

## **SECTION 5 ADMINISTRATION AND IMPLEMENTATION**

The California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457) grants authority to cities to adopt Specific Plans for purposes of implementing the goals and policies of the city's General Plan. As with General Plans, the Planning Commission must hold a public hearing before the planning agency can recommend the adoption of a Specific Plan to the City Council.

The purpose of this chapter is to provide an outline of the steps necessary to implement the Rancho San Gorgonio (RSG) Specific Plan and applicable conditions, mitigation measures and regulations in coordination with the City of Banning and other governing public agencies. This chapter is intended to address each of these elements for the benefit of the development team, the City and other approving agencies, and interested citizens. The approval of this Specific Plan, certification of an Environmental Impact Report, and adoption of conditions of approval and a Mitigation Monitoring and Reporting Program (MMRP) will assure that timely mitigation of project impacts take place at the appropriate milestones and in accordance with project implementation. This section includes information in concept for the phasing of the RSG Specific Plan project and for its proposed financing and maintenance responsibilities.

### **5.1 ADMINISTRATION**

#### **5.1.1 RESPONSIBILITY**

The City of Banning's Community Development Director shall be responsible for administering the provisions of the RSG Specific Plan in accordance with the provisions of the Plan, the State of California Government Code, the Subdivision Map Act, and the City of Banning General Plan, Zoning Code and Municipal Code. The Planning Commission may review any administrative interpretation, subject to appeal to the City Council.

#### **5.1.2 APPLICABILITY**

All development within the RSG Specific Plan area shall comply with the requirements and standards set forth in this Specific Plan document and the accompanying EIR, conditions of approval, Mitigation and Monitoring Report and Development Agreement. Where conflicts exist between the standards contained in this Specific Plan and those found in the City of Banning Zoning Code or Municipal Code, the regulations and standards in the Specific Plan shall take precedence. Any area of site development, administration, review procedures, environmental review, landscaping requirements, and regulations not expressly addressed by this Specific Plan document shall be subject to the provisions of the City of Banning Zoning Code, Municipal Code or General Plan, using the context and objectives of the Specific Plan as a guide.

The name "Rancho San Gorgonio Specific Plan" refers to this specific plan document and its supporting information. The final marketing name of the project may differ and will be determined by the project's Master Developer.

### **5.1.3 ENFORCEMENT**

The RSG Specific Plan serves as the implementation tool for the General Plan and zoning for the Specific Plan area. The Specific Plan addresses allowed land uses, infrastructure master plans, permitted uses, development regulations, and community design guidelines.

The City shall enforce the provisions of the Specific Plan in the same manner that the City enforces the provisions of the General Plan, Municipal Code and Zoning Code.

### **5.1.4 INTERPRETATION**

The development standards and regulations contained in this Specific Plan shall supersede the standards contained in the Banning Municipal and Zoning Codes, except where specifically provided in the Specific Plan. Whenever the provisions contained in the Specific Plan conflict with the Municipal or Zoning Codes, the provisions of the Specific Plan shall take precedence. Any ambiguity concerning the content or application of the RSG Specific Plan shall be resolved by the City's Community Development Department, its Director or their designee. Such interpretations shall take into account the stated goals and intent of the Specific Plan. If requested, the Planning Commission may review any administrative interpretation, subject to appeal to the City Council.

### **5.1.5 SUBSTANTIAL CONFORMANCE AND MINOR MODIFICATIONS/TECHNICAL ADJUSTMENTS**

Final development plans for each planning area of the project may be adjusted or modified based on final design and engineering and the precise development plans of the planning area developer.

Documentation of the proposed project, as modified, to support an implementing map, plot plan, or use permit shall be submitted for the review and approval of the City's Community Development Department, its Director or their designee. The City Community Development Director or their designee shall have the authority to identify and approve, on behalf of the City, minor adjustments or modifications, as defined herein, which substantially conform to the approved Specific Plan.

#### **MINOR MODIFICATIONS**

The Community Development Director or their designee may allow minor modifications or adjustments to the Specific Plan through an administrative review process, so long as those minor modifications and adjustments are consistent with the intent of the Specific Plan.

Minor modifications may be warranted to accommodate changes resulting from final design and engineering that cause adjustments in roadway alignments, location of utilities or other infrastructure, development of innovative product design, distribution of permitted uses within the Specific Plan, development of Final Design Guidelines, density transfers or

other similar modifications deemed to be minor. Minor modifications or technical adjustments may include, but are not limited to the following:

- a. Modifications necessary to comply with final Conditions of Approval or mitigation measures;
- b. Addition of information to the Specific Plan (including maps or text) for purposes of clarification that does not change the intent of any plan or regulation, as well as correction of any clerical or grammatical errors;
- c. Adjustments to the alignment, location and sizing of utilities and facilities or a change in utility and/or public service provider may be approved by the City's Public Works Department so long as the adjustments or changes are found to be in compliance with applicable plans and standards of the agency responsible for such utilities and facilities;
- d. Change in roadway alignment, width, grade or improvements through the final engineering/improvement plan process so long as minimum street standards are consistent with the intent of the standards outlined in the Specific Plan;
- e. An adjustment of any land use or planning area boundary not to exceed 20% of the acreage within that planning area boundary, except as allowed by subsection 'o' below;
- f. Variation in the number and type of dwelling units within each neighborhood boundary may occur at the time of design depending on the residential product identified for development with the neighborhood;
- g. Minor adjustments to any of the development standards or regulations such as modification of wall heights for noise attenuation purposes, modification of allowable encroachments into setbacks, etc. that are specifically allowed under the Development Regulations of this Specific Plan;
- h. Minor changes to landscape materials, wall materials, entry design, and streetscape design which are consistent with the design criteria set forth in the Design Guidelines of the Specific Plan;
- i. Minor changes to the architectural or landscape design guidelines, which guidelines are intended to be conceptual in nature and flexible in implementation;
- j. Modification of any design element in this Specific Plan that improves circulation, reduces grading, improves drainage, improves infrastructure, or provides similar utility and reduces operations and maintenance costs;
- k. Increases or decreases in lot sizes, so long as any change meets the minimum lot size requirements of the Specific Plan.
- l. Deviations not exceeding 10% are allowed from the development regulations set forth in Section 4 of this Specific Plan, subject to the discretion and approval of the Community Development Director.

- m. Changes in the sequencing of the development phasing as discussed in Section 5.4 of this Specific Plan.
- n. A lower density range residential land use and development may be proposed in a higher density residential land use planning area, subject to the development regulations of the proposed lower density residential land use.
- o. Additional adjacent contiguous parcels may be added to the Specific Plan area at a later date without amending the Specific Plan or its EIR. Any additional parcels added in this manner shall only be designated as Residential or Open Space use within the Specific Plan and will be absorbed into the adjacent Planning Area currently within the Specific Plan, if Residential, at the density designated for that Planning Area. The total number of dwelling units allowed in the Specific Plan shall continue not to exceed 3,385, including with any added area. Residential dwelling unit transfers into area added in this manner shall be in accordance with Section 5.3, *Unit Transfers*, and section 2.2.5, *Land Use Flexibility*, of this Specific Plan. All area proposed to be added in this manner shall have appropriate geotechnical assessments, biological resource assessments, cultural resource assessments, hazardous material assessments, and any other assessments deemed necessary by the City, prepared and reviewed by the City prior to any approvals.

The minor modifications described and listed above are not comprehensive. Any modification that is deemed by the Community Development Director to be in substantial conformance with the purpose and intent of the Specific Plan shall be permitted.

The documentation of substantial conformance may include text and/or maps which describe the nature of all proposed modifications or adjustments within the Specific Plan. This application of substantial conformance with the adopted Specific Plan shall undergo any necessary technical review by City agencies as the Community Development Director or their designee deems necessary to provide for updated conditions of project approval.

#### **5.1.6 AMENDMENTS TO THE SPECIFIC PLAN**

If a project applicant seeks a modification or adjustment to the Specific Plan which is deemed by the Community Development Department to be a substantial modification, the Community Development Director shall have the discretion to refer any such requests to the City's Planning Commission for review and consideration. Substantial amendments to the Specific Plan require a public hearing before the City's Planning Commission which will make a recommendation to the City Council for action. The Planning Commission and City Council may approve, deny, or conditionally approve amendments to the Specific Plan. Minor modifications and adjustments to the Specific Plan may be approved by the City's Community Development Director or their designee as stated above in Section 5.1.5.

A minor modification or adjustment to the RSG Specific Plan listed in the section above would not require a Specific Plan Amendment. An amendment to the Specific Plan is required if the following occur:

- a. A change in any other provision, purpose, or standard of the Specific Plan, which would significantly alter the basic intent, identity, or concepts of the Specific Plan; or
- b. An increase in the overall development density and maximum dwelling unit thresholds within the Specific Plan.

An applicant may request amendments to the RSG Specific Plan at any time pursuant to Section 65453(a) of the Government Code.

An amendment to the Specific Plan requires public hearings, a recommendation by the City's Planning Commission and approval by the City Council. Specific Plan amendments are governed by California Government Code, Section 65456, and require an application and fee to be submitted to the City's Development Services Department. The application shall state in detail the reasons for the proposed amendment.

The RSG Specific Plan shall not be approved or amended unless the following findings are made by the Planning Commission and City Council:

- ❖ The Specific Plan or amendment systematically implements and is consistent with the General Plan;
- ❖ The Specific Plan allows for a more coordinated and cohesive development compared to what is allowed under traditional zoning classifications; and
- ❖ The Specific Plan or amendment provides for the construction, improvement, or extension of transportation facilities, public utilities and public services required for the long term needs of the project and/or other area residents, and complement the orderly development of the City of Banning.

A proposed amendment of the Specific Plan may require additional environmental analysis pursuant to the California Environmental Quality Act (CEQA).

### **5.1.7 APPEALS**

An appeal of any determination, decision, or requirement of City staff or the Planning Commission shall be made in conformance to the appeal procedures established by the Banning Municipal Code.

## **5.2 IMPLEMENTATION**

The RSG Specific Plan is implemented through City approval of a tentative tract map and design review of site development plans. Any development proposal shall be subject to the review procedures established in this Specific Plan.

### **5.2.1 SPECIFIC PLAN ADOPTION**

The RSG Specific Plan has been prepared, reviewed, and approved in a manner consistent with California Government Section 65451, as well as all applicable and pertinent sections of the City's Municipal Code. The RSG Specific Plan Specific Plan, including the Development Regulations, is adopted by ordinance and shall serve as the adopted zoning and development guidelines for the Rancho San Gorgonio project area. The approved Specific Plan project site are to be designated, by approved General Plan Amendment and Zone Change, in the City's General Plan and on the General Plan Land Use Map and Zoning Map as the RSG Specific Plan. The land use and development standards identified in this Specific Plan document supersede all zoning regulations to the extent that they would be in conflict with the sections of this Specific Plan.

### **5.2.2 LEAD AGENCY CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT**

A Project Environmental Impact Report (EIR) has been prepared for the RSG Specific Plan to analyze significant environmental impacts of the project, discuss feasible alternatives, and recommend feasible mitigation measures in compliance with the provisions of the CEQA. The EIR analyzes the Specific Plan area and addresses potential impacts associated with development of the Specific Plan area. The EIR includes a recommended mitigation and monitoring program and analyzes implementing actions for development. Preparation of the EIR was done in conformance with the requirements for environmental documentation for many of the subsequent discretionary and ministerial development applications for the Specific Plan.

### **5.2.3 SUBSEQUENT APPROVALS AND PLANS**

Several levels of subsequent or concurrent approvals are required to implement the project.

- ❖ Tentative Tract Maps and Final Tract maps for large parcel areas based on planning areas may be created and will be considered concurrently with the Specific Plan and/or subsequently to it. The subdivisions approved with these large parcel maps will be for financing and conveyance purposes and may be for master developer mass grading and master or backbone infrastructure development purposes. These maps may not create individual buildable lots for homes and could be conditioned as such. Tentative Tract Maps will be submitted to the City of Banning pursuant to the City's applicable requirements. Tentative Tract Maps will require public hearings and review by the Banning Planning Commission and City Council. The City Council will have the final approval authority. Final Tract Maps will be approved by the Banning City Council.
- ❖ Tentative Tract Maps and Final Tract Maps will be prepared and processed through the City creating the subdivisions of ultimate individual building lots for residential development involving individual planning areas or groups of areas in accordance with the State Subdivision Map Act and City Municipal Code. Tentative Maps shall be consistent with the vision and community design standards of this Specific Plan. Tentative Tract Maps will be submitted to the City of Banning

pursuant to the City's applicable requirements. Tentative Tract Maps will require public hearings and review by the Banning Planning Commission and City Council. The City Council will have the final approval authority. Final Tract Maps will be approved by the Banning City Council. These maps will create buildable parcels and final road rights-of-way and/or private streets. Engineered improvement plans will be prepared in conjunction with Final Tract Maps to implement required facilities.

- ❖ **Design Review:** The City of Banning shall administer all project submittals and approvals for development within the RSG Specific Plan with regard to the implementation of the Specific Plan through the City's Design Review process. The Community Development Director shall evaluate all projects subject to the Design Review process and may make the required findings and take final action. The Director may also refer projects to the Planning Commission for final action at their discretion. All implementing projects within the RSG Specific Plan will be required to obtain Design Review approval prior to issuance of a building permit. The architectural review process requires submittal of a site plan, landscape plan, and conceptual architectural elevations.
- ❖ **Development Status Tracking:** A Development Status Table shall be submitted to the City, if requested by the City's Community Development Director, as part of the tentative tract map or development review process. This table shall specify the development status for the relevant planning area(s) in relation to the Specific Plan land use totals, and shall include the following information:
  - Specific Plan parcel area and the allocation of dwelling units for each planning area submitted as part of the map or plan.
  - Calculation of the remaining development allowed in the Specific Plan by density (Very Low Density, Low Density, etc.)
  - A Master Signage Program may be prepared to provide for design continuity within the new community.

#### **5.2.4 ARCHITECTURAL/SITE PLAN REVIEW**

Future developers within the Specific Plan are required to submit complete development and architectural plans for all projects to a Master Developer Design Review Committee ("Committee") or successor entity prior to the submittal of plans to the City of Banning for the City's Design Review process. Review by the Committee is limited to making a determination of initial consistency of the proposed project with the Specific Plan. Upon review and approval by the Committee, the Master Developer shall provide builders or their authorized agents with a letter of approval that must be submitted with any development application for the reviewed planning area to the City.



## **5.3 UNIT TRANSFERS**

The RSG Specific Plan Land Use Plan, Exhibit 2-1, and Table 2-1, *Land Use Summary*, set forth the land use designations, acreage, density range, and total target units for each land use category. As used throughout this document, the term “Unit Transfer” means the redistribution of residential units from one planning area to another within the Specific Plan. For example, if a number of residential units developed within a planning area are planned to be below the maximum number of units allowed by the maximum density allowed for that planning area, then all or a portion of the remainder of those units may be transferred to another planning area within the Specific Plan, subject to the maximum density allowed by the receiving planning area and other exceptions noted below.

### **5.3.1 PROCEDURES**

A Specific Plan unit transfer may be initiated at any time by the project applicant, master developer or planning area developer. A request for a unit transfer shall be accompanied by a tentative subdivision map application for the planning area or parcel in question and a Development Transfer Status Table.

A “Development Transfer Status Table” shall be submitted to the City’s Community Development Department for review prior to the approval of a transfer of any dwelling units within the boundaries of the RSG Specific Plan. This table shall specify the entitlement and development status for each planning area including the following information:

- a. Specific Plan parcel areas and the allocation of dwelling units for each planning area;
- b. Number of dwelling units entitled under an implementing subdivision by planning area; and
- c. Number of dwelling units transferred to or from each Planning Area that is already entitled or proposed to be entitled by the implementing subdivision.

A unit transfer request will be reviewed by the Community Development Department as part of the related tentative subdivision map application and the review shall include a determination that the transfer meets the following conditions:

- a. The overall total number of approved residential dwelling units shall not exceed the allowable total Specific Plan dwelling unit maximum as outlined in Table 2-1, *Land Use Summary*, or 3,385 dwelling units.
- b. The transfer of units does not cause the maximum density allowed within a receiving planning area to be exceeded.
- c. Unit transfers will not be allowed to Planning Area 1 that exceeds the target density of this planning area pursuant to Table 2-1, *Land Use Summary*, of this Specific Plan.



- d. There would be no significant adverse effects on projected demand infrastructure in the receiving area from the addition of units.
- e. Grading would remain in substantial conformance with the approved Specific Plan.
- f. No new significant environmental impacts that were not previously assessed in the Rancho San Gorgonio EIR would result from the transfer.

Adjustments or expansion Planning Area boundaries, pursuant to the provisions in Sections 5.1.5 and 5.1.6 of this Specific Plan, could also be included as part of a proposed unit transfer.

## **5.4 PHASING**

Development of the proposed project, including recordation of final subdivision map(s), will be progressively done in phases, provided vehicular access, public facilities, and infrastructure are constructed to adequately service the development, or as needed for public health and safety. The project will be phased to:

- ❖ Provide an orderly build-out of the community based upon market demand; and
- ❖ Provide adequate infrastructure to service the project.

The project is proposed to be constructed in six (6) major phases as shown on Exhibit 5-1, *Phasing Plan*, and as indicated in Table 5-1, *Rancho San Gorgonio Specific Plan Major Project Phases*. Project phasing will be subject to market demand and available infrastructure improvements needed to support development. Build out of the Specific Plan is estimated to occur approximately over a 20-year period, given static conditions. The time frame for this period could be from year 2016 through year 2035, assuming construction starts in year 2016, which is dependent on market conditions, project financing and development of project final construction plans. This time frame would have the proposed six major project phases starting consecutively every 3.3 years on average potentially, depending on economic conditions. Phases may also occur concurrently so long as the associated infrastructure is provided. Each of the major project phases shown may have sub-phases,

The ultimate pace and phasing of the development is dependent on a number of internal and external factors. As other projects and improvements in the area progress various adjustments and revisions to the project phasing may occur. Revisions to the phasing plan shall be reviewed by the City's Community Development Department and the Public Works Department and approved administratively so long as the proposed revisions meet the intent of the Specific Plan and adequately provide for the infrastructure and facility needs of the community. Any revision to the phasing deemed consistent with the Specific Plan shall not require a specific plan amendment.

**Table 5-1: Major Project Phases**

Planning Area	Land Use <sup>1</sup>	Allowed Density Range (du/ac)	Target Density (du/ac)	Gross Acres	Target Dwelling Units (DU)
<b>Project Phase 1</b>					
PA 3-C	Low Density Residential	2.6-6.0	3.8	10.6	40
PA 4-D	Low Density Residential	2.6-6.0	4.4	12.3	54
PA 5-E	Low Density Residential	2.6-6.0	5.2	10.4	54
PA 5-F	Low Density Residential	2.6-6.0	5.2	5.9	31
PA 6-D	Low Density Residential	2.6-6.0	6.0	10.0	60
PA 11	Confluence Park completed			10.2	
PA 13	Entry Park completed			1.1	
PA 14-C	Village Paseo completed			2.3	
PA 14-D	Village Paseo completed			1.0	
PA 16-A	Public Facility developed as needed			2.4	
PA 16-C	School Site mass graded with street access and utility stubs			14.0	*
PA 15-B (eastern portion)	Creeks / Creek Edge Linear Parks Creek improvements along "C" Street and the Confluence Park (PA 11) will be made in Phase 1			21	
PA 18	Storm Drain Easement Improvements to Gilman Home Channel will be made from Westward Ave. to Smith Creek in Phase 1			1.1	
Roadways	Backbone Roadways Right-of-Way <sup>2</sup> Road improvements for Rancho San Gorgonio Parkway, "B" Street, and "C" Street within the boundaries of Phase 1 as shown on Exhibit 5-1, will be made with this Phase. Includes "C" Street connection to San Gorgonio Avenue.			23	
<b>Subtotal</b>				<b>125.3</b>	<b>239</b>
<b>Project Phase 2</b>					
PA 3-B	Low Density Residential	2.6-6.0	3.8	23.8	90
PA 4-B	Low Density Residential	2.6-6.0	4.4	23.1	102
PA 5-C	Low Density Residential	2.6-6.0	5.2	12.6	66
PA 6-B	Low Density Residential	2.6-6.0	6.0	16.8	101
PA 12	Neighborhood Park completed			12.7	
PA 14-B	Village Paseo completed			6.0	
Roadways	Backbone Roadways Right-of-Way <sup>2</sup> Road improvements for Rancho San Gorgonio Parkway, including to Westward Ave. and 22 <sup>nd</sup> Street, and "B" Street within the boundaries of Phase 2 as shown on Exhibit 5-1, will be made with this Phase.			33	
<b>Subtotal</b>				<b>128</b>	<b>359</b>

**Table 5-1: Major Project Phases (cont.)**

Planning Area	Land Use <sup>1</sup>	Allowed Density Range (du/ac)	Target Density (du/ac)	Gross Acres	Target Dwelling Units (DU)
<b>Project Phase 3</b>					
PA 2-C	Low Density Residential	2.6-6.0	3.4	16.3	56
PA 3-A	Low Density Residential	2.6-6.0	3.8	14.0	53
PA 4-A	Low Density Residential	2.6-6.0	4.4	23.2	102
PA 4-C	Low Density Residential	2.6-6.0	4.4	17.7	78
PA 5-D	Low Density Residential	2.6-6.0	5.2	16.4	85
PA 6-C	Low Density Residential	2.6-6.0	6.0	11.7	70
PA 15-A	Creeks / Creek Edge Linear Parks Creek improvements will be made in Phase 3			54.8	
PA 15-B (western portion)	Creeks / Creek Edge Linear Parks Remaining creek improvements in PA 15-B will be made in Phase 3			46.2	
Roadways	Backbone Roadways Right-of-Way <sup>2</sup> Road improvements along "B" Street, between and Rancho San Gorgonio Parkway and the north edge of Pershing Creek open space will be made in Phase 3			2	
<b>Subtotal</b>				<b>202.3</b>	<b>444</b>
<b>Project Phase 4</b>					
PA 6-A	Low Density Residential	2.6-6.0	6.0	7.3	44
PA 7-A	Medium Density Residential – Age Qualified	6.1-12.0	6.5	85.4	555
PA 7-B	Medium Density Residential – Age Qualified	6.1-12.0	6.5	30.6	199
PA 8-A	Medium-High Density Residential	12.1-18.0	18.0	18.5	333
PA 8-D	Medium-High Density Residential	12.1-18.0	18.0	8.6	154
PA 9	Neighborhood Commercial, if market demand is present			9.3	*
PA 10	RSG Community Park and fire station, base improvements completed			26.0	
PA 14-A	Village Paseo completed			3.3	
PA 16-B	Electrical Sub-station, as needed by City, may be sooner			0.2	
Roadways	Backbone Roadways Right-of-Way <sup>2</sup> Road improvements to "A" Street will be made in Phase 4. Required improvements to Westward Ave. fronting the Specific Plan will be made in Phase 4.			5	
<b>Subtotal</b>				<b>194.2</b>	<b>1285</b>

**Table 5-1: Major Project Phases (cont.)**

Planning Area	Land Use <sup>1</sup>	Allowed Density Range (du/ac)	Target Density (du/ac)	Gross Acres	Target Dwelling Units (DU)
<b>Project Phase 5</b>					
PA 1	Very Low Density Residential	0-2.5	2.0	47.0	94
PA 2-A	Low Density Residential	2.6-6.0	3.4	15.5	53
PA 2-B	Low Density Residential	2.6-6.0	3.4	17.6	60
PA 5-A	Low Density Residential	2.6-6.0	5.2	5.9	31
PA 5-B	Low Density Residential	2.6-6.0	5.2	6.5	34
PA 8-B	Medium-High Density Residential	12.1-18.0	18.0	12.9	232
PA 8-C	Medium-High Density Residential	12.1-18.0	18.0	11.7	211
Roadways	Backbone Roadways Right-of-Way <sup>2</sup> Road improvements to "D" Street and the southerly portion of "B" Street including the bridge across Pershing Creek will be made in Phase 5. Required improvements to Sunset Ave., including the bridge across Pershing Creek, Lovell St., Bob Cat Rd., Turtle Dove Lane, and Coyote Trail fronting the Specific Plan will be made in Phase 5.			14	
<b>Subtotal</b>				<b>131.1</b>	<b>715</b>
<b>Project Phase 6</b>					
PA 3-D	Low Density Residential	2.6-6.0	3.8	24.0	91
PA 17	Natural Open Space			25.7	
Roadways	Old Idyllwild Road fronting PA 3-D to "C" Street will be improved in Phase 6, utilizing the existing concrete culvert bridge over Smith Creek.				
<b>Subtotal</b>				<b>49.7</b>	<b>91</b>
<b>Notes:</b> <sup>1</sup> Very Low Density Residential (VLDR) and Low Density Residential (LDR) = detached single-family units only; Medium Density Residential (MDR) - Age Qualified includes detached or attached single-family units; Medium-High Density Residential (MHDR) includes detached or attached single-family and multi-family units. <sup>3</sup> Backbone Roadways Right-of-Way includes adjacent landscaped parkway corridors, medians, and trails. * PAs 16-C and 9 if not developed as a school site or Commercial site respectively, may develop as residential pursuant to their residential alternative overlays as allowed by the Specific Plan. PA 16-C would allow up to 84 DUs and PA 9 would allow up to 168 DUs.					

## 5.5 PROJECT FINANCING AND MAINTENANCE RESPONSIBILITY

The financing and maintenance of improvements within the RSG Specific Plan will include both public and private sources. Maintenance within the Rancho San Gorgonio community will be accomplished through a combination of private and public mechanisms. In general, community facilities dedicated to public agencies will be maintained by the relevant agency, including the use of landscape and lighting maintenance districts (LLMD) approved and administered by the City or other similarly authorized maintenance districts, while private common facilities will be owned and maintained by homeowner or property owner associations (HOAs); refer to Table 5-1.

**Table 5-2: Rancho San Gorgonio Specific Plan Financing and Maintenance Responsible Parties**

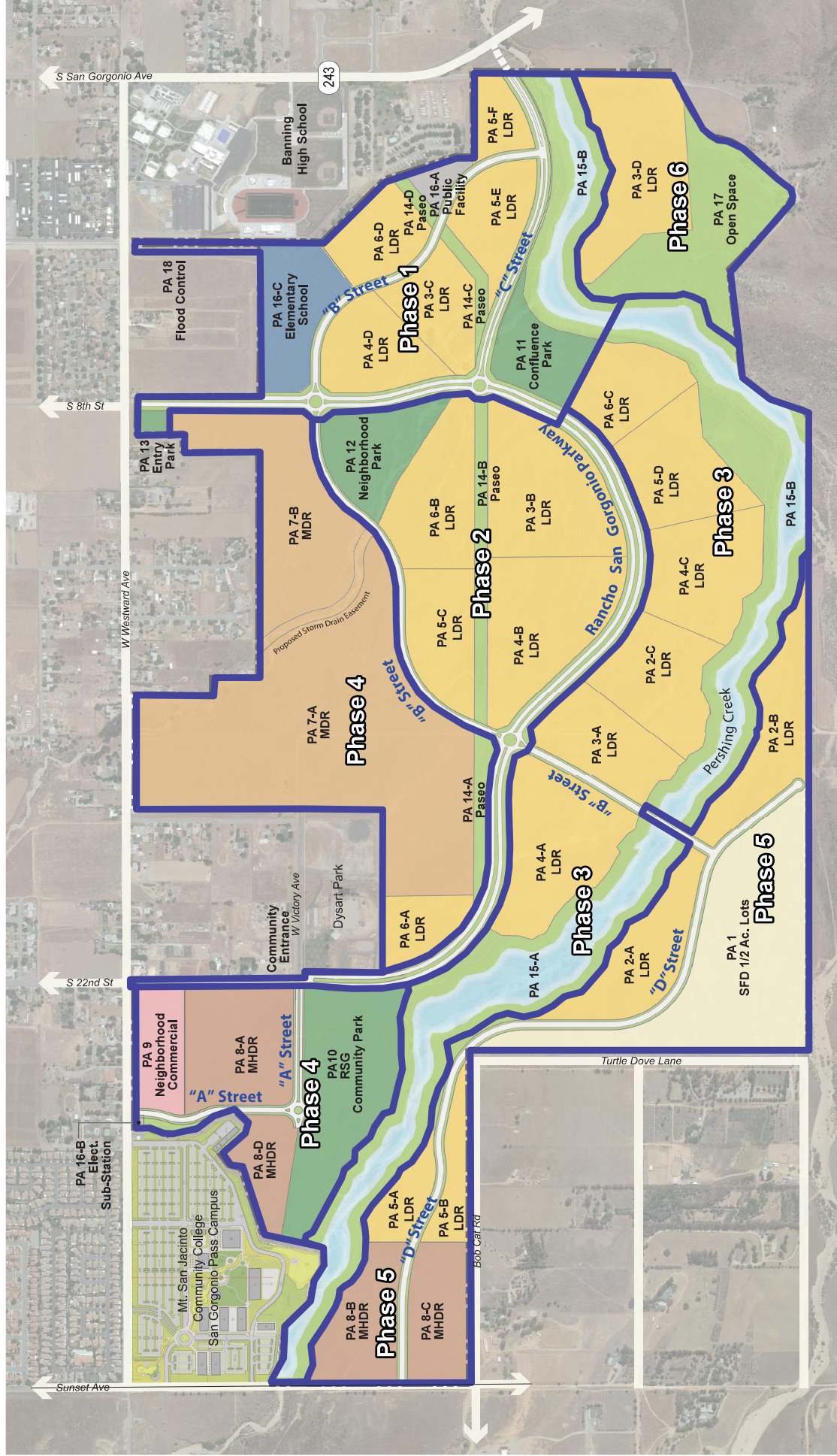
Improvement	Financing	Long Term Maintenance
Water System	Developer / CFD	City of Banning
Sewer System	Developer / CFD	City of Banning
Private Storm Drain Improvements  Drainage Improvements accepted by the City of Banning or the County	Developer / CFD	Homeowners Association (HOA), with City of Banning oversight. City of Banning Large facilities may remain purview of the Riverside County Flood Control and Water Conservation District.
Public Street Improvements Public Collector Streets Public Local Streets	Developer / CFD	City of Banning
Street Lights	Developer/CFD	LLMD
Private Internal Streets and Drives	Developer	HOA
Landscaping Public Right-of-Way Open Space-Natural/Landscape/Easement Areas	Developer  Developer	City of Banning administered LLMD and HOA  LLMD
Open Space-Drainage	Developer	LLMD
Public Parks	Developer	City of Banning/LLMD

## 5.6 CEQA COMPLIANCE AND MITIGATION MONITORING

A summary of conditions of project approval shall be prepared to mitigate or avoid significant effects on the environment. An approved Mitigation Monitoring and Reporting Program shall insure that the RSG Specific Plan complies with all applicable environmental mitigation and permit requirements. The final approved Mitigation Monitoring and Reporting Program shall be established upon EIR certification.

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# Phasing Plan

EXHIBIT 5-1

Date: 1/8/2015 JN: 133222