------------|
| 537-150-005 | 537-190-019 | 543-020-001 |
| 537-150-006 | 537-190-020 | 543-020-002 |
| 537-150-007 | 537-190-021 | 543-020-023 |
| 537-170-002 | 537-190-022 | 543-020-021 |
| 537-170-003 | 537-200-031 | 543-030-004 |
| 537-170-004 | 537-200-032 | 543-040-001 |
| 537-190-001 | 537-200-033 | 543-040-002 |
| 537-190-002 | 537-200-034 | 543-050-001 |
| 537-190-003 | 537-200-035 | 543-050-002 |
| 537-190-004 | 537-200-036 | 543-050-003 |
| 537-190-005 | 537-200-037 | |
| 537-190-018 | 537-200-038 | |

The Specific Plan property is comprised of approximately 831 acres of undeveloped land all owned by Rancho San Gorgonio, LLC, except existing street rights-of-way. The project site includes 34 Assessor Parcels. Refer to Exhibit 1-3, *Existing Parcel Map*.

EXISTING GENERAL PLAN LAND USES/EXISTING ZONING

The RSG Specific Plan area is located within the Planning Area of the City of Banning General Plan. Pursuant the City's 2006 General Plan land use designations, the subject site had been designated predominantly Very Low Density Residential, with also a limited amount of Medium Density Residential, Rural Residential and Open Space-Parks. A General Plan Amendment is included with the Specific Plan that creates a Specific Plan Area overlay that allows the land uses as contained in the approved RSG Specific Plan (see Section 2.2 and Exhibit 2-2 of the Specific Plan for the new land use designations). The Zoning designations of the site have been the same as the General Plan land use designations and the approved Specific Plan provides the new zoning for the site.

SURROUNDING AREA

The project site is located in an area that was previously used for dry land farming and grazing, winter wheat was the typical crop. The property more recently has been used as rangeland for cattle and horses. Development adjacent to the project site to the north includes residential properties, residential tract housing, and two school campuses; Banning High School and Mt. San Jacinto Community College San Gorgonio Pass campus, located on the northeast and northwest respectively. The City owns approximately 20 acres on the immediate south side of Victory Avenue, which are an existing identified park area called Dysart Park. This park is used for equestrian activities and events. A similar residential specific plan area had been previously proposed by

others on the site located west of Sunset Avenue and northwest from the RSG Specific Plan area. This draft specific plan had been called Five Bridges and was submitted for initial review, but was subsequently withdrawn from consideration. The area to the south includes Smith Creek and small residential ranch properties. The project site is located within one half mile south of the I-10 Freeway, as well as the Ramsey Street Commercial Corridor, and Banning's downtown area.

TOPOGRAPHY

The site is relatively level with some gentle rolling topography. The rolling topography and terraces within the upland areas are split by incised creeks, including Pershing Creek, Smith Creek and other lesser creek beds and unnamed tributaries, which are all tributary to the larger drainage identified as Smith Creek. The channel depths vary from 1 foot to 20 feet. The creeks contain low-flow channel, active terraces, inactive low terraces, and isolated oxbows. Agricultural use has resulted in ditches, berms, and depressions that variously channel and contain storm runoff. The site elevation ranges from approximately 2,200 to 2,400 feet above mean sea level. Refer to Exhibit 1-4, *Existing Topography Map*.

GEOLOGY AND SOILS

The project site is located in the San Gorgonio Pass, an east-west trending valley situated between the San Bernardino and San Jacinto Mountains. This valley is part of the major drainage divide between the Pacific Ocean and Salton Trough and is filled with multiple generations of alluvial deposits that are mainly derived from the San Bernardino Mountains. The high part of the valley is to the west of the site. From there it slopes downward to the east until it merges with the alluvial filled Coachella Valley. To the west the valley merges with older alluvial soils of the Beaumont Plain. Sedimentary deposits along the north side of the San Gorgonio Pass are folded and cut by north dipping low-angle thrust and wrench faults of the San Gorgonio Pass fault zone located more than a mile north of the project site. Traversing the north side of the San Gorgonio Pass is the Banning fault, located 3 miles north of the project site.

The site is not located within the boundaries of an Earthquake Fault Zone for fault-rupture hazards as defined by the Alquist-Priolo Earthquake Fault Zoning Act or as identified on Exhibit V-3, *Faults and Fault Zones in the Study Area*, contained in the City of Banning General Plan. The nearest Earthquake Fault Hazard Zone is located more than one mile to the north along the San Gorgonio Pass fault. RMA GeoScience performed Geotechnical Investigations for the Rancho San Gorgonio Specific Plan project in 2012 and prepared a report of their findings titled as such dated November 8, 2012. In addition the information above, RMA GeoScience found that two faults have been mapped through the site, The McMullen fault and the Central Banning Barrier fault. However, within the site these postulated faults have no surface expression and are buried by thick alluvial deposits. The McMullen and Central Banning Barrier faults are not included with the limits of City, County or State fault rupture hazard zones. Please see the RMA GeoScience November 8, 2012 report for further information.

The project site is underlain by Holocene and Pleistocene age alluvial soils, except for a small hill in the southeast portion of the property that is composed of granitic and metamorphic bedrock. The soil type within the channels as mapped by the Natural Resources Conservation Service (NRCS) are sandy loams for a range of soil series, such as Cieneba, Greenfield, Hanford, Monserate, Ramona, and Tujunga (*Soil Survey for Western Riverside Area, California*, A.A. Knecht 1971 and SSURGO/Soil Data Mart 2003). All of these soils are non-hydric soils per the NRCS National Hydric Soils List.

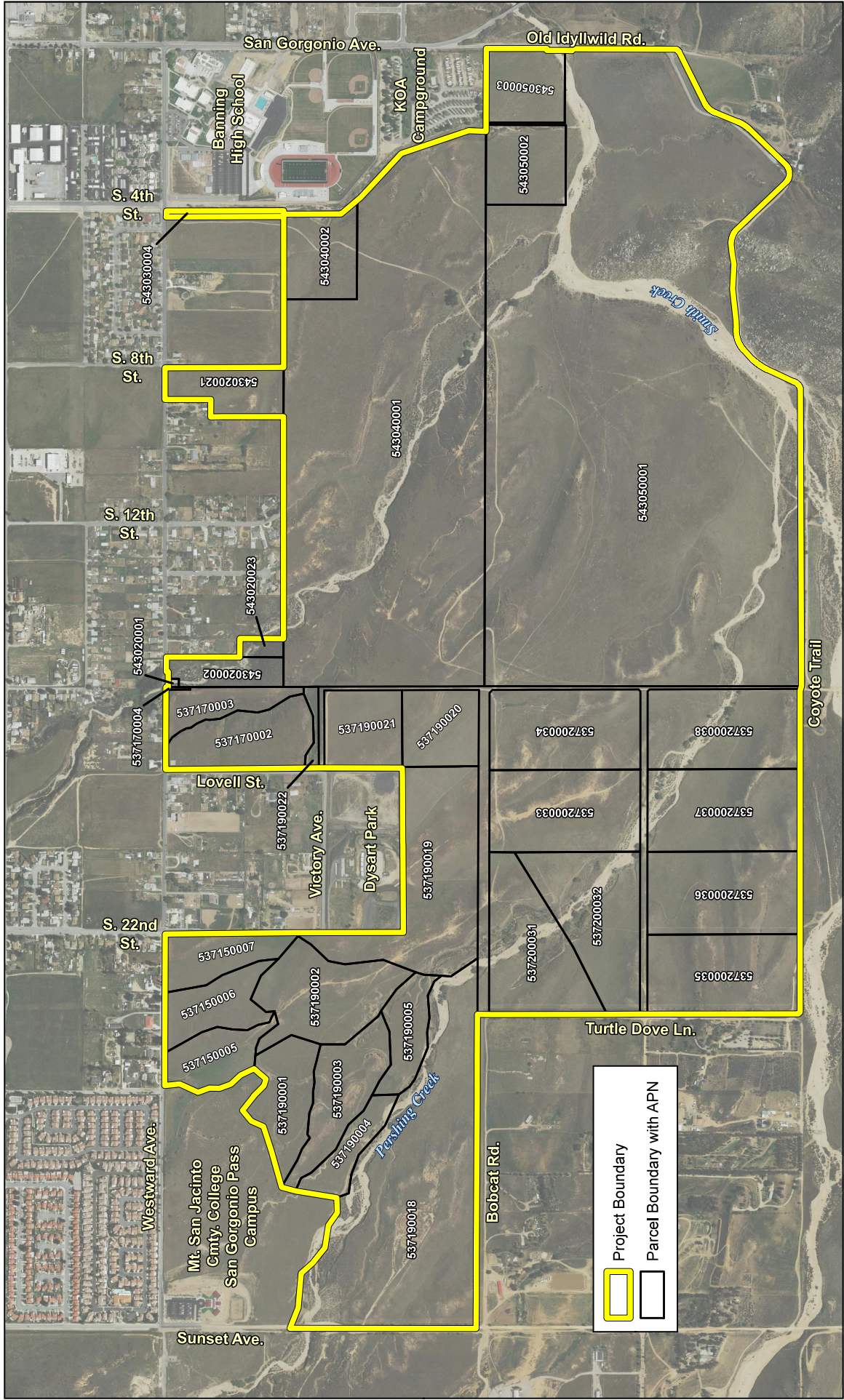
DRAINAGE/HYDROLOGY

The project site is located in Whitewater Hydrologic Unit/San Gorgonio Hydrologic Area/Banning Hydrologic Subarea (719.31). Four identified drainage courses cross through or adjacent to the project site: Smith Creek, Pershing Creek, Montgomery Creek and Gilman Home Channel. Refer to Exhibit 1-5, *Existing Conditions Map*. The creeks within the project area flow into the Coachella Planning Area of the California Regional Water Quality Control Board Region 7-Colorado River Basin (RWQCB 2006). Region 7 covers 13 million acres in Riverside, San Bernardino, San Diego, and Imperial Counties and only a small portion of the total Colorado River drainage area.

The creeks within the study area are tributary to desert rivers/washes, which ultimately drain into the Salton Sea. The surface runoff and precipitation during severe storm events would discharge into Smith Creek, to San Gorgonio River, to Whitewater River, and ultimately into the Salton Sea. The Salton Sea is a "water of the U.S." due to interstate and international commerce and the "sea" is subject to ebbs and flows with the tides in the Gulf of California (*Colvin v. United States*, 181 F. Supp. 2d 1050 (C.D. Cal. 2001)). Gilman Home Channel receives continuous discharges of nuisance flows from the municipal storm drain system, although flows are minimal and percolate into the ground prior to reaching the larger creeks.

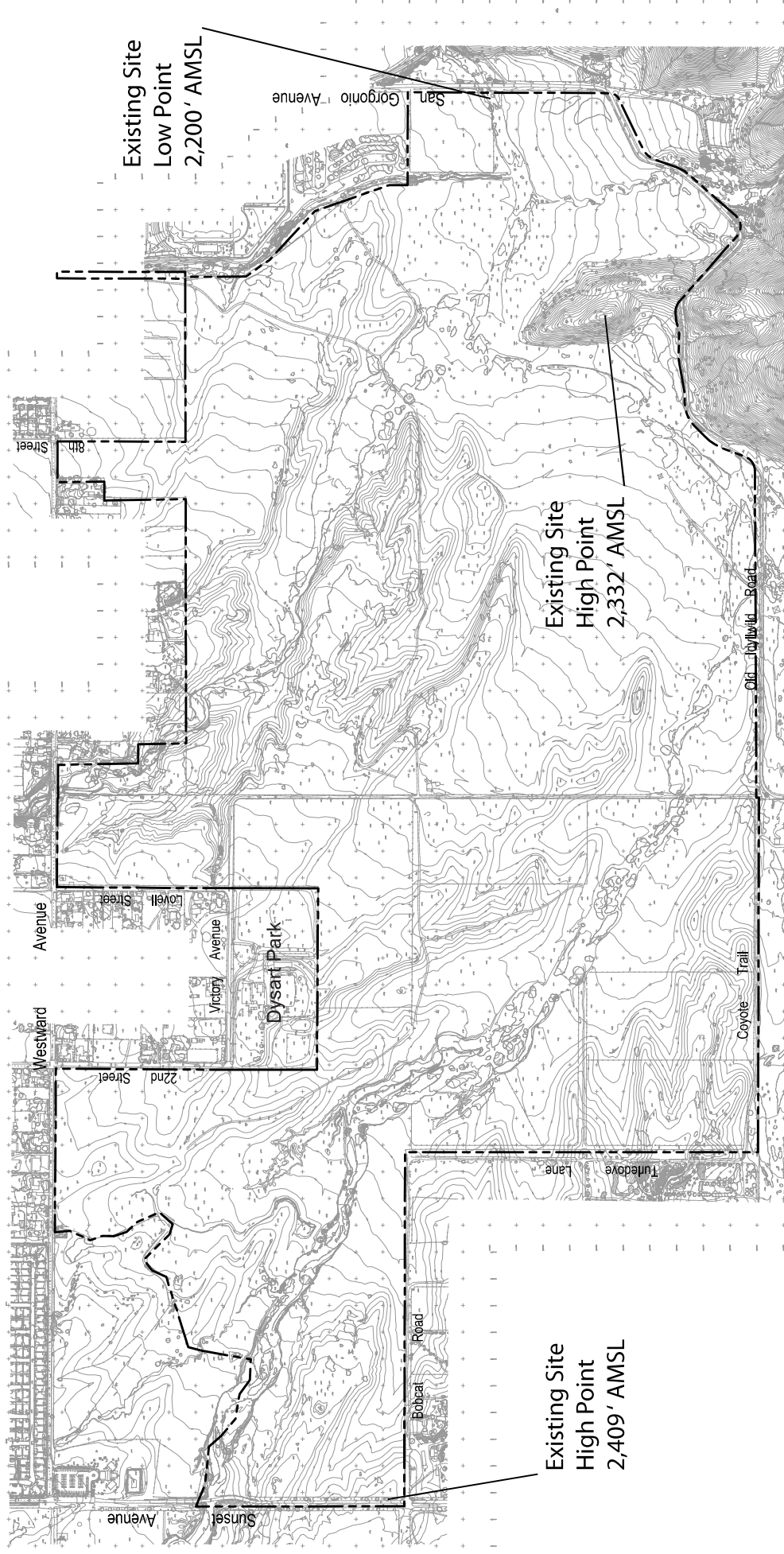
Table 1-1 is a summary of the existing peak discharges for the various watersheds, and includes a breakdown of the flow as it enters the project, and then as it terminates, for the tributaries, or leaves the project, for Smith Creek. These values reflect the 100-year, 6-hour storm, which typically produces the highest peak flow.

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Note: AMSL (above mean sea level) is a measurement of elevation relative to the average sea level.

Source: Madole & Associates, Inc.



Existing Topography Map

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Table 1-1: Existing Peak Drainage Runoff

| | Smith Creek | Pershing Creek | Montgomery Creek | Gilman Home Channel |
|------------------------------------|----------------|----------------|------------------|---------------------|
| Peak flow, Upstream of the Project | 6,960 cfs | 2,727 cfs | 1,743 cfs | 2,727 cfs |
| Acres (square miles) | 7,833 (12.24) | 1,628 (2.54) | 1,536 (2.40) | 2,626 (4.10) |
| Peak flow, downstream end | 15,452 cfs | 3,300 cfs | 1,985 cfs | 2,896 cfs |
| Acres (square miles) | 15,382 (24.04) | 2,114 (3.30) | 1,715 (2.68) | 2,742 (4.28) |

cfs=peak flow in cubic feet per second

VEGETATION AND WILDLIFE

Non-native grassland is the predominant vegetation community on the site, with smaller areas of Riversidean upland sage scrub, Riversidean alluvial fan sage scrub, and riparian scrub. Areas of nonnative grassland are dominated by red brome (*Bromus madritensis* ssp. *rubens*), common ripgut grass (*Bromus diandrus*), foxtail barley (*Hordeum murinum*), Mediterranean schismus (*Schismus barbatus*), wild oats (*Avena* spp.), and shortpod mustard (*Hirschfeldia incana*). Areas of Riversidean upland sage scrub are dominated by California buckwheat (*Eriogonum fasciculatum*). Riversidean alluvial fan sage scrub occupies alluvial soils in the larger drainages, where it is usually dominated by California buckwheat and scalebroom (*Lepidosartum squamatum*). Areas of riparian scrub are dominated by shrubby willows (*Salix* spp.) or mule fat (*Baccharis salicifolia*).

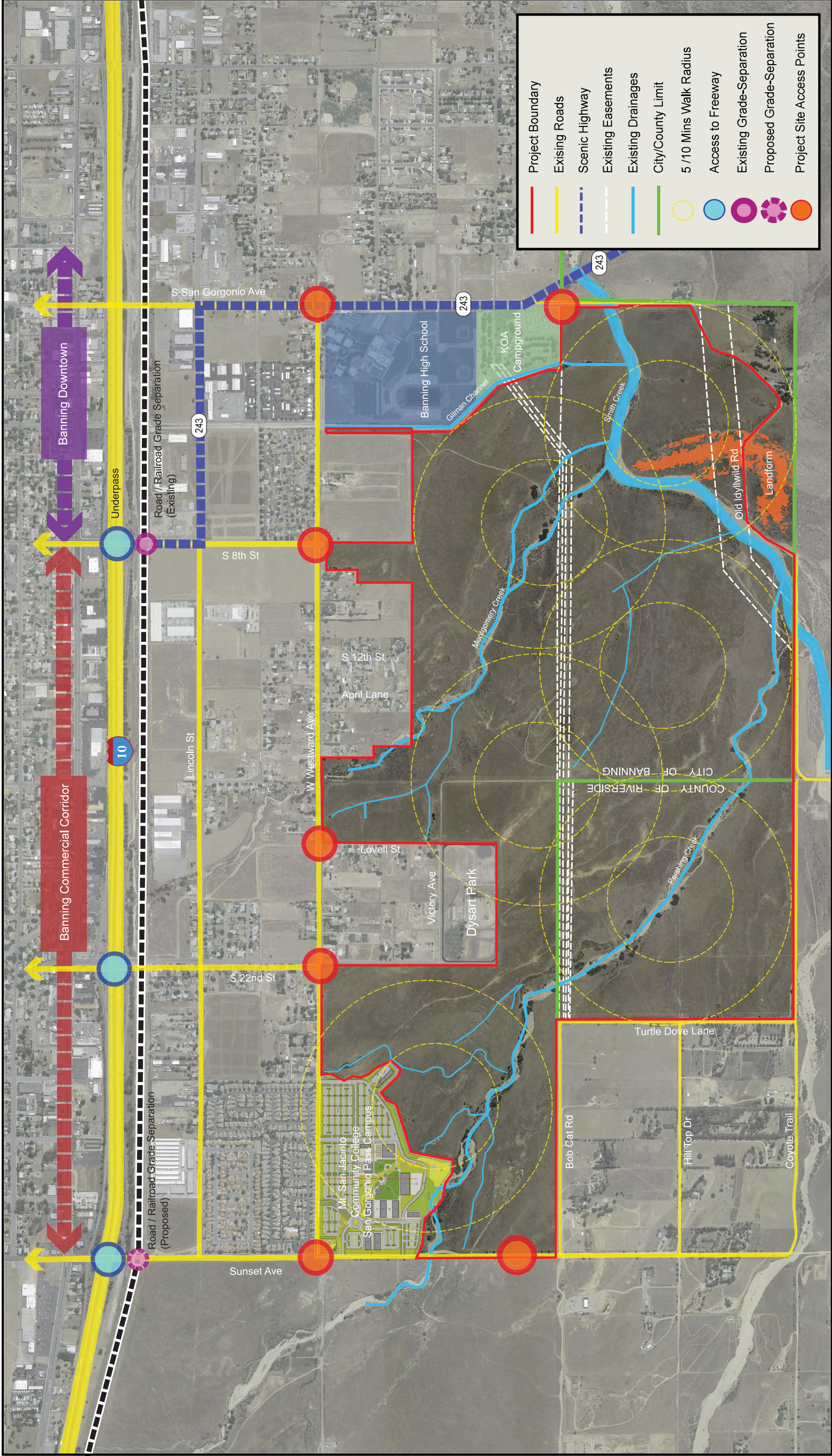
Wildlife common to suburban and agricultural areas, such as red-tailed hawk (*Buteo jamaicensis*), mourning dove (*Zenaida macroura*), common raven (*Corvus corax*), and California ground squirrel (*Spermophilus beecheyi*) were observed on the site, as well as species less frequently seen near developed areas, such as American badger (*Taxidea taxus*), golden eagle (*Aquila chrysaetos*), bobcat (*Lynx rufus*), and white-tailed kite (*Elanus leucurus*).

INFRASTRUCTURE AND UTILITIES

Existing paved roads are located along the north edges of the project site (Westward Ave., S. 22nd St., Lovell St.). Several existing unpaved roads cross the project site or are located on the west, south and east perimeter of the project site (Sunset Ave., Bobcat Rd., Coyote Trail, Old Idyllwild Rd.). The roads are used for property access, for maintenance of utility lines, and access to a gas transmission pipeline. Improvements consist of fences to contain livestock, towers for electrical transmission lines, electrical transmission lines which cross the center of the property in an east-west direction in a 50-foot wide

Introduction 1

easement, electrical transmission lines which cross the southeast corner of the site in a 300-feet wide easement, a 36-inch diameter gas transmission pipeline that crosses the center of the property in an east-west direction in a 50-feet wide easement, an east-west trending water main in the southwest portion of the site, livestock watering troughs, and pipes that supply water to some of the watering troughs.



Source: KTG Architecture + Planning

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PROJECT AREA BACKGROUND

The 831-acre RSG Specific Plan is located in an area of the City of Banning that has had previously prepared and in some cases previously approved land development entitlement planning. Two previously approved Tentative Tract Maps have been located within the project boundary. In addition, a draft Specific Plan was prepared for a portion of the project site and received review by the City; however, it did not move forward through the approval process. Refer to Exhibit 1-6, *Previous Development Entitlements*, for the location of these previous development proposals. A further explanation of these previous proposals is included below.

1.4.1 PREVIOUS DEVELOPMENT ENTITLEMENT ACTIVITY

STALLION ESTATES – TENTATIVE TRACT MAP 30774

The Tentative Tract Map for Stallion Estates, a 144.9 acre property was approved by the Planning Commission on February 4, 2003. This project was generally located south of Westward Avenue, west of Sixteenth Street, north of city limits and east of Woodland Avenue. Stallion Estates proposed a 213 lot single-family residential subdivision. On May 13, 2003, City Council approved Tentative Tract Map 30774 and adopted the Mitigated Negative Declaration. This Tentative Tract Map approval has since expired.

TEFFT PROJECT – TENTATIVE TRACT MAP 31924

The Tentative Tract Map for the Tefft Project (also known as the BDS Project) proposed a total of 481 single-family lots on a 362 acre property. This project was bounded by Sixteenth Street to the west, Westward Avenue to the north, San Gorgonio Ave. (State Route 243) to the east and Smith Creek to the south. The On May 10, 2005, City Council approved Tentative Tract Map 31924 and a Mitigated Negative Declaration. On June 12, 2007 City Council approved a request for a one year Extension of Time for Tentative Tract Map 31924. This Tentative Tract Map approval has since expired.

LARIAT SPECIFIC PLAN

In 2006, a draft of the Lariat Specific Plan was submitted to the City of Banning. This draft Specific Plan was located in the southwest corner of the RSG Specific Plan. The Lariat Specific Plan was located south of the Pershing Creek, east of Sunset Avenue, and west of 22nd Street. The Lariat Specific Plan covered 63 acres and was envisioned as a new residential community, integrating single-family detached homes, townhomes, active/passive open space areas, and creek resource open space land uses. A community meeting and joint workshop of the Banning Planning Commission and City Council was held on May 9, 2007 for the Lariat Specific Plan. The Lariat Specific Plan was never finalized or approved.

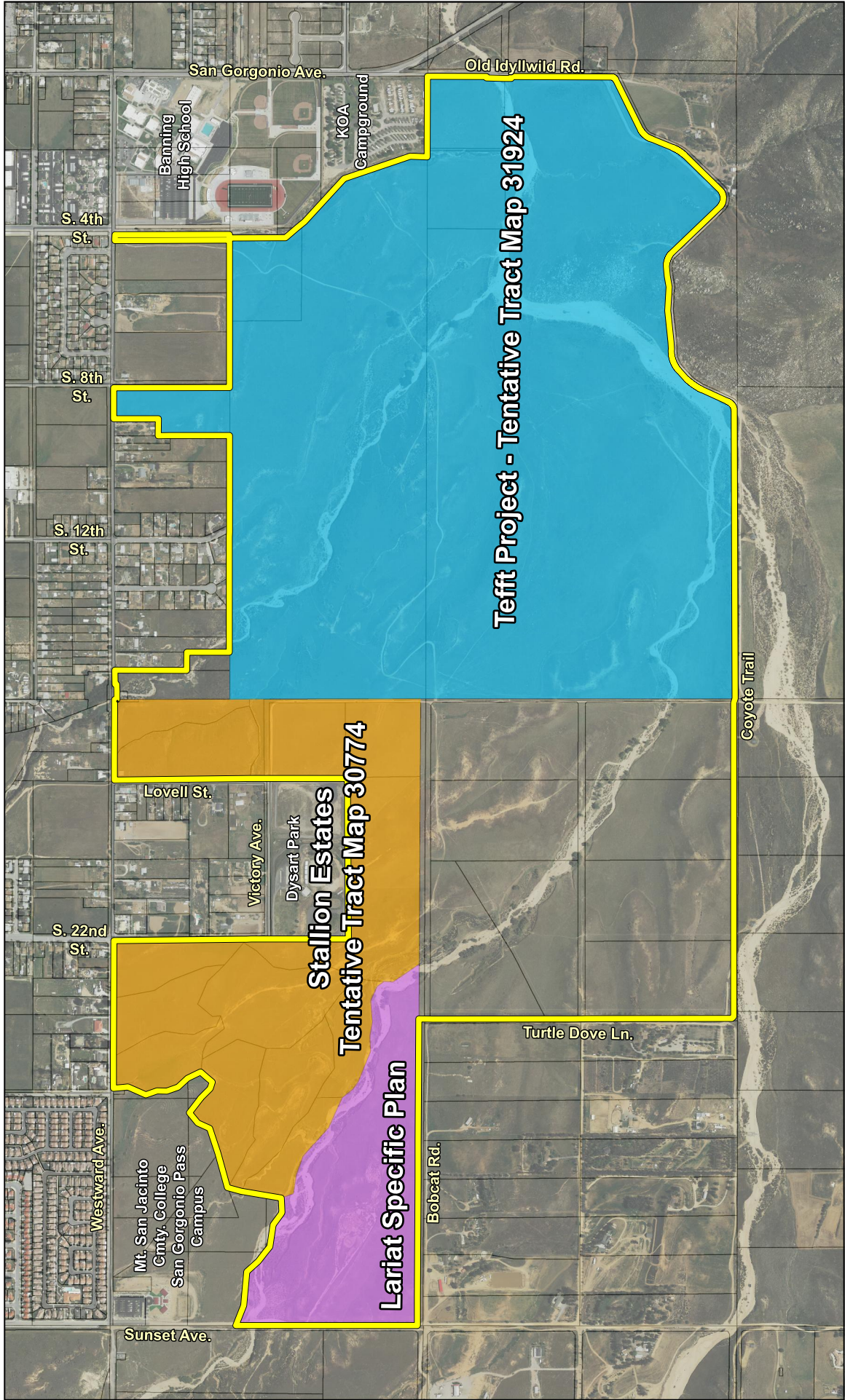
SPECIFIC PLAN OVERVIEW

1.5.1 PROJECT APPROACH AND OBJECTIVES

The vision for Rancho San Gorgonio is to create a new master planned community within the City of Banning. The RSG Specific Plan is designed to ensure that development will occur in a manner responsive to site characteristics and community goals and objectives. RSG's relationship with the Banning General Plan is covered in Section 6, *General Plan Consistency*, of the Specific plan.

The objectives of the proposed project include the following:

- ❖ **Master Planned Community:** Design and implement the development of a creatively-designed master planned community that expresses and embodies the City's vision of its future as articulated in the fundamental land use principles, policies, and objectives of the City's General Plan.
- ❖ **Update the City of Banning's General Plan:** as it relates to the project site based on current and projected market conditions while maintaining the underlying concept of comprehensive and cohesive development planning that allows for the appropriate physical and economic development of the property.
- ❖ **Provide a Quality, Livable Community:** Provide a quality, livable community through the implementation of a Specific Plan that will ensure a consistent quality of design, allow for the provision and maintenance of community amenities, and create a collection of cohesive, well-defined neighborhoods that provide residents with a clear sense of place and identity within the diverse fabric of the larger community.
- ❖ **Provide a Wide Range of Housing Opportunities:** Provide a range of high quality housing opportunities by developing a diverse range of housing types available at a variety of price points, responsive to market demand, and varying lifestyles.
- ❖ **Promote Sustainability:** Promote the concept of sustainable community development by implementing green building practices in the selection of construction materials, the recycling of construction waste, and the use of energy and water efficient building practices.
- ❖ **Incorporate Water and Energy Efficiency:** Incorporate energy and water efficient design and technology into the homes, commercial buildings, and landscape of the RSG development.



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- ❖ **Ease of Navigation:** Create a community that it easy to navigate through careful use of landscape, signage, and entry design based on the Specific Plan's design objectives.
- ❖ **Recreational Amenities:** Provide recreational amenities which will serve the needs of neighborhood residents and others in the City of Banning as well as nearby communities.
- ❖ **Safe and Efficient Circulation:** Provide a safe and efficient roadway network, linking all internal elements of the planned community with the rest of the City of Banning to the north, west and east.
- ❖ **Address Drainage and Water Quality Issues:** Provide adequate drainage, flood control and water quality improvements, which satisfy applicable local, state and federal criteria while respecting and enhancing/preserving natural drainage functions and features
- ❖ **Ensure Provision of Public Services:** Ensure provision of adequate public services, utilities and infrastructure in a timely manner as development occurs.
- ❖ **Encourage Alternative Transportation:** through the creation of a walkable community with well-defined pedestrian linkages between neighborhoods, amenities, schools, and commercial uses, the provision of bike paths, the creation of Low Speed Vehicle or Neighborhood Electric Vehicle (electric carts) linkages, electric vehicle charging stations, transportation coordination with local transit services, and the development of multi-purpose trails. The RSG Specific Plan describes alternative modes of circulation and transportation in Sections 2.3.2, 2.3.3 and 2.3.5 of the Specific Plan, as well as providing a project *Non-Motorized Circulation Plan* as Exhibit 2-6. In addition, Sections 3.3.4, 3.3.6 and 3.3.7 in the *Design Guidelines*, section of the Specific Plan further describe the proposed project trail system and depict the proposed concepts in Exhibits 3-8, 3-10, 3-14 and 3-16.
- ❖ **Promote Community Security:** Promote community security and safety through appropriate outdoor design, the incorporation of "defensible space" concepts in the design of residential developments, and by encouraging community involvement through the area's proposed homeowners associations.
- ❖ **See *Community Design Principles*** in Section 3.2 of the *Design Guidelines* section of the Specific Plan for additional project approach objectives.

1.5.2 AUTHORITY AND REQUIREMENTS

AUTHORITY

The California Government Code establishes the authority for a legislative body to adopt an ordinance or resolution requiring that a specific plan be prepared. As with General Plans, the Planning Commission must hold a public hearing before the planning agency can recommend the adoption of a specific plan. The City Council may then adopt a specific plan by ordinance or resolution.

The RSG Specific Plan is regulatory in nature, and serves as zoning for the properties involved. Development plans, site plans, and tentative tract and parcel maps must be consistent with both the RSG Specific Plan and the City of Banning's General Plan as amended.

The RSG Specific Plan is prepared and established through the authority granted to the City of Banning by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 (Specific Plans).

The City of Banning's adopted Specific Plan requirements can be found in Banning Municipal Code, Title 17 - Zoning, Chapter 17.96; however, the City Code does not have any additional specific content requirements beyond that required by the State Code.

STATE CODE REQUIREMENTS

According to Section 65451, a Specific Plan shall include a text and a diagram or diagrams, which specify all of the following in detail:

- ❖ The distribution, location, and extent of the uses of land, including open space, within the Specific Plan Area
- ❖ The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities to be located within the Specific Plan area and which are needed to support the land uses described in the Plan
- ❖ Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable
- ❖ A program of implementation measures including regulations, public works projects, and financing measures necessary to carry out the project
- ❖ A statement of the relationship of the Specific Plan to the General Plan

1.5.3 INITIAL DEVELOPMENT APPROVAL COMPONENTS

The RSG Specific Plan initial development approval components are as follows:

Environmental Impact Report ("EIR") – The RSG Specific Plan is a discretionary project and is subject to the requirements of the California Environmental Quality Act ("CEQA"). As part of the approval process for the Specific Plan, an Environmental Impact Report must be considered and certified by the City prior to approval of any of the project-related entitlements. The EIR analyzes potentially significant environmental impacts of the Specific Plan project, discusses feasible alternatives, and includes feasible mitigation measures in compliance with the provision of CEQA. The EIR will fulfill the requirements for environmental documentation for most subsequent discretionary and ministerial applications for development within the RSG Specific Plan area.

Included with the EIR is a Water Supply Assessment (WSA) for the Specific Plan project prepared in accordance with State law and approved by the Banning Utility Authority, which analyzes the adequacy of existing and projected water supplies available to supply the project and the City as a whole.

General Plan Amendment and Zone Change – The RSG site is presently included in the City's General Plan with land use designations. General Plan and Zoning text and map amendments are required prior to the adoption of the RSG Specific Plan to identify the project with a designation of "Specific Plan", as well as General Plan Circulation Plan adjustments.

Specific Plan – The RSG Specific Plan is a regulatory document that establishes the zoning, land use designations, development standards, and design guidelines for the entire Specific Plan project area. The RSG Specific Plan will implement the City's General Plan, as amended by this Specific Plan proposal. The Specific Plan will be considered by the Planning Commission and City Council. The Development Regulations of the document will be adopted by ordinance and the balance of the document will be adopted by ordinance or Resolution. Subsequent tract/parcel maps or site development plans must be in substantial compliance with the adopted Specific Plan.

Subdivision Map – A large lot Tentative Tract Map has been prepared and will be considered by the City concurrently with the review of this Specific Plan. The Tentative Tract Map creates the backbone road right-of-ways, Planning Areas, park, and open space parcels.

Development Agreement – A statutory development agreement, authorized pursuant to California Government Code Section 65864 et seq., will be processed as part of the approval of this Specific Plan. The development agreement of this Specific Plan will include, among other items, methods for financing acquisition and construction of infrastructure, acquisition and development of adequate levels of parkland and schools. Such development agreement shall be fully approved before the issuance of the first building permit for this project.

Subsequent Development Approval Components:

Annexation – Prior to any development within the unincorporated portions of the site, the 161 acres in the City’s sphere of influence must be formally annexed into the City. The LAFCO approval process will be completed after project approvals by the City of Banning.

Builder-level Subdivision Maps – Subsequent to the initial approvals a series of subdivision maps will be reviewed and approved by the City of Banning for the residential components of the project area that will include information on lot layout and dimensions, roads, grading, easements, and slopes. After approval by the City, final maps will be prepared that will become the legal recorded instrument that will establish legal parcels.

Design Review/Site Plan/Conditional Use Permit Review – Development within the RSG Specific Plan will be based upon individual planning areas, and each will potentially require Design Review, Site Plan and Conditional Use Permit review.

In addition to compliance with the General Plan and Zoning Code, implementation of the Specific Plan will require a variety of approvals from local, State, and Federal Agencies, as demonstrated in Table 1-2, *Requested Approvals*.

Table 1-2: Requested Approvals

| Permit/Approval Currently Being Sought | |
|--|--|
| Specific Plan Amendment Adoption | City of Banning |
| General Plan Amendment | City of Banning |
| Zone Change/Pre-Zoning | City of Banning |
| Development Agreement | City of Banning |
| Annexation | City of Banning / Riverside County LAFCO |
| Large Lot Tentative Tract Map Approval | City of Banning |
| Water Supply Assessment | City of Banning – Water Department |
| 1602 Permit | California Department of Fish and Wildlife |
| 404 Permit | U.S. Army Corps of Engineers |
| 401 Permit | Regional Water Quality Control Board |
| NPDES | Regional Water Quality Control Board |

1.5.4 PLAN ORGANIZATION

The RSG Specific Plan is organized into the following sections:

Section 1: Introduction – This section includes an overview and background of the Specific Plan and Specific Plan area, including the location and setting, existing conditions of the site and surrounding development, General Plan and zoning designations, existing environmental conditions and topography, and infrastructure and utilities within the vicinity of the project site. This chapter also includes the Specific Plan’s approach and objectives, as well as authority and requirements.

Section 2: Plan Elements – This section establishes the vision for the plan, the land use plan, including land use quantities and mixes, and the overall development scheme for the build-out of the Specific Plan Area. Project elements discussed are land use, circulation, grading, drainage, water/sewer infrastructure, parks/recreation/open space, and public services.

Section 3: Design Guidelines – This section sets forth the design guidance for the project, by identifying appropriate aesthetic programming and requirements for various types of development allowed within the Specific Plan. Characteristics such as physical land use planning, landscape planning, materials and design, architectural design guidelines, and open spaces are discussed in this section.

Section 4: Development Regulations – This section establishes the land use and development standards for development of the Specific Plan area, such as permitted uses, lot sizes and setbacks, parking requirements, and serves as the zoning regulation for the project site.

Section 5: Administration and Implementation – This section sets forth the mechanisms that govern development within the Specific Plan and will result in physical implementation of the plan itself. These mechanisms include provisions for amendment and modification of the Specific Plan, as well as funding and financing mechanisms to ensure completion of Specific Plan build-out.

Section 6: General Plan Consistency – This section describes the Specific Plan's consistency with the goals, policies, and programs set forth in the City of Banning's General Plan that are directly applicable to and implemented by the RSG Specific Plan.