

**City of Banning - Public Works Department**  
**Conditions of Approval**

*General Conditions*  
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| COA #         | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Completion Milestone | Status |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------|
| PW.General.01 | The subject property shall substantially conform to the approved Sunset Crossroads Specific Plan (SP20-2002), General Plan Amendment (GPA20-2501), Zone Change (ZC20-3502), Environmental Impact Report and Mitigation Monitoring and Reporting Program (ENV20-1506), Tentative Parcel Map 38118, and Sunset Crossroads Development Agreement. The City Engineer may approve minor design modifications to the project plans during the plan check process, if such modifications conform to the provisions of the Banning Municipal Code. Substantial changes shall not be permitted except upon application for, and approval of modification of this entitlement in compliance with all applicable procedures and requirements. Where conflict exists between these Conditions of Approval and the governing documents listed above, the more strict provision shall prevail. | Informational        |        |
| PW.General.02 | Revisions to the approved Tentative Parcel Map 38118 during plan check process; including, but not limited to, lot line alignments, easements, improvement plan revisions, and similar minor changes that are in substantial compliance with the Tentative Map, or associated Conditions of Approval, shall be administratively approved through the plan check process with the mutual consent and approval of the Developer, the Community Development Director, and the City Engineer. Changes that are not administratively approved, through the process referenced above and herein shall be amended in accordance with the Subdivision Map Act, as amended and codified within the Banning Municipal Code (BMC).                                                                                                                                                          | Informational        |        |
| PW.General.03 | All Ordinances, Policy Resolutions, and Standards of the City in effect at the time this project is approved shall be complied with as a condition of this approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Informational        |        |
| PW.General.04 | The applicant shall comply with the Tentative Parcel Map, Conceptual Grading Plan, Preliminary Hydrologic and Hydraulic Analysis, Preliminary Water Quality Management Plan, Preliminary Geotechnical Investigations, Traffic Impact Analysis, and other relevant technical documents approved during project entitlement with the Environmental Impact Analysis. Any significant omission to the representation of the site conditions may require the plans to be resubmitted for further review and revision.                                                                                                                                                                                                                                                                                                                                                                 | Informational        |        |
| PW.General.05 | An Encroachment Permit shall be required prior to commencement of any work within the public right-of-way. The contractor working within the public right-of-way shall submit proof of a Class "A" State Contractor's License, City of Banning Business License, and Liability Insurance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Informational        |        |
| PW.General.06 | Prior to any development within the unincorporated portions of the site, the unincorporated acres in the City's sphere of influence must be formally annexed into the City. The Applicant shall submit proof to the City Engineer that the annexation has been processed and approved by LAFCO. No work may commence if annexation has not been completed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Informational        |        |

**City of Banning - Public Works Department**  
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*General Conditions*  
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| COA #         | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Completion Milestone | Status |
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| PW.General.07 | Prior to issuance of any permit, the Applicant shall submit a construction access plan and schedule for the development of all facilities for Community Development Director and City Engineer approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Informational        |        |
| PW.General.08 | If a CFD is considered for this Parcel Map, prior to first COO, the applicant shall either demonstrate that the CFD has already been created or that a CFD application has been submitted and accepted as complete by the City of Banning Financial Services Division and shall include all maps, related Engineers report, and the required information (CFD boundary maintenance areas by location and type, etc.) to the satisfaction of the City Engineer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Informational        |        |
| PW.General.09 | A Property Owners Association (POA), as approved by the Community Development Director and the City Engineer, shall be responsible for the maintenance of the public parkways, median island landscaping, slopes adjacent to public rights-of-way, debris basins, detention and retention basins, public parks, linear parks and trails, open space areas, BMP's referenced in the approved WQMP, private storm drains and private storm drain outfalls as required by the City Engineer. The maintenance mechanism shall be established prior to the recordation of the final map. In the event that the Applicant creates a Property Owners Association (POA), the Covenants, Conditions, and Restrictions (CC&Rs) and Articles of Incorporation of the Property Owners Association are subject to the approval of the Planning and Engineering Divisions and the City Attorney. A recorded copy shall be provided to the City Engineer. The Property Owners Association shall submit to the Planning Division a list of the name and address of their officers on or before January 1 of each and every year and whenever said information changes. | Informational        |        |
| PW.General.10 | The conditions, covenants and restrictions shall contain provisions which prohibit dissolution of the Property Owners Association unless another entity has agreed to assume the operation and maintenance responsibilities of the Property Owners Association. The conditions, covenants and restrictions shall contain provisions that prohibit the Applicant and his/her successors-in-interest from amending said covenants, conditions and restrictions to conflict with these conditions of approval unless the subject property is reverted to acreage and the subdivision abandoned.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Informational        |        |
| PW.General.11 | The applicant is responsible for resolving any conflicts with existing or proposed easements. All easement(s) of record and proposed easements shall be shown on the final map, grading plan, and improvement plans where applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Informational        |        |
| PW.General.12 | Where survey monuments exist, such monuments shall be protected or shall be referenced and reset, pursuant to the Business and Professions Code, Sections 8700 to 8805 (Land Surveyors Act)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Informational        |        |



**City of Banning - Public Works Department**  
**Conditions of Approval**

*General Conditions*

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| COA #         | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Completion Milestone | Status |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------|
| PW.General.13 | All future utility systems including gas, electric, telephone, water, sewer, and cable TV, shall be provided for underground, with easements provided as required, and designed and constructed in accordance with City codes and the utility provider. Telephone, cable TV, and/or security systems shall be pre-wired.                                                                                                                                                                                                           | Informational        |        |
| PW.General.14 | Any existing public improvements, or public improvements not accepted by the City that are damaged during construction shall be removed and replaced as determined by the City Engineer or his/her representative.                                                                                                                                                                                                                                                                                                                 | Informational        |        |
| PW.General.15 | All weather vehicular access shall be maintained at all times to all parts of the proposed subdivision, where construction work is in progress, for emergency vehicles.                                                                                                                                                                                                                                                                                                                                                            | Informational        |        |
| PW.General.16 | All precautions shall be taken to prevent washouts, undermining and subsurface ponding, caused by rain or runoff to all surface structures (curbs, gutters, sidewalks, paving, etc.). The Engineering Division may order repair, removal and replacement, extra compaction tests, load tests, etc. or any combination thereof for any such structure that was damaged or appears to have been damaged. All of the additional work, testing, etc., shall be at the expense of the Applicant.                                        | Informational        |        |
| PW.General.17 | Prior to the release of surety and upon completion of construction, the Applicant shall furnish the City with reproducible record drawings on Mylar film of all improvement plans that were approved by the City Engineer. Each sheet shall be clearly marked "As-Built" or "As-Constructed" and shall be stamped and signed by the engineer or surveyor certifying the accuracy and completeness of the drawings. The applicant shall have all AutoCAD files submitted to the City, revised to reflect the "As-Built" conditions. | Informational        |        |
| PW.General.18 | A Mitigation and Monitoring Reporting Program has been established for this project. All conditions in the MMRP shall be implemented with sign off and approvals by the milestones required in the MMRP.                                                                                                                                                                                                                                                                                                                           | Informational        |        |

**City of Banning - Public Works Department**  
**Conditions of Approval**

The following is a non-inclusive list of items that may be required by the Public Works Department. Unless otherwise authorized in writing by the City Engineer, plans shall utilize the minimum scale specified and shall be drawn on 24"x36" sized paper. Plans should be drawn at a larger scale if additional detail and/or clarity is desired (Note: The applicant may be required to prepare other improvement plans not listed here pursuant to improvement required by other agencies and utility purveyors). Other engineered improvement plans prepared for City approval that are not listed herein shall be prepared in formats approved by the City Engineer prior to commencing plan preparation.

The design of public infrastructure elements shall conform to the requirements of these Conditions of Approval, City General Plan, City/Regional Master Plans, City of Banning Grading Manual, City of Banning codes/standards, Standard Specifications for Public Works Construction (current edition), and Caltrans Standards and Specifications at no cost to any governmental agency as required by the City Engineer.

The design of private grading and improvements outside of public right of way shall comply with the City of Banning Grading Manual, Title 18 of the City of Banning Municipal Code, California Building Code, State Water Resources Control Board orders, rules, and regulations, and City of Banning standards and practices.

All off-site plan and profile, street improvement plans, and signing and striping plans shall show all existing improvements for a minimum distance of 200 feet beyond the project limits, and to a distance sufficient to show any required design transitions.

An index map shall be provided on the title sheet of all plan sets showing the overall view of the entire work area.

All plans shall be complete, to the satisfaction of the City Engineer, prior to final map recordation and determination of surety estimates.

| Permit Type  | Plan Set                     | Scale                            | Notes                                   |
|--------------|------------------------------|----------------------------------|-----------------------------------------|
| Grading      | Mass Grading Plan            | 1" = 100'                        |                                         |
|              | Rough Grading Plan           | 1" = 40'                         |                                         |
|              | Precise Grading Plan         | 1" = 20'                         |                                         |
|              | Borrow Pan                   | 1" = 40'                         |                                         |
|              | Stockpile Plan               | 1" = 40'                         |                                         |
|              | Retaining Walls              | 1" = 40'                         | May be included with any grading plan   |
|              | Haul Route                   | 1" = 100'                        | May be included with any grading plan   |
|              | Clearing Plan                | 1" = 100'                        | May be included with any grading plan   |
|              | Demolition Plan              | 1" = 100'                        | May be included with any grading plan   |
|              | Erosion and Sediment Control | 1" = 40'                         | Shall be included with any grading plan |
| Encroachment | Street Improvement Plan      | 1" = 40' Horiz/ 1" = 4' Vertical |                                         |
|              | Signing and Striping Plan    | 1" = 40'                         |                                         |
|              | Traffic Signal Plan          | 1" = 40'                         |                                         |
|              | Traffic Control Plan         | 1" = 40'                         |                                         |
|              | Storm Drain Improvement Plan | 1" = 40' Horiz/ 1" = 4' Vertical |                                         |
|              | Channel Improvement Plan     | 1" = 40' Horiz/ 1" = 4' Vertical |                                         |
|              | Potable Water Plan           | 1" = 40' Horiz/ 1" = 4' Vertical |                                         |
|              | Non Potable Water Plan       | 1" = 40' Horiz/ 1" = 4' Vertical |                                         |
|              | Sewer Plan                   | 1" = 40' Horiz/ 1" = 4' Vertical |                                         |
|              | Other Improvements           | TBD                              | As pre-approved by City Engineer        |
| Final Maps   | Final Map                    | 1" = 40'                         |                                         |
|              | Easement Dedications         |                                  |                                         |
|              | Corner Records               |                                  |                                         |
|              | Records of Survey            |                                  |                                         |

**City of Banning - Public Works Department**  
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*Improvement Plans, Maps,  
Reports, Agreements and Certifications*  
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|                           |                                              |
|---------------------------|----------------------------------------------|
| Technical<br>Studies      | Geotechnical Report                          |
|                           | Fault Hazard Report                          |
|                           | Liquefaction Hazard Report                   |
|                           | Dust Control and Prevention Plan (PM10)      |
|                           | Compaction Report                            |
|                           | Hydrologic and Hydraulic Report              |
|                           | Flood Hazard Report                          |
|                           | CLOMR/LOMR                                   |
|                           | Water Quality Management Plan (WQMP)         |
|                           | Traffic Impact Analysis                      |
|                           | Water Supply Assessment                      |
|                           | Sewer Capacity Study                         |
| Permits and<br>Agreements | Permission to Grade                          |
|                           | Construction Agreements                      |
|                           | BMP Agreement                                |
|                           | Landscape Maintenance Agreement              |
|                           | Subdivision/Improvement Agreement            |
|                           | Performance Bonds                            |
|                           | Labor and Material Bond                      |
|                           | Maintenance Bond                             |
|                           | Non-Interference Letter                      |
| Certifications            | Regional Water Quality Control Board Permits |
|                           | USFWS/CDFW Permits                           |
|                           | Grading Certifications                       |
|                           | Pad Certifications                           |

| COA #     | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Completion Milestone | Status |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------|
| PW.Map.01 | The submittal, approval, and recordation of the Final Map shall be in accordance with the provisions of the State Subdivision Map Act and Title 16, Subdivisions, of the Banning Municipal Code.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Informational        |        |
| PW.Map.02 | Applicant may submit multiple final maps for phased construction activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Informational        |        |
| PW.Map.03 | The Final Map shall have adequate reservations for public ingress and egress as well as public and/or private utility easements and abandonment of existing utility easements to the satisfaction of the City Engineer. The applicant shall be responsible for contacting all utility providers to establish appropriate easements required to provide services to each development area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Informational        |        |
| PW.Map.04 | <p>The applicant shall file an Environmental Constraint Sheet. An Environmental Constraint Sheet means a duplicate of the final map on which are shown the Environmental Constraint Notes. This sheet shall be filed with the County Surveyor simultaneously with the final map and labeled ENVIRONMENTAL CONSTRAINT SHEET in the top margin. Applicable items will be shown under a heading labeled Environmental Constraints Notes. The Environmental Constraint Sheet shall contain the statement:</p> <p>THE ENVIRONMENTAL CONSTRAINT INFORMATION SHOWN ON THIS MAP SHEET IS FOR INFORMATIONAL PURPOSES DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THIS INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS, AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THIS MAP SHEET.</p> <p>As required by the City Engineer, the sheet shall delineate constraints involving, but not limited to, any of the following that are conditioned by the Advisory Agency: <b>archaeological sites, geologic hazard mapping</b>, grading, building, building setback lines, <b>flood hazard zones, seismic lines and setbacks, fire protection</b>, water availability, sewage disposal, <b>environmental easements, environmental reservations</b>.</p> | Informational        |        |
| PW.Map.05 | Prior to issuance of any permit(s), the applicant shall acquire or confer property rights necessary for the construction or proper functioning of the proposed project/development. Conferred rights may include right-of-way dedications, irrevocable offers to dedicate or grant of easements to the City for emergency services, maintenance, utilities, storm drain facilities, or temporary construction purposes including the reconstruction of essential improvements as directed by the City Engineer. All costs associated with acquiring rights-of-way or easements shall be borne by the applicant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Informational        |        |

| COA #     | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Completion Milestone | Status |
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| PW.Map.06 | In the event that the applicant is unsuccessful in acquiring necessary property rights outside the project/development, the City will consider and potentially act on the option to acquire through eminent domain. Permits (or portions of permits) that are not affected by ROW acquisition will not be held up during the property acquisition or eminent domain process.                                                                                                                                                                                                                                                                         | Informational        |        |
| PW.Map.07 | During the improvement plan checking process, turning radius template checks shall be submitted for access to all storm drain facilities, open space, and other utility easements that are accessed from a publicly accessible paved street. These templates shall clearly show that the easements are sufficient for full access under emergency conditions. The City of Banning's review of the easements shall include appropriateness of the vehicle turning radius, easement slopes and easement widths. Additional easement widths shall be required when the design vehicle is likely to use outriggers or other means of load stabilization. | Informational        |        |
| PW.Map.08 | Any public right-of-way or streets to be vacated from public use, pursuant to Street and Highway Codes Sections 8300 through 8363, shall conform to the complete vacation procedure and show specific circulation alternative, where required. All street vacations shall be shown on the final map.                                                                                                                                                                                                                                                                                                                                                 | Informational        |        |
| PW.Map.09 | All public facilities including sewer, water, reclaimed water and drainage shall be located in a public right of way or public utility easement. All final maps shall include appropriate easements per the approved tentative map and as required by the City Engineer and/or other agency maintaining public facilities. All easements shall meet minimum width and access requirements as mandated by the City or governing agency.                                                                                                                                                                                                               | Informational        |        |
| PW.Map.10 | Submit a copy of the title report, closure calculations, and any separate instruments or necessary right-of-way documents to the Engineering Division prior to final map approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Informational        |        |
| PW.Map.11 | A map of the proposed subdivision drawn at 1"=200' showing the outline of the streets including street names shall be submitted to the City to update the city atlas map.                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Informational        |        |
| PW.Map.12 | The Applicant shall be responsible for research on private utility lines (Gas, Edison, Telephone, Cable, Internet, etc.) to ensure there are no conflicts with site development. All existing on-site utility lines that conflict with this project shall be relocated, removed, or sealed to the satisfaction of the City Engineer.                                                                                                                                                                                                                                                                                                                 | Informational        |        |

**City of Banning - Public Works Department**  
**Conditions of Approval**

*Mapping/Survey*  
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| COA #     | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Completion Milestone           | Status |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------|
| PW.Map.13 | The applicant shall not grant any easements over any property subject to a requirement of dedication or irrevocable offer of dedication to the City of Banning unless such easements are expressly made subordinate to the easements to be offered for dedication to the City or unless such easements do not conflict with the City's intended purposes or uses. Prior to granting any of said easements, the applicant shall furnish a copy of the proposed easement to the City Engineer for review and approval. Further, a copy of the approved easement shall be furnished to the City Engineer prior to the issuance of any certificate of use and/or occupancy. | Informational                  |        |
| PW.Map.14 | The applicant, at its sole expense, shall obtain all right of way or easement acquisitions necessary to implement any portion of condition of this project, including public improvements, off-site grading and construction, offsite street requirements, offsite public utility requirements, storm drain improvements, or any other requirement of these conditions.                                                                                                                                                                                                                                                                                                 | Prior to Final Map Recordation |        |
| PW.Map.15 | The applicant shall provide an easement over, across, and which provides ingress and egress to all private water quality, stormwater, drainage basins, public water facilities, public sewer facilities, public electric facilities, and fire department access to be dedicated to the City, for ingress, egress, and right to inspect, repair, remove, and replace unless otherwise directed by the City Engineer.                                                                                                                                                                                                                                                     | Prior to Final Map Recordation |        |
| PW.Map.16 | The applicant shall offer for dedication on the Final Map, within Final Map boundaries, all public street right-of-way and public utility easements in conformance with project entitlement documents. The City may reject the dedications and leave them open for future acceptance when all required public street improvements for the map are installed by the applicant in the rights of way.                                                                                                                                                                                                                                                                      | Prior to Final Map Recordation |        |
| PW.Map.17 | The Applicant shall dedicate right-of-way or provide temporary easements beyond either the phased construction and/or Parcel Map boundary required to provide utility service, public and/or emergency vehicular ingress and egress access to the nearest paved and publicly maintained street as follows:                                                                                                                                                                                                                                                                                                                                                              | Prior to Final Map Recordation |        |

| COA #     | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Completion Milestone           | Status |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------|
| PW.Map.18 | <p>The applicant shall offer to dedicate to the City of Banning additional Right of Way as necessary to provide the total right of way described below:</p> <p>Lincoln Street - 78' Right of Way<br/> Bobcat Road - Min. 39' Half Width Right of Way<br/> Highland Home Road (south of Sun Lakes Boulevard) - 33' Half Width Right of Way<br/> Highland Home Road (north of Sun Lakes Boulevard) - 88' Right of Way<br/> Sunset Ave (south of Sun Lakes Boulevard) - 88' Right of Way<br/> Sunset Ave (north of Sun Lakes Boulevard) - 110' Right of Way<br/> Sun Lakes Boulevard - 110' Right of Way</p> <p>All offers of dedication shall include the corner cut-back at all intersections. Corner cutbacks at intersections that will be utilized by trucks shall include truck turn templates to verify cutback dimensions.</p> <p>Additional right of way may be required for intersection configurations or roadway transitions. Additional right of way shall be offered on the final map at no cost to the City of Banning. Where additional right of way is necessary, improvement plans shall be reviewed and approved showing these requirements prior to final map recordation.</p> | Prior to Final Map Recordation |        |
| PW.Map.19 | <p>Security for the construction of public improvements in accordance with Government Code Section 66499 shall be as follows:</p> <p>Faithful Performance Bond ☐ 100% of estimated cost<br/> Labor and Material Bond ☐ 100% of estimated cost<br/> Monumentation Bond - In the amount as supplied by the Record Engineer/Land Surveyor and as approved by the City Engineer</p> <p>Securities for the public improvements shall be on file with the City Clerk prior to scheduling the final map for approval by City Council. Unit prices for bonding estimates shall be those specified or approved by the City Engineer.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Prior to Final Map Recordation |        |
| PW.Map.20 | <p>The City and the applicant are to enter into a Subdivision Improvement Agreement to guarantee the construction of the public improvements as listed in the Conditions of Approval and as shown on the approved plans.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Prior to Final Map Recordation |        |

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|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------|
| PW.Map.21 | The applicant shall obtain approval from the Fire Marshall in consultation with the City Engineer, for a conceptual fuel modification plan and program, unless the City of Banning Fire Marshall ("Fire Marshall") finds in writing to the City that such plan and program are not required for development of the property within the boundaries of this Final Map. Prior to the issuance of the first certificate of occupancy, within the lots affected by said fuel modification plans, the fuel modification shall be installed and completed under the supervision of the Fire Marshall with an approved plant palette. The CC&Rs or other approved documents shall contain provisions for maintaining the fuel modification zones, including the removal of all dead and dying vegetation. | Prior to Issuance of any Construction Permit |        |
| PW.Map.22 | The applicant shall verify and/or set all property corners, r/w corners, and centerline monuments. Subsequently, the applicant shall cause the surveyor to file the appropriate documents and records to the County of Riverside.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Prior to Release of Surety                   |        |
| PW.Map.23 | Public improvements shall be completed and accepted by City of Banning prior to release of Faithful Performance Bond and Labor and Material Bond for such improvements. Faithful Performance Bond for applicable public improvements shall be reduced to 10% once City accepts improvements into maintenance period. Final 10% to serve as the maintenance bond for the 1-year maintenance period.                                                                                                                                                                                                                                                                                                                                                                                                | Prior to Release of Surety                   |        |
| PW.Map.24 | The Applicant shall comply with Assembly Bill 1414, which was enacted on January 1, 1995, and amended Section 8771 of the Business and Professions Code of the Land Surveyors Act. Assembly Bill 1414 requires that two (2) corner records be filed when:<br>- Monuments exist that control the location of subdivisions or tracts, streets or highways; or provides survey control. The monuments are located and referenced by a licensed Land Surveyor before any streets or highways are reconstructed or relocated. The corner record(s) of the references are filed with the County Surveyor.<br>- Monuments are reset in the surface of the new construction and a corner record is filed with the County Surveyor before recording of a Certificate of Completion for the project.        | Prior to Release of Surety                   |        |
| PW.Map.25 | Permanent survey monuments shall be set at the intersection of street centerlines, beginning, and end of curves in centerlines, and at other locations designated by the Director of Public Works and City Engineer. All other centerline monuments shall be placed in accordance with standard survey practice. A complete set of street centerline ties shall be submitted to the Engineering Division upon completion of improvements or prior to release of the monumentation bond.                                                                                                                                                                                                                                                                                                           | Prior to Release of Surety                   |        |



**City of Banning - Public Works Department**  
**Conditions of Approval**

*Grading*  
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| COA #       | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Completion Milestone                  | Status |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--------|
| PW.Grade.01 | The applicant shall comply with Title 18 of the Banning Municipal Code "Grading, Erosion, and Sediment Control", the City of Banning Grading Manual, California Building Code related to excavation and grading, and State Water Resources Control Board orders, rules, and regulations.                                                                                                                                                                                          | Informational                         |        |
| PW.Grade.02 | Grading work shall be balanced on-site, wherever possible. If export is required as a result of the final grading plan, then measures will be taken to be in compliance with the applicable City of Banning Ordinances at time of final grading plan approval.                                                                                                                                                                                                                    | Informational                         |        |
| PW.Grade.03 | The project grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained for the release of concentrated or diverted storm flows. The project shall accept and convey storm flows from the adjacent property within the property boundaries, or within drainage devices and easements obtained by the applicant. | Informational                         |        |
| PW.Grade.04 | Rough grading plans shall include perimeter walls with top of wall and top of footing elevations shown. All footings shall have a minimum of 1-foot of cover, and/or sufficient cover to clear any obstructions. The Applicant shall submit design calculations and obtain permits for all perimeter and retaining walls from the Building and Safety Department.                                                                                                                 | Informational                         |        |
| PW.Grade.05 | Impacts to jurisdictional streams, creeks and drainages shall be reviewed and approved by the appropriate regulatory agencies with jurisdiction in this area and will require the appropriate required permits issued. Long term regular maintenance and operation of drainage improvements, such as detention basins, shall be included in the initial regulatory permitting applications.                                                                                       | Informational                         |        |
| PW.Grade.06 | A Grading Plan and Erosion Control Plan shall be submitted to the City Engineer for review and approval.                                                                                                                                                                                                                                                                                                                                                                          | Prior to Issuance of a Grading Permit |        |
| PW.Grade.07 | The grading plan shall identify existing easements within the development area. If any grading work impacts easements outside of the City of Banning jurisdiction, a copy of the encroachment permit for the easement holder shall be provided to the City Engineer and noted on the grading plan.                                                                                                                                                                                | Prior to Issuance of a Grading Permit |        |
| PW.Grade.08 | The grading plan shall identify environmental mitigation areas on the plan. Proof of permits from Army Corps of Engineers, California Department of Fish and Wildlife, and Regional Water Quality Control Board shall be provided prior to any grading work and noted on the grading plan.                                                                                                                                                                                        | Prior to Issuance of a Grading Permit |        |

**City of Banning - Public Works Department**  
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*Grading*  
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| PW.Grade.09 | Grading Plan shall provide developed phases with required flood protection. Flood protection shall be determined by the size of the undeveloped areas and the flow patterns. Mapped flood plain limits shall be shown on the grading plan.                                                                                                                                                                                                                                                                                                                                                    | Prior to Issuance of a Grading Permit |        |
| PW.Grade.10 | Temporary basins shall be constructed to meet detention requirements and earthen channels/berms shall be used to divert and convey flows during construction.                                                                                                                                                                                                                                                                                                                                                                                                                                 | Prior to Issuance of a Grading Permit |        |
| PW.Grade.11 | Within park areas or areas accessible to the public, detention/retention basins will be protected from public entry as required.                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Prior to Issuance of a Grading Permit |        |
| PW.Grade.12 | The applicant shall submit a PM10 Management Plan for construction operations to the City Engineer and/or SCAQMD for review and approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Prior to Issuance of a Grading Permit |        |
| PW.Grade.13 | The applicant shall submit a construction haul route plan to the City Engineer for review and approval. Deviation during construction from the approved plan shall constitute a violation of the conditions of the grading permit.                                                                                                                                                                                                                                                                                                                                                            | Prior to Issuance of a Grading Permit |        |
| PW.Grade.14 | A soils report and geotechnical study shall be submitted in conjunction with the grading plan with further analyses of on-site soil conditions and appropriate measures to control erosion and dust. Any issues or recommendations provided in the report shall be addressed to the satisfaction of the City Engineer. The responsible geotechnical engineer shall sign and stamp all grading plans indicating the plan complies with the recommendations of the comprehensive soils and geotechnical report.                                                                                 | Prior to Issuance of a Grading Permit |        |
| PW.Grade.15 | The applicant shall retain a qualified archeologist, paleontologist, and biologist for observation of grading and excavation activities in accordance with the approved mitigation program.                                                                                                                                                                                                                                                                                                                                                                                                   | Prior to Issuance of a Grading Permit |        |
| PW.Grade.16 | A grading permit shall be obtained from the Public Works Department prior to the commencement of any grading work.                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Prior to Issuance of a Grading Permit |        |
| PW.Grade.17 | Construction documents shall include language that requires all construction contractors to strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the project site. Staging areas shall be screened from view from adjacent properties. Vehicles shall be kept clean and free of mud and dust before leaving the development site. Surrounding streets shall be swept daily and maintained free of dirt and debris. | Prior to Issuance of a Grading Permit |        |

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| PW.Grade.18 | As required in MMRP <b>MM AIR-1</b> , please include the following note and designated area Grading Plans:<br><br>"Plans submitted for grading permit issuance shall specify a designated area of the construction site where electric or non-diesel vehicles, equipment, and tools can be field or charged.                                                                                                                                                                                                                                                                         | Prior to Issuance of a Grading Permit |        |
| PW.Grade.19 | As required in MMRP <b>RCM AIR-2</b> , please include the following note on Grading Plans:<br><br>All trucks that are to haul excavated or graded material shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2), and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.                                                                                                                                                                                                      | Prior to Issuance of a Grading Permit |        |
| PW.Grade.20 | As required in MMRP <b>RCM AIR-4</b> , please include the following note on Grading Plans:<br><br>RCM AIR-4: The Project shall comply with SCAQMD Rule 402. Rule 402 prohibits the discharge of air contaminants or other material from any type of operations, which can cause nuisance or annoyance to any considerable number of people or to the public or which endangers the comfort or repose of any such persons, or the public.                                                                                                                                             | Prior to Issuance of a Grading Permit |        |
| PW.Grade.21 | As required in MMRP <b>MM BIO-1</b> , please include the following note on Grading Plans:<br><br>Construction Guidelines. Construction activities will follow the Construction Guidelines found in Volume 1, Section 7.5.3 of the MSHCP                                                                                                                                                                                                                                                                                                                                              | Prior to Issuance of a Grading Permit |        |
| PW.Grade.22 | As required in MMRP <b>MM BIO-5</b> , please include the following note on Grading Plans:<br><br>Vehicle Washing. It will be required in the Development Project specification that the contractor will wash equipment prior to entering the vicinity of areas to be conserved. This will reduce the potential for introduction of non-native plant, animal, viral, or bacterial species to the areas that will otherwise be undisturbed. All vehicles shall be washed at a distance that would remove the likelihood of run-off from entering any adjacent riverine/riparian areas. | Prior to Issuance of a Grading Permit |        |

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| PW.Grade.23 | <p>As required in MMRP <b>MM BIO-7</b>, please include the following note on Grading Plans:</p> <p>Burrowing Owl Impacts. To avoid direct and indirect impacts to burrowing owl, a pre-construction survey shall be conducted in areas to be disturbed by a qualified biologist within 30 days prior to ground disturbance at the Development Site and submitted to the City. If construction activities occur during the breeding season (February 1 through August 31) and burrowing owl is determined to be present within any portion of the Development Site during the pre-construction survey, consultation with the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) shall take place, and no construction activity shall take place within a 300-foot buffer zone. This buffer area may be reduced at the discretion of the biological monitor in consultation with CDFW and/or USFWS, until it has been determined that the nest/burrow is no longer active and all juveniles have fledged the nest/burrow.</p> <p>To avoid active nests, no grading or heavy equipment activity shall take place in the buffer zone during the breeding season (February 1 through August 31). If construction activities cannot avoid the nesting season and an occupied burrow is identified in a proposed development area, the burrows shall be avoided or the owls passively relocated. A Burrowing Owl Protection and Relocation Plan will be required and is included under MM BIO-8.</p> | Prior to Issuance of a Grading Permit |        |
| PW.Grade.24 | <p>As required in MMRP <b>MM BIO-8</b>, please include the following note on Grading Plans:</p> <p>Burrowing Owl Protection and Relocation Plan. Within 90 days of the commencement of grading, a Burrowing Owl Protection and Relocation Plan would be drafted and reviewed by CDFW to ensure MSHCP guidelines for protection and/or relocation are followed. As part of that plan, one-way doors shall be installed as part of a passive relocation program. Burrowing owl burrows shall be hand-excavated by a qualified biologist when determined to be unoccupied and backfilled to ensure animals do not re-enter. Disturbance to active burrows shall be minimized to the extent feasible.</p> <p>If three or more pairs of burrowing owl are identified, MSHCP guidelines require additional conservation land be set aside to off-set the significant impacts to burrowing owl in a project site outside of a cell criteria area. In all scenarios, including the detection of additional burrowing owls, mitigation and equivalency will be achieved through the Development Project following all MSHCP guidelines and the direction of the Environmental Programs Department, Western Riverside County Regional Conservation Authority, and/or the Wildlife Agencies.</p>                                                                                                                                                                                                                                                       | Prior to Issuance of a Grading Permit |        |

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| PW.Grade.25 | <p>As required in MMRP MM <b>BIO-9</b>, please include the following note on Grading Plans:</p> <p>Los Angeles Pocket Mouse. Prior to commencement of grading, nighttime trapping surveys will occur in areas within the known habitat and other areas providing the key constituent habitat elements based on historical surveys and those conducted for the Development Project, in riparian areas (the three identified drainage features) and adjacent upland habitat that will be permanently impacted by the Development Project. An exclusion fence will be installed along the perimeter of the construction footprint associated with the drainage crossings. Trapping and relocation of LAPM shall be performed immediately prior to grading or other construction on the Development Site within areas known to be occupied by LAPM within the existing drainage features and/or uplands. Where new roads cross the riparian corridors, under crossings suitable for safe passage of wildlife will be constructed. The exclusion fencing will be monitored through construction activities within suitable habitat to ensure animals do not return.</p> <p>Restoration of a total of 3.21 acres of Development Site riparian habitat would bring project related impacts to a level that allows for 90 percent conservation of suitable habitat within the Development Site. Mitigation and equivalency may be achieved through the conservation of 7.92 of 8.99 acres of riparian/riverine lands on the Development Site as well as a surrounding buffer of approximately 32.58 acres, including the use of a deed restriction and/or conservation easement (see MM BIO-15 below). As part of the restoration effort, all non-native invasive species, such as tamarisk, arundo, and pampas grass, will be removed prior to any seeding or planting of native species.</p> | Prior to Issuance of a Grading Permit |        |

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| PW.Grade.26 | <p>As required in MMRP <b>MM BIO-10</b>, please include the following note on Grading Plans:</p> <p>Prior to issuance of construction permits, a conservation easement will be applied to upland conservation areas adjacent to drainages. During construction and operation, light pollution into the conservation areas will be reduced by shielding light sources and aiming them only into active construction areas during construction, and focused on parking, and commercial areas during operation where lighting is needed. If unforeseen circumstances were to arise that required hazard reduction within an area considered environmentally sensitive or a part of the MSHCP Conservation Area, such as lands proposed for conservation on the Development Site, it would require approval from the appropriate agencies prior to any vegetation management activities. These could include, but are not limited to, the Western Riverside County Regional Conservation Authority (WRCRCA), California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), United States Fish and Wildlife Service (USFWS), and the United States Army Corps of Engineers (USACE).</p> | Prior to Issuance of a Grading Permit |        |
| PW.Grade.27 | <p>As required in MMRP <b>MM BIO-11</b>, please include the following note on Grading Plans:</p> <p>Upland conservation areas, adjacent to the existing drainages, within the Development Project will be avoided during construction and operation. Light sources during construction and operation will be angled and shielded to avoid light pollution into drainages and adjacent upland conservation areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Prior to Issuance of a Grading Permit |        |
| PW.Grade.28 | <p>As required in MMRP <b>MM BIO-11</b>, please include the following note on Grading Plans:</p> <p>Upland conservation areas, adjacent to the existing drainages, within the Development Project will be avoided during construction and operation. Light sources during construction and operation will be angled and shielded to avoid light pollution into drainages and adjacent upland conservation areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Prior to Issuance of a Grading Permit |        |

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| PW.Grade.29 | <p>As required in MMRP <b>MM BIO-14</b>, please include the following note on Grading Plans:</p> <p>If habitat mitigation on the Project Site or at land contributed by the applicant is the selected means of mitigation, then as part of the restoration effort, a Habitat Restoration and Monitoring Plan (HRMP) will be prepared by a qualified restoration consultant and will be reviewed and approved by the City prior to commencement of construction activities on the Project Site.</p> <p>Report Title:<br/> Prepared By:<br/> Approved Date:</p>                                                                                                                                                                                                                  | Prior to Issuance of a Grading Permit |        |
| PW.Grade.30 | <p>As required in MMRP <b>MM CUL-1</b>, please include the following note on Grading Plans:</p> <p>The applicant shall retain a qualified professional archaeological monitor who meets U.S. Secretary of the Interior (SOI) Standards. The monitor shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The monitor will conduct an Archaeological Sensitivity Training "Sensitivity Workshop," in conjunction with the Consulting Tribe(s)'s Tribal Historic Preservation Officer (THPO). The training session will focus on the archaeological and tribal cultural resources that may be encountered during earthmoving activities and the procedures to be followed in such an event.</p> | Prior to Issuance of a Grading Permit |        |
| PW.Grade.31 | <p>As required in MMRP <b>MM CUL-2</b>, please include the following note on Grading Plans:</p> <p>The qualified archaeologist shall develop an Archaeological Monitoring and Treatment Plan to address the details, timing, and responsibility of all archaeological and cultural resource activities that occur on the Project site, in coordination with the Consulting Tribe(s).</p> <p>Report Name:<br/> Prepared By:<br/> Approved Date:</p>                                                                                                                                                                                                                                                                                                                             | Prior to Issuance of a Grading Permit |        |

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| PW.Grade.32 | <p>As required in MMRP <b>MM CUL-3</b>, please include the following note on Grading Plans:</p> <p>Prior to the issuance of grading permits, the applicant shall enter into a Native American monitoring agreement with one of the Consulting Tribes for the Development Project. The Native American Monitor shall be on site during all initial ground-disturbing activities, including clearing, grubbing, vegetation removal, grading, and trenching, within native soils. The Native American Monitor shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities in accordance with MM CUL-5 to allow identification, evaluation, and potential recovery of cultural resources. The applicant shall meet and confer with the Tribe on the consideration of a "Sensitivity Workshop" training on possible things that could come up in case a Native American Monitor is not on site to monitor at certain times. Agreement Date:</p> | Prior to Issuance of a Grading Permit |        |
| PW.Grade.33 | <p>As required in MMRP <b>MM CUL-4</b>, please include the following note on Grading Plans:</p> <p>In the event of discovery of human remains during grading or other ground disturbance, work in the immediate vicinity (within a 100-foot buffer of the discovery) shall cease and the applicant shall comply with State Health and Safety Code § 7050.5 and Public Resources Code (PRC) § 5097.98. In the event human remains are found and identified as Native American, the applicant shall also notify the City Planning Department so that the City can ensure PRC § 5097.98 is followed.</p>                                                                                                                                                                                                                                                                                                                                                                             | Prior to Issuance of a Grading Permit |        |



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| PW.Grade.34 | <p>As required in MMRP <b>MM CUL-5</b>, please include the following note on Grading Plans:</p> <p>In the event that archaeological or tribal cultural resources are unearthed during ground-disturbing activities, ground- disturbing activities shall stop (within a 100-foot buffer of the discovery) or shall be diverted away from the vicinity of the find, so that the find can be evaluated by the qualified archaeologist. A treatment plan shall be developed by a qualified archaeologist (meeting SOI standards) in consultation with the Tribe and the City Planning Department to include relinquishment of all artifacts through one of the following methods:</p> <ul style="list-style-type: none"> <li>• A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This reburial area should be away from any future impacts. Reburial shall not occur until all cataloguing, analysis, and any necessary special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be documented in a final report.</li> <li>• Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be provided in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.</li> </ul> | Prior to Issuance of a Grading Permit |        |
| PW.Grade.35 | <p>As required in MMRP <b>MM CUL-6</b>, please include the following note on Grading Plans:</p> <p>Any and all cultural documents created as a part of the Development Project (Archaeological Monitoring and Treatment Plans, isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to the Consulting Tribe.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Prior to Issuance of a Grading Permit |        |

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| PW.Grade.36 | <p>As required in MMRP <b>MM ENG-1</b>, please include the following note on Grading Plans:</p> <p>Construction. Compliance with Title 13-Section 2449 of the California Code of Regulations and the California Green Building Standards: Prior to issuance of grading and building permits, the City of Banning shall verify that the Project Applicant and his/her contractor(s) submit plans to the City indicating incorporation of Best Available Control Measures during construction of the Project. Best Available Control Measures include, but are not limited to, requirements that the Project Applicant ensure off-road vehicles (i.e., self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on road) limit vehicle idling to 5 minutes or less; and register and label vehicles in accordance with the California Air Resources Board (CARB) Diesel Off-Road Online Reporting System; restrict the inclusion of older vehicles into fleets; and retire, replace, or repower older engines or install Verified Diesel Emission Control Strategies (i.e., exhaust retrofits). Additionally, the construction contractor must recycle/reuse at least 65 percent of the construction material. This condition shall be implemented to the satisfaction of the City of Banning Development Services Director or designee, and/or Building Official, or designee.</p> <p>Report Name:<br/> Prepared By:<br/> Approval Date:</p> | Prior to Issuance of a Grading Permit |        |

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| PW.Grade.37 | <p>As required in MMRP <b>RCM GEO-2</b>, please include the following note on Grading Plans:</p> <p>Prior to the issuance of grading and/or building permits, the Applicant shall provide evidence to the City for review and approval that proposed structures, features, facilities, and earthworks to be constructed on the Development Site have been designed to conform to applicable provisions of the California Building Code and other applicable Codes (per BMC Chapter 15.08) in effect at the time of development application as well as the design recommendations detailed in the final geologic and geotechnical review. Additionally, the Applicant shall provide evidence to the City that the recommendations cited in a project-specific final geologic and geotechnical review are incorporated into project plans and/or implemented as deemed appropriate by the City. The final geologic and geotechnical review recommendations may include, but are not limited to, removal of existing vegetation, utilities, and any other surface and subsurface improvements that would not remain in place for use with the structures constructed on the Development Site. Remedial earthwork, over-excavation, and ground improvement shall occur to depths specified in the final geologic and geotechnical review to provide a sufficient layer of engineered fill or densified soil beneath structural footings/foundations, as well as proper surface drainage devices and erosion control. Retaining wall parameters shall be in accordance with the Final Geotechnical Assessment to protect against lateral spreading and on-site landslides. Construction of concrete structures in contact with subgrade soils determined to be corrosive shall include measures to protect concrete, steel, and other metals. Verification testing must be performed upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified. The structural engineer must determine the ultimate thickness and reinforcement of the building flood slabs based on the imposed slab loading. The recommendations of the Final Geotechnical Assessment shall be implemented to the satisfaction of the City's Building and Safety Director or designee.</p> <p>Report Name:<br/> Prepared By:<br/> Approval Date:</p> <p>These plans have been completed in accordance with the Final Project Geotechnical Report and are consistent with findings and recommendations in the report.</p> <p>Geotechnical Engineer Signature:</p> | Prior to Issuance of a Grading Permit |        |

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| PW.Grade.38 | <p>As required in MMRP <b>RCM WQ-1</b>, please include the following note on Grading Plans:</p> <p>Prior to commencement of construction activities, the Applicant shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), NPDES No. CAS000002, Order No. 2009-0009-DWQ, as amended by Order No. 2010-0014-DWQ and Order No. 2012-0006-DWQ, or any other subsequent permit. This shall include submission of Permit Registration Documents (PRDs), including permit application fees, a Notice of Intent (NOI), a risk assessment, a site plan, a Storm Water Pollution Prevention Plan (SWPPP), a signed certification statement, and any other compliance-related documents required by the permit, to the State Water Resources Control Board via the Stormwater Multiple Application and Report Tracking System (SMARTS). Construction activities shall not commence until a Waste Discharge Identification Number (WDID) is obtained for the Development Project from the SMARTS and provided to the Director of the City of Banning Public Works Department, or designee, to demonstrate that coverage under the Construction General Permit has been obtained. Development Project construction shall comply with all applicable requirements specified in the Construction General Permit, including but not limited to, preparation of an SWPPP and implementation of construction site Best Management Practices (BMPs) to address all construction-related activities, equipment, and materials that have the potential to impact water quality for the appropriate risk level identified for the Development Project. The SWPPP shall identify the sources of pollutants that may affect the quality of storm water and shall include BMPs (e.g., Sediment Control, Erosion Control, and Good Housekeeping BMPs) to control the pollutants in storm water runoff. Upon completion of construction activities and stabilization of the Development Site, a Notice of Termination shall be submitted via SMARTS.</p> | Prior to Issuance of a Grading Permit |        |

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| PW.Grade.39 | <p>As required in MMRP <b>RCM WQ-3</b>, please include the following note on Grading Plans:</p> <p>Prior to issuance of a grading permit, the Applicant shall submit a Final Water Quality Management Plan (WQMP) to the Director of the City of Banning Public Works Department or designee for review and approval. The Final WQMP shall specify: 1) the BMPs to be incorporated into the Development Project design to target pollutants of concern in runoff from the Development Site and from each proposed land use; 2) the target pollutant(s) to be captured from each building/land use and treated by each BMP; 3) the metric for ensuring the BMP is addressing the target pollutant(s) of concern; 4) the necessary operation and maintenance activity for each BMP; and 5) the specific action to be taken if it is determined that the BMP is not meeting its intended goal(s). The Final WQMP shall also incorporate the results of the Final Hydrology and Hydraulic Analyses to demonstrate that the detention facilities meet the hydromodification requirements of the Whitewater River Watershed MS4 Permit. The Director of the City of Banning Public Works Department, or designee, shall ensure that the BMPs specified in the Final WQMP are incorporated into the final Development Project design.</p> | Prior to Issuance of a Grading Permit |        |

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| PW.Grade.40 | <p>As required in MMRP <b>MM GEO-1</b>, please include the following note on Grading Plans:</p> <p>Paleontological Resources Monitoring. All mass grading, excavation, drilling, and trenching activities within the old alluvial fan deposits ("Qof"), which underlie the majority of the Development Site, starting at the surface shall be monitored full-time by a qualified paleontological monitor for paleontological resources. Prior to initiation of any grading, drilling, and/or excavation activities, a pre-construction meeting shall be held and attended by the paleontologist of record, the grading contractor and subcontractors, the Development Site applicant, and a representative of the lead agency. The nature of potential paleontological resources shall be discussed, as well as the protocol that is to be implemented following discovery of any fossiliferous materials.</p> <p>For earthmoving within young alluvial fan deposits ("Qyf") and young alluvial valley deposits ("Qya") mapped at the Development Site, periodic "spot check" monitoring shall be conducted, consisting of approximately one to three scheduled site visits per week by a qualified paleontological monitor during construction ground disturbance. If fossils are discovered, full-time monitoring for paleontological resources shall be warranted.</p> <p>In the field, the primary monitor or the monitors under the direction and supervision of the site-specific paleontologist shall be the responsible persons on site with the assigned authority and responsibility to control all grading operations that might adversely affect any salvage efforts.</p> <p>All paleontological monitors shall immediately notify all concerned parties (client and lead agency [i.e., the City of Banning]) at the time of any discovery. The City of Banning shall ensure that the recommendations from the qualified, professional paleontologist shall be followed by the Applicant/Developer.</p> | Prior to Issuance of a Grading Permit |        |
| PW.Grade.41 | <p>As required in MMRP <b>RCM WQ-4</b>, please include the following note on Grading Plans:</p> <p>Prior to issuance of a grading permit, the Applicant shall submit a Final Hydrology and Hydraulic Analyses to the Director of the City of Banning Public Works Department, or designee, and the Riverside County Flood Control and Water Conservation District for review and approval. The Final Hydrology and Hydraulic Analyses shall be prepared consistent with the requirements of the Riverside County Flood Control and Water Conservation District Hydrology Manual and the Riverside County Whitewater River Region Stormwater Quality Best Management Practice Design Handbook for Low Impact Development, and Phase I MS4 Permit R7-2013-0011. The Director of the City of Banning Public Works Department, or designee, shall ensure that the drainage facilities specified in the Final Hydrology and Hydraulic Analyses are incorporated into the final Development Project design.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to Issuance of a Grading Permit |        |

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| COA #       | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Completion Milestone                  | Status |
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| PW.Grade.42 | <p>As required in MMRP <b>MM HYD-1</b>, please include the following note on Grading Plans:</p> <p>Prior to the issuance of a grading permit(s) for roadway work in or adjacent to the proposed Lincoln Street creek crossings, the Applicant shall submit a sediment transport and scour analysis to the City and Western Riverside County Regional Conservation Authority for review and approval. As appropriate, the submittal may include equivalent detail on alternative proposals for the proposed creek crossings. The sediment transport and scour analysis shall identify pre- project conditions associated with channel morphology, hydrologic flow patterns, existing sedimentation and scouring, sediment size, and depth at each crossing. These same attributes will be analyzed based on post-project conditions to determine if there are any substantial changes to the existing conditions. The purpose of the sediment transport and scour analysis is to compare the functions and values of the drainage features in the pre- and post-project conditions and to ensure that following construction of the Lincoln Street crossings, the functions and values of the drainages with respect to downstream sedimentation are consistent with the long-term preservation of sand dune and sand sheet habitat within the Coachella Valley under the CVMSHCP. It is anticipated based on the results of the sediment deposition analysis performed by Albert A. Webb and Associates for the City of Banning's Sun Lakes Boulevard Extension Project, which adjoins the Project Site and crosses the same drainages that the concrete-lined box culvert in the referenced drainages, would have nearly no sediment deposition. However, if the results of the Project specific sediment transport and scour analysis determine that the proposed concrete-lined box culvert option would have a significant impact on the sedimentation transport system, the applicant shall either mitigate the impacts of the design to have a less than significant impact or will consider other methods of on-site drainage crossings.</p> <p>Report Name:<br/> Prepared By:<br/> Approved Date:</p> | Prior to Issuance of a Grading Permit |        |

**City of Banning - Public Works Department**  
**Conditions of Approval**

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| COA #       | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Completion Milestone                  | Status |
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| PW.Grade.43 | <p>As required in MMRP <b>MM NOI-1</b>, please include the following note on Grading Plans:</p> <p>The construction contractor shall limit construction activities to between the hours of 7:00 a.m. and 6:00 p.m.</p> <p>During grading, site work, paving and utility construction, the construction contractor shall install a minimum 10 ft high temporary construction barrier along the eastern construction boundary to shield residences along Sunset Avenue between Lincoln Street and Westward Avenue, along the southern construction boundary to shield residences along Bobcat Road, and along the eastern construction boundary to shield the school located at the southeast corner of Sunset Avenue and Westward Avenue when project construction activities are within 100 ft from the nearest residential structure to that activity. The temporary construction barrier may be any material that has a minimum Sound Transmission Class (STC) rating of 28. For off-site construction, including for construction of the roadway and utilities, on Sunset Boulevard, the City will determine whether the noise barrier can be constructed on City right of way without impacting roadway access and the construction contractor shall install such barrier on City-owned property provided that such roadway access can be maintained during construction.</p> <p>During all Development Site excavation and grading, the Development Project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.</p> <p>The construction contractor shall locate equipment staging in areas that will create the greatest feasible distance between construction-related noise sources and noise-sensitive receptors nearest the Development Site during all project construction.</p> <p>The construction contractor shall place all stationary construction equipment so that the emitted noise is directed away from the sensitive receptors nearest the Development Site.</p> | Prior to Issuance of a Grading Permit |        |



| COA #       | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Completion Milestone                   | Status |
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| PW.Grade.44 | <p>As required in MMRP <b>RCM AIR-1</b>, include the following note on the Erosion and Sediment Control Plan:</p> <p>SCAQMD Rule 403. During clearing, grading, earth moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventative measures by using the following procedures, in compliance with South Coast Air Quality Management District (SCAQMD) Rule 403 during construction. The applicable Rule 403 measures are as follows:</p> <ul style="list-style-type: none"> <li>• Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).</li> <li>• Water active sites at least twice daily (locations where grading is to occur shall be thoroughly watered prior to earthmoving).</li> <li>• Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet (0.6 meter) of freeboard (vertical space between the top of the load and the top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114.</li> <li>• Pave construction access roads at least 100 feet (30 meters) onto the site from the main road.</li> </ul> | Prior to Issuance of a Grading Permit  |        |
| PW.Grade.45 | <p>As required in MMRP <b>MM BIO-2</b>, include the following note on the Erosion and Sediment Control Plan:</p> <p>Equipment Staging. Equipment and vehicle storage, fueling, and material staging and storage will be in previously paved or previously disturbed, upland areas with no risk of direct drainage into riparian/riverine areas or other sensitive habitats. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into riparian/riverine areas. Secondary containment should be used under all motorized vehicles stored in the vicinity of the riparian/riverine areas (within 100 feet). Spill prevention kits shall be stored on-site in case of any type of hazardous materials spill. Development Project related spills of hazardous materials shall be reported to appropriate entities and shall be cleaned up immediately with contaminated soils removed to approved disposal areas.</p>                                                                                                                                                                                                                                                                                                                                           | Prior to Issuance of a Grading Permit  |        |
| PW.Grade.46 | A precise grading plan shall be submitted to the City Engineer for review and approval. A grading permit shall be obtained prior to commencement of any grading activity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Prior to Issuance of a Building Permit |        |
| PW.Grade.47 | The applicant shall provide a lot pad certification. The pad certification shall include an elevation and compaction certification. The elevation certification shall be stamped and signed by a licensed civil engineer or land surveyor and shall list the pad elevation as shown on the approved grading plan, the actual pad elevation and the difference between the two, if any. The compaction certification shall list the relative compaction of the pad soil and shall be certified by a licensed geotechnical engineer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Prior to Issuance of a Building Permit |        |

**City of Banning - Public Works Department**  
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| COA #       | Condition of Approval                                                                                                                                                                                                                                                                                | Completion Milestone              | Status |
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| PW.Grade.48 | The applicant shall provide a Final Grade Certification. The certification shall be stamped and signed by a licensed civil engineer or land surveyor and shall show actual building setbacks, swales, drainage devices, and other items shown in conformance with the approved Precise Grading Plan. | Prior to Certificate of Occupancy |        |

| COA #       | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Completion Milestone | Status |
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| PW.Storm.01 | The applicant shall comply with Chapter 13.24 "Stormwater Management Systems" of the Banning Municipal Code.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Informational        |        |
| PW.Storm.02 | The applicant shall submit a Drainage Study with hydrologic and hydraulic analysis for developed and undeveloped (existing) conditions to the Engineering Division for review and approval. The study and analysis shall be prepared by a civil engineer licensed by the State of California. Drainage design shall be in accordance with Banning Master Drainage Plan adopted by Riverside County Flood Control and Water Conservation District (RCFCD), RCFCD Hydrology Manual, and standard plans and specifications. The 10-year storm flow shall be contained within the street curbs, and the 100-year storm shall be contained within the street right-of-way; when this criteria is exceeded, additional drainage facilities shall be designed and constructed. | Informational        |        |
| PW.Storm.03 | The proposed drainage improvement plans shall be designed such that drainage facilities will maintain or reduce the 100-year peak runoff rates presently exiting all Project boundaries. The Project will use on-site detention basins to reduce the storm water flows to or below the existing condition flows prior to their discharge to areas located downstream of the project. The project shall be designed to retain the 100 year 3 hour storm. Detention facilities shall have a maximum draw down time of 72 hours.                                                                                                                                                                                                                                           | Informational        |        |
| PW.Storm.04 | Applicant shall submit drainage improvement plans for the proposed subdivision with the accompanying hydrology and hydraulic analysis and shall be designed per the RCFC&WCD Hydrology Manual and the City of Banning flood control standards. Finalized studies shall verify the size of flood control facilities. Drainage facilities shall be in accordance with the approved tentative map and specific plan. Plans shall be submitted to RCFC&WCD and/or the City of Banning for review and approval for facilities that are to be owned and/or maintained by RCFC&WCD.                                                                                                                                                                                            | Informational        |        |
| PW.Storm.05 | If the site is located in a Flood Area as identified in Flood Insurance Rate Map dated August 28, 2008 the applicant is responsible for providing a certification by a registered professional engineer or architect demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.                                                                                                                                                                                                                                                                                                                                                                                                               | Informational        |        |
| PW.Storm.06 | The design of the development shall not cause any increase in flood boundaries, levels or frequencies in any area outside the development. Prior to issuance of any grading permits, FEMA may require a hydrologic and hydraulic analysis to be submitted and approved that demonstrates that the development will not cause any rise in base flood levels.                                                                                                                                                                                                                                                                                                                                                                                                             | Informational        |        |

| COA #       | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Completion Milestone | Status |
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| PW.Storm.07 | Trash Capture Devices are designed to keep trash, sediment, and debris from entering the City's storm sewer system including its' curb and gutters. The proposed project is in a "Priority Land Use" area (defined as: high-density residential areas (starting from 10 dwellings units/acre), Industrial areas (manufacturers, storage warehouses, distribution centers, junkyards), Commercial areas (populated consumer areas where goods and services are exchanged), Mixed-use areas (areas where high-density residential, industrial, and commercial intermix), and Public Transportation areas (property drains to or from bus stops)). Therefore, the developer shall install, operate, and maintain a "Full Capture" trash treatment control device for all storm drain systems (catch basins, inlets, etc.) on the property that capture runoff from the Priority Land Use area to comply with Trash Amendments/Provisions as defined by the SWRCB. The full capture system/device shall be selected from the SWRCB's approved Certified "Full Capture Systems" list and shall also be approved by the City Engineer. If the project does not require a WQMP but is in a "Priority Land Use" area, a BMP Maintenance Agreement shall be prepared and executed with the City to ensure proper operation and maintenance of the full capture system/device and an annual self-inspection report shall be submitted to the Engineering Division. | Informational        |        |
| PW.Storm.08 | Stormwater basins within the specific plan shall be privately maintained. Any public storm drain with connection to a private stormwater basin shall include easements for public access and maintenance of the drainage device.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Informational        |        |
| PW.Storm.09 | Any stormwater basin outlet pipe without a direct connection to a City of Banning accepted storm drain or culvert shall be privately maintained.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Informational        |        |
| PW.Storm.10 | Easements to the City of Banning over storm drain basins and outlets shall be provided in accordance with the Stormwater Facilities Management Agreement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Informational        |        |
| PW.Storm.11 | <p>Applicant has requested ability to construct any proposed development area at any time. Applicant will construct stormwater and drainage improvements required to serve that planning area in full ultimate locations, including laterals to serve future development areas.</p> <p>Please refer to COA Exhibits for the development areas listed below:<br/> Development Area 1 - PW.Storm.Exb05<br/> Development Area 2 - PW.Storm.Exb010<br/> Development Area 3 - PW.Storm.Exb015<br/> Development Area 4 - PW.Storm.Exb020<br/> Development Area 5 - PW.Storm.Exb025<br/> Development Area 6 - PW.Storm.Exb030<br/> Development Area 7 - PW.Storm.Exb035<br/> Development Area 8 - PW.Storm.Exb040<br/> Development Area 9 - PW.Storm.Exb045</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Informational        |        |

| COA #       | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Completion Milestone                            | Status |
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| PW.Storm.12 | The applicant shall prepare a Final Water Quality Management Plan in accordance with the California Regional Water Quality Control Board Colorado River Basin Region Order No. R7-2013-0011. The WQMP shall identify if the project meets the criteria of a Priority Development Project and identify project Site Design BMP's and Treatment Control BMP's as applicable. The WQMP shall be reviewed and approved by the City Engineer.                                                                                                                                              | Prior to the Issuance of a Grading Permit       |        |
| PW.Storm.13 | The applicant shall execute a Stormwater Management Facilities Agreement on terms agreed to by the parties guaranteeing the maintenance of stormwater pollution controls. Said agreement shall be recorded with the Riverside County Recorder and run with the land.                                                                                                                                                                                                                                                                                                                  | Prior to the Issuance of a Grading Permit       |        |
| PW.Storm.14 | If this project includes areas within a designated Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Special Flood Hazard Zone, a conditional letter of map revision (CLOMR) shall be processed through FEMA and provided to the City Engineer.                                                                                                                                                                                                                                                                                                      | Prior to the Issuance of a Grading Permit       |        |
| PW.Storm.15 | The applicant shall identify and include in its improvement plans structural and non-structural Best Management Practices (BMP's) as outlined in the Final Water Quality Management Plan (WQMP).                                                                                                                                                                                                                                                                                                                                                                                      | Prior to the Recordation of a Final Map         |        |
| PW.Storm.16 | Drainage easements, as necessary, shall be shown and dedicated to the City of Banning on the Final Map.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Prior to Recordation of Final Map               |        |
| PW.Storm.17 | As required in MMRP <b>RCM AIR-4</b> , please include the following note on Drainage plans:<br><br>RCM AIR-4: The Project shall comply with SCAQMD Rule 402. Rule 402 prohibits the discharge of air contaminants or other material from any type of operations, which can cause nuisance or annoyance to any considerable number of people or to the public or which endangers the comfort or repose of any such persons, or the public.                                                                                                                                             | Prior to the Issuance of an Encroachment Permit |        |
| PW.Storm.18 | As required in MMRP <b>MM BIO-5</b> , please include the following note on Drainage Plans:<br><br>Vehicle Washing. It will be required in the Development Project specification that the contractor will wash equipment prior to entering the vicinity of areas to be conserved. This will reduce the potential for introduction of non-native plant, animal, viral, or bacterial species to the areas that will otherwise be undisturbed. All vehicles shall be washed at a distance that would remove the likelihood of run-off from entering any adjacent riverine/riparian areas. | Prior to the Issuance of an Encroachment Permit |        |

| COA #       | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Completion Milestone                            | Status |
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| PW.Storm.19 | <p>As required in MMRP <b>MM BIO-10</b>, please include the following note on Drainage Plans:</p> <p>Prior to issuance of construction permits, a conservation easement will be applied to upland conservation areas adjacent to drainages. During construction and operation, light pollution into the conservation areas will be reduced by shielding light sources and aiming them only into active construction areas during construction, and focused on parking, and commercial areas during operation where lighting is needed. If unforeseen circumstances were to arise that required hazard reduction within an area considered environmentally sensitive or a part of the MSHCP Conservation Area, such as lands proposed for conservation on the Development Site, it would require approval from the appropriate agencies prior to any vegetation management activities. These could include, but are not limited to, the Western Riverside County Regional Conservation Authority (WRCRCA), California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), United States Fish and Wildlife Service (USFWS), and the United States Army Corps of Engineers (USACE).</p> | Prior to the Issuance of an Encroachment Permit |        |
| PW.Storm.20 | <p>As required in MMRP <b>MM BIO-11</b>, please include the following note on Drainage Plans:</p> <p>Upland conservation areas, adjacent to the existing drainages, within the Development Project will be avoided during construction and operation. Light sources during construction and operation will be angled and shielded to avoid light pollution into drainages and adjacent upland conservation areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Prior to the Issuance of an Encroachment Permit |        |
| PW.Storm.21 | <p>As required in MMRP <b>MM BIO-12</b>, please include the following note on Drainage Plans:</p> <p>During construction, upland conservation areas will be fenced to prevent personnel and construction equipment from entering the conservation areas. Standard construction fencing will be sufficient to prevent personnel and equipment from entering the conservation areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Prior to the Issuance of an Encroachment Permit |        |

| COA #       | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Completion Milestone                            | Status |
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| PW.Storm.22 | <p>As required in MMRP <b>MM BIO-16</b>, please include the following note on Drainage Plans:</p> <p>Sediment Transport and Scour Analysis: The Project proposes to construct concrete-lined box culverts at two drainage crossings on the Project Site. To avoid significant changes to downstream sediment transport and deposition, floodplain modification, and potential streambed aggradation or incision above and below each of the proposed stream crossings consistent with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), the applicant shall prepare and submit a sediment transport and scour analysis to the City and Western Riverside County Regional Conservation Authority for review and approval prior to construction of any drainage crossing on the Project Site.</p> <p>Report Title:<br/> Prepared By:<br/> Approved Date:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Prior to the Issuance of an Encroachment Permit |        |
| PW.Storm.23 | <p>As required in MMRP <b>RCM ENG-1</b>, please include the following note on Drainage Plans:</p> <p>Construction. Compliance with Title 13-Section 2449 of the California Code of Regulations and the California Green Building Standards: Prior to issuance of grading and building permits, the City of Banning shall verify that the Project Applicant and his/her contractor(s) submit plans to the City indicating incorporation of Best Available Control Measures during construction of the Project. Best Available Control Measures include, but are not limited to, requirements that the Project Applicant ensure off-road vehicles (i.e., self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on road) limit vehicle idling to 5 minutes or less; and register and label vehicles in accordance with the California Air Resources Board (CARB) Diesel Off-Road Online Reporting System; restrict the inclusion of older vehicles into fleets; and retire, replace, or repower older engines or install Verified Diesel Emission Control Strategies (i.e., exhaust retrofits). Additionally, the construction contractor must recycle/reuse at least 65 percent of the construction material. This condition shall be implemented to the satisfaction of the City of Banning Development Services Director or designee, and/or Building Official, or designee.</p> <p>Report Name:<br/> Prepared By:<br/> Approval Date:</p> | Prior to the Issuance of an Encroachment Permit |        |

| COA #       | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Completion Milestone                            | Status |
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| PW.Storm.24 | <p>As required in MMRP <b>RCM HYD-1</b>, please include the following note on Grading Plans:</p> <p>Prior to the issuance of a grading permit(s) for roadway work in or adjacent to the proposed Lincoln Street creek crossings, the Applicant shall submit a sediment transport and scour analysis to the City and Western Riverside County Regional Conservation Authority for review and approval. As appropriate, the submittal may include equivalent detail on alternative proposals for the proposed creek crossings. The sediment transport and scour analysis shall identify pre- project conditions associated with channel morphology, hydrologic flow patterns, existing sedimentation and scouring, sediment size, and depth at each crossing. These same attributes will be analyzed based on post-project conditions to determine if there are any substantial changes to the existing conditions. The purpose of the sediment transport and scour analysis is to compare the functions and values of the drainage features in the pre- and post-project conditions and to ensure that following construction of the Lincoln Street crossings, the functions and values of the drainages with respect to downstream sedimentation are consistent with the long-term preservation of sand dune and sand sheet habitat within the Coachella Valley under the CVMSHCP. It is anticipated based on the results of the sediment deposition analysis performed by Albert A. Webb and Associates for the City of Banning's Sun Lakes Boulevard Extension Project, which adjoins the Project Site and crosses the same drainages that the concrete-lined box culvert in the referenced drainages, would have nearly no sediment deposition. However, if the results of the Project specific sediment transport and scour analysis determine that the proposed concrete-lined box culvert option would have a significant impact on the sedimentation transport system, the applicant shall either mitigate the impacts of the design to have a less than significant impact or will consider other methods of on-site drainage crossings.</p> <p>Report Name:<br/> Prepared By:<br/> Approved Date:</p> | Prior to the Issuance of an Encroachment Permit |        |
| PW.Storm.25 | <p>As required in MMRP <b>MM HYD-2</b>, please include the following note on Drainage Plans:</p> <p>Prior to City approval of roadway improvement plans for Lincoln Street, including the proposed Lincoln Street crossings, the Applicant shall submit evidence to the City that the Lincoln Street crossings of Pershing and Smith Creeks have been designed to avoid impacts to or, if impacted, to maintain the development transport capacity identified in the approved sediment transport and scour analysis required under Mitigation Measure HYD-1.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Prior to the Issuance of an Encroachment Permit |        |



| COA #       | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Completion Milestone                            | Status |
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| PW.Storm.26 | <p>As required in MMRP <b>MM NOI-1</b>, please include the following note on Drainage Plans:</p> <p>The construction contractor shall limit construction activities to between the hours of 7:00 a.m. and 6:00 p.m.</p> <p>During grading, site work, paving and utility construction, the construction contractor shall install a minimum 10 ft high temporary construction barrier along the eastern construction boundary to shield residences along Sunset Avenue between Lincoln Street and Westward Avenue, along the southern construction boundary to shield residences along Bobcat Road, and along the eastern construction boundary to shield the school located at the southeast corner of Sunset Avenue and Westward Avenue when project construction activities are within 100 ft from the nearest residential structure to that activity. The temporary construction barrier may be any material that has a minimum Sound Transmission Class (STC) rating of 28. For off-site construction, including for construction of the roadway and utilities, on Sunset Boulevard, the City will determine whether the noise barrier can be constructed on City right of way without impacting roadway access and the construction contractor shall install such barrier on City-owned property provided that such roadway access can be maintained during construction.</p> <p>During all Development Site excavation and grading, the Development Project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.</p> <p>The construction contractor shall locate equipment staging in areas that will create the greatest feasible distance between construction-related noise sources and noise-sensitive receptors nearest the Development Site during all project construction.</p> <p>The construction contractor shall place all stationary construction equipment so that the emitted noise is directed away from the sensitive receptors nearest the Development Site.</p> | Prior to the Issuance of an Encroachment Permit |        |
| PW.Storm.27 | If this project includes areas within a designated Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Special Flood Hazard Zone, a letter of map revision (LOMR) shall be processed through FEMA and provided to the City Engineer prior to occupancy of affected lots.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to Certificate of Occupancy               |        |
| PW.Storm.28 | Applicant shall make pipeline repairs necessary as identified by the City Engineer or City Inspector for City acceptance of facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to Release of Surety                      |        |
| PW.Storm.29 | Applicant shall provide GIS shape files for all roadway centerlines to the City of Banning Public Works Department for inclusion in the GIS database.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Prior to Release of Surety                      |        |

| COA #        | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Completion Milestone | Status |
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| PW.Street.01 | All street designs shall comply with City of Banning standard drawings where available. If no City standard is available applicant may select standards in the following order:<br>1 - City of Banning Standards<br>2 - Riverside County Standard Drawings<br>3 - 'Greenbook' Standard Drawings<br>4 - Caltrans Standard Drawing<br>5 - Other published standards, subject to approval from the City Engineer.<br>Any standard drawing other than City of Banning standards shall be included on the improvement plan set as reference. | Informational        |        |
| PW.Street.02 | All street designs shall provide pavement and lane transitions per City of Banning and Caltrans standards for transitions to existing street sections.                                                                                                                                                                                                                                                                                                                                                                                  | Informational        |        |
| PW.Street.03 | Any public improvements damaged during the course of construction shall be replaced to the satisfaction of the City Engineer, or his/her designee.                                                                                                                                                                                                                                                                                                                                                                                      | Informational        |        |
| PW.Street.04 | Grading and excavations in the public right-of-way shall be supplemented with a soils and geology report prepared by a professional engineer or geologist licensed by the State of California.                                                                                                                                                                                                                                                                                                                                          | Informational        |        |
| PW.Street.05 | Applicant's geotechnical engineer shall provide the design of the pavement section and field measured "R-Values" based upon the Caltrans Method.                                                                                                                                                                                                                                                                                                                                                                                        | Informational        |        |
| PW.Street.06 | Street pavement design shall take into account the subgrade soil strength, the projected traffic loading, and have a design life of 20 years.                                                                                                                                                                                                                                                                                                                                                                                           | Informational        |        |
| PW.Street.07 | Minimum AC Thickness for any roadway shall be 4" AC, completed in 2 lifts. Final lift shall be a 0.15-foot cap completed after onsite construction is completed.                                                                                                                                                                                                                                                                                                                                                                        | Informational        |        |
| PW.Street.08 | A minimum of 36' of asphalt pavement are required for all new roadways. For LOCAL, COLLECTOR, DIVIDED COLLECTOR, and SECONDARY HIGHWAYS, applicant shall provide additional pavement opposite the street centerline of the project to meet the 36' pavement requirement.                                                                                                                                                                                                                                                                | Informational        |        |
| PW.Street.09 | A minimum width of 20 feet for a paved or all weather emergency access.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Informational        |        |

| COA #        | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Completion Milestone | Status |
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| PW.Street.10 | <p>Applicant shall provide horizontal and vertical site distance calculations for review and approval by the City Engineer. Safe horizontal traffic sight distances and vertical curve sight distances shall be maintained regardless of street intersection angles, street grades, landscaping, or the lot configuration shown on the approved tentative tract map, as follows:</p> <ul style="list-style-type: none"> <li>- All vertical curve sight line design shall be per the Caltrans Design Manual (Figures 201-latest, Topic 405-latest, et al). The vertical curve design speed along with the requisite vertical curve geometric data shall be shown on the improvement-drawing sheet where the curve occurs.</li> <li>- All horizontal curve sight line design shall be per Riverside County Standards (Plates 114, 821, et al). Horizontal curve design speeds along with the related geometric data shall be tabulated on the improvement drawing sheets where the curves occur.</li> <li>- Horizontal and vertical sight distances shall be maintained even if such compliance results in reconfigured lots and/or a reduction in the lot count shown on the approved tentative map. City of Banning Ordinances shall be met while achieving the required safety requirements.</li> </ul> | Informational        |        |
| PW.Street.11 | In accordance with the California Building Code, Title 24, and the requirements of the Americans with Disabilities Act (ADA), facilities for disabled persons shall be constructed in locations specified by the City Engineer (i.e., accessible paths of travel, curb ramps, etc.).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Informational        |        |
| PW.Street.12 | Parking areas shall be designed and improved with grades not to exceed five percent slope. All applicable ADA standards will be adhered to.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Informational        |        |
| PW.Street.13 | The street improvement plans shall include details for all ADA ramps, indicating elevations and grades in accordance with City of Banning standard drawings at a scale of 1"=5' or larger if necessary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Informational        |        |
| PW.Street.14 | ADA Ramps shall comply with City of Banning Standards and adopted PROWAG guidelines, whichever is stricter.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Informational        |        |
| PW.Street.15 | All streets shall have a maximum grade of 15 percent. Wherever feasible street grades should be kept to 10 percent or less.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Informational        |        |
| PW.Street.16 | Access drives to the public right-of-way shall be restricted to those approved by the City Engineer as shown on the approved plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Informational        |        |
| PW.Street.17 | Commercial/Industrial driveway grades shall not exceed eight percent unless approved by the City Engineer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Informational        |        |
| PW.Street.18 | Traffic improvements shall adhere to the criteria shown in the approved Traffic Impact Analysis, Environmental Impact Report, and Mitigation and Monitoring Reporting Program.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Informational        |        |
| PW.Street.19 | Signing and Striping Plans shall show the following at a minimum: stop signs, limit lines and legends, no parking signs, raised pavement markers (including blue raise pavement markers at fire hydrants), and street name signs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Informational        |        |

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| PW.Street.20 | All existing overhead utility lines located on or adjacent to the site shall be undergrounded prior to public improvement acceptance and surety release, to the satisfaction of the Public Works Director, including but not limited to, electrical distribution, telephone, and cable lines, with the exception of electric utility lines over 33 kV in accordance with Ordinance 1500.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Informational        |        |
| PW.Street.21 | Access to any phased construction site shall be restricted by a temporary installation of a chain link fence with locks to restrict public access, but allowing emergency vehicle access per City acceptable arrangements as required by the City Engineer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Informational        |        |
| PW.Street.22 | Project shall incorporate facilities included the adopted Active Transportation Plan, including bike lane facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Informational        |        |
| PW.Street.23 | Construction traffic access to an on-going phased construction site shall not be permitted through any adjacent development site, which has been completed and accepted by the City for occupancy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Informational        |        |
| PW.Street.24 | Curbed medians will not be permitted over City of Banning maintained utilities (storm, sewer, water, electrical). If a curbed median is constructed over existing underground utilities, those utilities shall be relocated at the developers expense.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Informational        |        |
| PW.Street.25 | <p>Applicant has requested ability to construct any proposed development area at any time. Applicant will construct full width street improvements on required roads that serve as access and frontage to any development area EXCEPT for Sun Lakes Boulevard, Highland Home Road, and Bobcat Road, where partial improvements are allowed per the sections below. Intersections shall be constructed to their ultimate configuration.</p> <p>Please refer to COA Exhibits for the development areas listed below:<br/> Development Area 1 - PW.Streets.Exb01<br/> Development Area 2 - PW.Streets.Exb06<br/> Development Area 3 - PW.Streets.Exb011<br/> Development Area 4 - PW.Streets.Exb016<br/> Development Area 5 - PW.Streets.Exb021<br/> Development Area 6 - PW.Streets.Exb026<br/> Development Area 7 - PW.Streets.Exb031<br/> Development Area 8 - PW.Streets.Exb036<br/> Development Area 9 - PW.Streets.Exb041</p> | Informational        |        |
| PW.Street.26 | Highland Home Road (South of Sun Lakes Boulevard): Complete full width street improvements for COLLECTOR roadway per Sunset Crossroads Specific Plan (min. 33' half width ROW, 22' curb to CL) including the following: Curb and Gutter, AC Pavement, Driveways, Street Lighting, Sidewalk, Parkway Landscaping, Traffic Signs, Roadway Striping, Painted Median, Class 2 Bike Lanes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Informational        |        |

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| PW.Street.27 | Lincoln Street: Construct full width street improvements for DIVIDED COLLECTOR roadway per Sunset Crossroads Specific Plan (78' ROW, 56' curb to curb) including the following: Curb and Gutter, AC Pavement, Driveways, Street Lighting, Sidewalk, Parkway Landscaping, Traffic Signs, Roadway Striping, Painted Median, Class 2 Bike Lanes                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Informational        |        |
| PW.Street.28 | Bobcat Road: Construct partial width street improvements for DIVIDED COLLECTOR roadway per Sunset Crossroads Specific Plan (min. 39' half width minimum, 38' EP to TC) including the following: Curb and Gutter, AC Pavement, Driveways, Street Lighting, Sidewalk, Parkway Landscaping, Traffic Signs, Roadway Striping, Painted Median, Class 2 Bike Lanes                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Informational        |        |
| PW.Street.29 | Highland Home Road (North of Sun Lakes Boulevard): Construct partial width street improvements for SECONDARY HIGHWAY roadway per Sunset Crossroads Specific Plan (min. 88' ROW, 44' Curb to Curb) including the following: Curb and Gutter, AC Pavement, Driveways, Street Lighting, Sidewalk, Parkway Landscaping, Traffic Signs, Roadway Striping, grading to accommodate ultimate improvements.                                                                                                                                                                                                                                                                                                                                                                                                           | Informational        |        |
| PW.Street.30 | Sunset Ave (South of Sun Lakes): Construct full width street improvements for SECONDARY HIGHWAY roadway per Sunset Crossroads Specific Plan (88' ROW, 64' curb to curb) including the following: Curb and Gutter, AC Pavement, Driveways, Street Lighting, Sidewalk, Parkway Landscaping, Traffic Signs, Roadway Striping.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Informational        |        |
| PW.Street.31 | Sunset Ave (North of Lincoln Street): Construct full width street improvements for ARTERIAL HIGHWAY roadway per Sunset Crossroads Specific Plan (110' ROW, 86' curb to curb), including the following: Curb and Gutter, AC Pavement, Curbed Median, Driveways, Street Lighting, Sidewalk, Parkway Landscaping, Traffic Signs, Roadway Striping, Class 2 Bike Lanes.                                                                                                                                                                                                                                                                                                                                                                                                                                          | Informational        |        |
| PW.Street.32 | <p>Sunset Ave (Sun Lakes Boulevard to Lincoln Street): Construct full width street improvements for ARTERIAL HIGHWAY roadway per City of Banning Standard ST-101.1, including the following: Curb and Gutter, AC Pavement, Curbed Median, Driveways, Street Lighting, Sidewalk, Parkway Landscaping, Traffic Signs, Roadway Striping, Class 2 Bike Lanes.</p> <p>Applicant has requested an westerly shift in the centerline of the roadway, reflected in the Specific Plan and Tentative Parcel Map. Excess ROW created east of the roadway will be maintained by the Sunset Crossroads Property Owners Association.</p> <p>As a result of the westerly shift, any existing utilities that would be subsequently located under the curbed median shall be relocated at the sole expense of the project.</p> | Informational        |        |

| COA #        | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Completion Milestone              | Status |
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| PW.Street.33 | Sun Lakes Boulevard: Construct half width street improvements for ARTERIAL HIGHWAY roadway per approved City of Banning construction drawings (CIP2020-04) including the following: Curb and Gutter, AC Pavement, Curbed Median, Driveways, Street Lighting, Sidewalk, Parkway Landscaping, Traffic Signs, Roadway Striping.                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Informational                     |        |
| PW.Street.34 | Applicant shall submit and obtain written approval from the City Fire Marshall for the plans for all public or private access drives or streets. The plans shall include plan view and sectional views and indicate the grade and width of the road measured from flow-line to flow-line. When a dead end access exceeds 150-feet or when otherwise required, a clearly marked fire apparatus access turnaround must be provided and approved by the City Fire Marshall. Applicable covenant, conditions or restrictions (CC&R's) or other approved documents shall contain provisions which prohibit obstructions such as speed bumps/humps, control gates, or other modifications within said easement or access road unless prior approval from the Fire Marshall is granted. | Prior to Grading Permit           |        |
| PW.Street.35 | Applicant shall prepare plans to fully implement requirements in the Traffic Impact Analysis for the project. Applicant shall build full road sections as indicated in the Specific Plan and Conditions of Approval stated above. Intersection improvements shall be designed for the ultimate condition. Improvement Plans shall indicate any right of way requirements that exceed the minimum City of Banning standards or Specific Plan requirements.                                                                                                                                                                                                                                                                                                                        | Prior to Recordation of Final Map |        |
| PW.Street.36 | In order to determine intersection right of way dedication and ultimate street improvement locations, applicant shall prepare an alignment study of all roadway intersections of collector and above to the satisfaction of the City Engineer. The approved alignment study, in the form of a 1" = 40' scale striping plan, will establish interim and ultimate alignments for all applicable roadways. The approved alignment study shall consider the design requirements for all project mitigation identified in the Traffic Impact Analysis to include lane geometry and capacities, any new traffic signal locations or relocations, roundabouts, striping transitions, bus bay locations, driveway locations and future medians.                                          | Prior to Recordation of Final Map |        |
| PW.Street.37 | Applicant shall provide a truck traffic management plan to the City Engineer for review and approval. Recommendations in the truck traffic management plan shall be included with the street improvement plans. Any additional right of way necessary shall be shown on the improvement plans and dedicated on the final map.                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Prior to Recordation of Final Map |        |

**City of Banning - Public Works Department**  
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| COA #        | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Completion Milestone              | Status |
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| PW.Street.38 | Applicant shall provide proposed development plans to the City of Banning Transit Department for review and consideration of bus routing and bus stops. If a bus stop is required on a road classified as Secondary Highway or greater, applicant shall provide a Bus Turnout per Riverside County Standard Plan 814, necessary rights of way, bus shelter, trash receptacles, and signage. For bus stops on roads classified Collector or less in commercial and industrial zone, applicant shall provide a bus shelter, trash receptacles, and signage.                                                                                                                                                                                                                                                                                                                                                                     | Prior to Recordation of Final Map |        |
| PW.Street.39 | The applicant shall provide estimates to construct, improve, or finance the proposed public improvements to the City Engineer for review and approval. The estimate shall differentiate between public improvements within the property boundaries of the tentative map, improvements outside the project boundaries and public improvements which abut the boundary of the property to be subdivided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Prior to Recordation of Final Map |        |
| PW.Street.40 | A line item shall be included in the Construction Security Worksheet for the personnel needed for twenty-four hours a day, seven days per week for tending and maintaining all construction signage and safety apparatus. To the best extent possible, a person should be available twenty-four hours a day and seven days a week. The police department and fire department shall have access to the phone number. If there is a public concern, any person can contact the police/fire department who will be able to get a hold of the personnel. The personnel shall be available as on-call and the telephone number for the on-call person shall be publicly available at the Banning Police and Fire Departments. The City of Banning's construction inspectors shall have the authority to stop the work in progress until the safety signage/lighting has been restored to a condition acceptable to said inspector. | Prior to Recordation of Final Map |        |
| PW.Street.41 | Prior to map recordation for any subsequent development phases, detailed phasing plans shall be submitted for review and approval by the Public Works Director, Community Development Director and City Engineer. Each phasing plan shall identify construction access, public access and emergency access routes. The City Engineer reserves the right to modify any phasing plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to Recordation of Final Map |        |
| PW.Street.42 | Applicant shall post a bond with the City of Banning to guarantee the repair of the roads.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Prior to Recordation of Final Map |        |
| PW.Street.43 | A Traffic Control Plan shall be submitted for review and approval by the City Engineer. The Traffic Control Plan shall be prepared by a California Registered Traffic Engineer or Civil Engineer experienced in this type of plan preparation. Traffic control shall be included as a line item in the Engineer's Estimate for bonding purposes. No construction shall be allowed prior to the approval of this plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Prior to Encroachment Permit      |        |

**City of Banning - Public Works Department**  
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| COA #        | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Completion Milestone         | Status |
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| PW.Street.44 | Applicant shall post a bond with the City of Banning to guarantee the repair of the roads on the City of Banning Construction Security Worksheet (at current fiscal year)                                                                                                                                                                                                                                                                                                                                                                                                                       | Prior to Encroachment Permit |        |
| PW.Street.45 | Street lights shall be installed in accordance with the City of Banning Electric Department Standards. A detailed lighting plan shall be submitted for review and approval by the City's Electric Department and City Engineer prior to recordation of Final Maps. The plan shall indicate style, illumination, location, height and length of mast arm.                                                                                                                                                                                                                                        | Prior to Encroachment Permit |        |
| PW.Street.46 | As required in MMRP <b>RCM AIR-4</b> , please include the following note on Street Improvement Plans, Signing and Striping Plans, Traffic Control Plans, and Traffic Signal Plan:<br><br>RCM AIR-4: The Project shall comply with SCAQMD Rule 402. Rule 402 prohibits the discharge of air contaminants or other material from any type of operations, which can cause nuisance or annoyance to any considerable number of people or to the public or which endangers the comfort or repose of any such persons, or the public.                                                                 | Prior to Encroachment Permit |        |
| PW.Street.47 | As required in MMRP <b>MM BIO-5</b> , please include the following note on Street Improvement Plans:<br><br>Vehicle Washing. It will be required in the Development Project specification that the contractor will wash equipment prior to entering the vicinity of areas to be conserved. This will reduce the potential for introduction of non-native plant, animal, viral, or bacterial species to the areas that will otherwise be undisturbed. All vehicles shall be washed at a distance that would remove the likelihood of run-off from entering any adjacent riverine/riparian areas. | Prior to Encroachment Permit |        |



| COA #        | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Completion Milestone         | Status |
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| PW.Street.48 | <p>As required in MMRP <b>MM BIO-10</b>, please include the following note on Street Improvement Plans:</p> <p>Prior to issuance of construction permits, a conservation easement will be applied to upland conservation areas adjacent to drainages. During construction and operation, light pollution into the conservation areas will be reduced by shielding light sources and aiming them only into active construction areas during construction, and focused on parking, and commercial areas during operation where lighting is needed. If unforeseen circumstances were to arise that required hazard reduction within an area considered environmentally sensitive or a part of the MSHCP Conservation Area, such as lands proposed for conservation on the Development Site, it would require approval from the appropriate agencies prior to any vegetation management activities. These could include, but are not limited to, the Western Riverside County Regional Conservation Authority (WRCRCA), California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), United States Fish and Wildlife Service (USFWS), and the United States Army Corps of Engineers (USACE).</p> | Prior to Encroachment Permit |        |
| PW.Street.49 | <p>As required in MMRP <b>MM BIO-11</b>, please include the following note on Street Improvement Plans:</p> <p>Upland conservation areas, adjacent to the existing drainages, within the Development Project will be avoided during construction and operation. Light sources during construction and operation will be angled and shielded to avoid light pollution into drainages and adjacent upland conservation areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Prior to Encroachment Permit |        |
| PW.Street.50 | <p>As required in MMRP <b>MM BIO-12</b>, please include the following note on Street Improvement Plans:</p> <p>During construction, upland conservation areas will be fenced to prevent personnel and construction equipment from entering the conservation areas. Standard construction fencing will be sufficient to prevent personnel and equipment from entering the conservation areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Prior to Encroachment Permit |        |

| COA #        | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Completion Milestone                            | Status |
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| PW.Street.51 | <p>As required in MMRP <b>RCM ENG-1</b>, please include the following note on Street Improvement Plans:</p> <p>Construction. Compliance with Title 13-Section 2449 of the California Code of Regulations and the California Green Building Standards: Prior to issuance of grading and building permits, the City of Banning shall verify that the Project Applicant and his/her contractor(s) submit plans to the City indicating incorporation of Best Available Control Measures during construction of the Project. Best Available Control Measures include, but are not limited to, requirements that the Project Applicant ensure off-road vehicles (i.e., self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on road) limit vehicle idling to 5 minutes or less; and register and label vehicles in accordance with the California Air Resources Board (CARB) Diesel Off-Road Online Reporting System; restrict the inclusion of older vehicles into fleets; and retire, replace, or repower older engines or install Verified Diesel Emission Control Strategies (i.e., exhaust retrofits). Additionally, the construction contractor must recycle/reuse at least 65 percent of the construction material. This condition shall be implemented to the satisfaction of the City of Banning Development Services Director or designee, and/or Building Official, or designee.</p> <p>Report Name:<br/> Prepared By:<br/> Approval Date:</p> | Prior to the Issuance of an Encroachment Permit |        |
| PW.Street.52 | <p>As required in MMRP <b>MM HYD-2</b>, please include the following note on Drainage Plans:</p> <p>Prior to City approval of roadway improvement plans for Lincoln Street, including the proposed Lincoln Street crossings, the Applicant shall submit evidence to the City that the Lincoln Street crossings of Pershing and Smith Creeks have been designed to avoid impacts to or, if impacted, to maintain the development transport capacity identified in the approved sediment transport and scour analysis required under Mitigation Measure HYD-1.</p> <p>Report Name:<br/> Prepared By:<br/> Approval Date:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Prior to the Issuance of an Encroachment Permit |        |

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| PW.Street.53 | <p>As required in MMRP <b>MM NOI-1</b>, please include the following note on Street Improvement Plans:</p> <p>The construction contractor shall limit construction activities to between the hours of 7:00 a.m. and 6:00 p.m.</p> <p>During grading, site work, paving and utility construction, the construction contractor shall install a minimum 10 ft high temporary construction barrier along the eastern construction boundary to shield residences along Sunset Avenue between Lincoln Street and Westward Avenue, along the southern construction boundary to shield residences along Bobcat Road, and along the eastern construction boundary to shield the school located at the southeast corner of Sunset Avenue and Westward Avenue when project construction activities are within 100 ft from the nearest residential structure to that activity. The temporary construction barrier may be any material that has a minimum Sound Transmission Class (STC) rating of 28. For off-site construction, including for construction of the roadway and utilities, on Sunset Boulevard, the City will determine whether the noise barrier can be constructed on City right of way without impacting roadway access and the construction contractor shall install such barrier on City-owned property provided that such roadway access can be maintained during construction.</p> <p>During all Development Site excavation and grading, the Development Project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.</p> <p>The construction contractor shall locate equipment staging in areas that will create the greatest feasible distance between construction-related noise sources and noise-sensitive receptors nearest the Development Site during all project construction.</p> <p>The construction contractor shall place all stationary construction equipment so that the emitted noise is directed away from the sensitive receptors nearest the Development Site.</p> | Prior to the Issuance of an Encroachment Permit |        |

| COA #        | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Completion Milestone                            | Status |
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| PW.Street.54 | <p>As required in MMRP <b>PDF N-1</b>, please include the following note on Street Improvement Plans proposing to construct all or portions of Sunset Ave:</p> <p>To address traffic noise impacts along Sunset Avenue, the alignment of Sunset Avenue is shifted to the west from its previously proposed location to provide additional distance from sensitive receptors east of Sunset Avenue. More specifically, the centerline of Sunset Avenue between Lincoln Street and Sun Lakes Boulevard/Westward Avenue would be adjusted 42 feet (ft) to the west from the existing centerline with implementation of the Development Project, which results in the new centerline being 72 ft from the nearest residential property line and 115 ft from the school at the MSJC Site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Prior to the Issuance of an Encroachment Permit |        |
| PW.Street.55 | <p>As required in MMRP <b>MM NOI-2</b>, please include the following note on Street Improvement Plans proposing to construct all or portions of Sunset Ave:</p> <p>Prior to approval of roadway plans for Sunset Avenue, the City will confirm that the Development Project design plans for Sunset Avenue incorporate project design feature N-1 (PDF N-1) and shift the alignment of Sunset Avenue between Lincoln Street and Sun Lakes Boulevard Extension/Westward Avenue to the west from the existing centerline as required by PDF N-1 to reduce traffic noise at neighboring sensitive uses to a less than significant level. To reduce operational noise impacts to a less than significant level, prior to issuance of building permits, the City will confirm that the following building design plans are consistent with PDF N-2: (1) design plans for each building proposed to contain cold storage facilities shall either shield rooftop cold storage equipment or locate such equipment on the ground level and (2) design plans for buildings adjacent to Bobcat Road (in the location depicted for Buildings 1 and 2 in the Specific Plan), shall include wing walls and parking lot walls meeting the requirements of PDF N-2.</p> | Prior to the Issuance of an Encroachment Permit |        |
| PW.Street.56 | <p>As required in MMRP <b>TRA-1</b>, please include the following note on Street Improvement Plans:</p> <p>Prior to issuance of occupancy permits, the project applicant shall prepare a Transportation Demand Management (TDM) strategy report (as discussed in the Sunset Crossroads Vehicle Miles Traveled (VMT) Analysis) for review and approval by the City Traffic/Transportation Manager. Transportation Demand Management (TDM) strategies have been incorporated into the project design including commute trip reduction marketing, rideshare program, and end-of-trip bicycle facilities.</p> <p>Report Name:<br/> Prepared By:<br/> Approval Date:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Prior to the Issuance of an Encroachment Permit |        |

| COA #        | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Completion Milestone              | Status |
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| PW.Street.57 | All fire hydrants shall have a blue reflective pavement marker indicating the hydrant location on the street/access driveway as approved by the Fire Marshall and must be maintained in good condition by the property owner until the street is accepted for maintenance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Prior to Certificate of Occupancy |        |
| PW.Street.58 | All required public improvements for the project shall be completed, tested, and approved by City of Banning and/or other governing agency to the satisfaction of the City Engineer or their designee.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Prior to Certificate of Occupancy |        |
| PW.Street.59 | Applicant shall install all street name signs, striping, and related signage as shown on the approved plans to the satisfaction of the City Engineer and Public Works Director.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to Certificate of Occupancy |        |
| PW.Street.60 | <p>As required in MMRP <b>PDF T-4</b>:</p> <p>Prior to issuance of the first certificate of occupancy permits for an industrial building on the Development Site, the applicant shall submit and the City Community Development Director shall approve a Truck Route Management Plan including the following components:</p> <ul style="list-style-type: none"> <li>- Posting of signage clearly showing the designated entry for trucks from the public streets to the designated on-site truck check-in and truck parking areas.</li> <li>- Posting of signage indicating that all parking and maintenance of trucks must be conducted within the designated onsite areas and not within the surrounding community or on public streets.</li> <li>- Posting of signage for exiting traffic (other than exempt vehicles) showing the designated exits and restricting westward travel on Sun Lakes Boulevard west of Highland Home Road.</li> <li>- Lease provisions clearly identifying the required truck routes, including requiring trucks to use Sunset Avenue to access the I-10 Freeway interchange and prohibiting trucks (other than exempt vehicles) on Sun Lakes Boulevard west of Highland Home Road.</li> <li>- Consider and include, where feasible, driveway aprons providing egress to SLB Extension that physically direct trucks east on Sun Lakes Boulevard Extension in a manner that does not affect exempt vehicles.</li> <li>- Truck route maps provided to all drivers and posted in breakrooms and throughout the Project.</li> <li>- Designation of a Traffic Coordinator contact for the City to notify in the event of traffic issues.</li> </ul> <p>For the Truck Route Management Plan, exempt vehicles include emergency and public safety vehicles, buses, limos and passenger vehicles, vehicles owned by a public utility or public agency and delivery vans serving local routes or using designated detour routes. With the implementation of the Truck Route Management Plan, potential conflicts with truck traffic through residential uses would be reduced.</p> | Prior to Certificate of Occupancy |        |

| COA #    | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Completion Milestone              | Status |
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| PW.LS.01 | The applicant shall be required to enter into a Landscape Maintenance Agreement for the perpetual maintenance of landscaping within the public right-of-way fronting the project sites, inclusive of landscaped medians.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Informational                     |        |
| PW.LS.02 | The applicant has requested a realignment of Sunset Ave westerly of the existing centerline. Applicant shall maintain landscaping within the excess Right of Way opposite of the project as a result of this relocation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Informational                     |        |
| PW.LS.03 | Prior to laying of the aggregate base layer for any new streets, all landscaping irrigation services (or sleeves to accommodate said services) shall be installed. Street cut permits may be denied and alternate methods may be required for any construction within a street that was accepted by the City within the prior five years.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Informational                     |        |
| PW.LS.04 | The applicant shall plant and maintain trees, shrubs, and ground cover placed in the parkway, slopes adjacent to public rights-of-way, and median islands constructed in connection with the project in accordance with applicable City standards until maintenance of such area is turned over to Property Owners Association. This includes ensuring that irrigation systems are operating properly, the clearing of debris, and regular weed removal.                                                                                                                                                                                                                                                                                                                                                                                                         | Informational                     |        |
| PW.LS.05 | Landscape and irrigation plans for all required facilities shall be submitted for approval. The final design of the parkways, walls, landscaping, and sidewalks shall be included in the plans and shall be subject to approval by the Community Development Director and City Engineer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Informational                     |        |
| PW.LS.06 | Landscaping plans shall include for irrigation and planting in medians for Sunset Ave and Sun Lakes Boulevard.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                   |        |
| PW.LS.07 | All landscape improvements within public right of way shall be compliant with the City of Banning MWELo guidelines.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Informational                     |        |
| PW.LS.08 | A property owners association shall be established and the applicable Conditions, Covenants & Restrictions (CC & R's) shall be prepared for review and approval of the City Engineer providing for maintenance of the parkway on-site lighting and landscaping, slopes adjacent to public rights-of-way, onsite private parking/roadway, any debris basins, BMPs referenced in the approved WQMP, and median island landscaping. The developer shall appoint the initial members of the Board of Directors of the property owners association or take such other steps as may be reasonably necessary to assure that members have been appointed or elected to such Board of Directors, until under the terms of the applicable CC & R's individual parcel owners have the power to elect the members of the Board of Directors in accordance with the CC & R's. | Prior to Recordation of Final Map |        |

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| COA #    | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Completion Milestone              | Status |
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| PW.LS.09 | The conditions, covenants, and restrictions shall contain provisions which prohibit dissolution of the homeowners' association unless another entity has agreed to assume the operation and maintenance responsibilities of the homeowners' association. The conditions, covenants and restrictions shall contain provisions that prohibit the developer and his/her successors-in-interest from amending said covenants, conditions and restrictions to conflict with these Conditions of Approval.                                                                                                  | Prior to Recordation of Final Map |        |
| PW.LS.10 | Applicant shall prepare and submit to the City of Banning Public Works Department a maintenance exhibit detailing areas of POA maintenance responsibility for approval by the City Engineer.                                                                                                                                                                                                                                                                                                                                                                                                          | Prior to Recordation of Final Map |        |
| PW.LS.11 | The Property Owners Association shall enter into a Landscape Maintenance Agreement with the City of Banning identifying the maintenance responsibility of the POA.                                                                                                                                                                                                                                                                                                                                                                                                                                    | Prior to Recordation of Final Map |        |
| PW.LS.12 | Applicant shall prepare and submit to the City of Banning Public Works Department landscape and irrigation for approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Prior to Encroachment Permit      |        |
| PW.LS.13 | As required in MMRP <b>RCM AIR-4</b> , please include the following note on Landscape and Irrigation Plans:<br><br>RCM AIR-4: The Project shall comply with SCAQMD Rule 402. Rule 402 prohibits the discharge of air contaminants or other material from any type of operations, which can cause nuisance or annoyance to any considerable number of people or to the public or which endangers the comfort or repose of any such persons, or the public.                                                                                                                                             | Prior to Encroachment Permit      |        |
| PW.LS.14 | As required in MMRP <b>MM BIO-5</b> , please include the following note on Landscape and Irrigation Plans:<br><br>Vehicle Washing. It will be required in the Development Project specification that the contractor will wash equipment prior to entering the vicinity of areas to be conserved. This will reduce the potential for introduction of non-native plant, animal, viral, or bacterial species to the areas that will otherwise be undisturbed. All vehicles shall be washed at a distance that would remove the likelihood of run-off from entering any adjacent riverine/riparian areas. | Prior to Encroachment Permit      |        |

| COA #    | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Completion Milestone         | Status |
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| PW.LS.15 | <p>As required in MMRP <b>MM BIO-10</b>, please include the following note on Landscape and Irrigation Plans:</p> <p>Prior to issuance of construction permits, a conservation easement will be applied to upland conservation areas adjacent to drainages. During construction and operation, light pollution into the conservation areas will be reduced by shielding light sources and aiming them only into active construction areas during construction, and focused on parking, and commercial areas during operation where lighting is needed. If unforeseen circumstances were to arise that required hazard reduction within an area considered environmentally sensitive or a part of the MSHCP Conservation Area, such as lands proposed for conservation on the Development Site, it would require approval from the appropriate agencies prior to any vegetation management activities. These could include, but are not limited to, the Western Riverside County Regional Conservation Authority (WRCRCA), California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), United States Fish and Wildlife Service (USFWS), and the United States Army Corps of Engineers (USACE).</p> | Prior to Encroachment Permit |        |
| PW.LS.16 | <p>As required in MMRP <b>MM BIO-11</b>, please include the following note on Landscape and Irrigation Plans:</p> <p>Upland conservation areas, adjacent to the existing drainages, within the Development Project will be avoided during construction and operation. Light sources during construction and operation will be angled and shielded to avoid light pollution into drainages and adjacent upland conservation areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Prior to Encroachment Permit |        |
| PW.LS.17 | <p>As required in MMRP <b>MM BIO-12</b>, please include the following note on Landscape and Irrigation Plans:</p> <p>During construction, upland conservation areas will be fenced to prevent personnel and construction equipment from entering the conservation areas. Standard construction fencing will be sufficient to prevent personnel and equipment from entering the conservation areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Prior to Encroachment Permit |        |



| COA #    | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Completion Milestone                            | Status |
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| PW.LS.18 | <p>As required in MMRP <b>RCM ENG-1</b>, please include the following note on Landscape and Irrigation Plans:</p> <p>Construction. Compliance with Title 13-Section 2449 of the California Code of Regulations and the California Green Building Standards: Prior to issuance of grading and building permits, the City of Banning shall verify that the Project Applicant and his/her contractor(s) submit plans to the City indicating incorporation of Best Available Control Measures during construction of the Project. Best Available Control Measures include, but are not limited to, requirements that the Project Applicant ensure off-road vehicles (i.e., self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on road) limit vehicle idling to 5 minutes or less; and register and label vehicles in accordance with the California Air Resources Board (CARB) Diesel Off-Road Online Reporting System; restrict the inclusion of older vehicles into fleets; and retire, replace, or repower older engines or install Verified Diesel Emission Control Strategies (i.e., exhaust retrofits). Additionally, the construction contractor must recycle/reuse at least 65 percent of the construction material. This condition shall be implemented to the satisfaction of the City of Banning Development Services Director or designee, and/or Building Official, or designee.</p> <p>Report Name:<br/> Prepared By:<br/> Approval Date:</p> | Prior to the Issuance of an Encroachment Permit |        |
| PW.LS.19 | <p>As required in MMRP <b>MM GHG-2</b>, please include the following note on Landscape and Irrigation Plans:</p> <p>Provide drought tolerant low-water landscaping and trees throughout the Project site and use recycled (purple pipe) irrigation water with drip irrigation and weather based smart irrigation controllers.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Prior to the Issuance of an Encroachment Permit |        |

| COA #    | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Completion Milestone                            | Status |
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| PW.LS.20 | <p>As required in MMRP <b>MM NOI-1</b>, please include the following note on Landscape and Irrigation Plans:</p> <p>The construction contractor shall limit construction activities to between the hours of 7:00 a.m. and 6:00 p.m.</p> <p>During grading, site work, paving and utility construction, the construction contractor shall install a minimum 10 ft high temporary construction barrier along the eastern construction boundary to shield residences along Sunset Avenue between Lincoln Street and Westward Avenue, along the southern construction boundary to shield residences along Bobcat Road, and along the eastern construction boundary to shield the school located at the southeast corner of Sunset Avenue and Westward Avenue when project construction activities are within 100 ft from the nearest residential structure to that activity. The temporary construction barrier may be any material that has a minimum Sound Transmission Class (STC) rating of 28. For off-site construction, including for construction of the roadway and utilities, on Sunset Boulevard, the City will determine whether the noise barrier can be constructed on City right of way without impacting roadway access and the construction contractor shall install such barrier on City-owned property provided that such roadway access can be maintained during construction.</p> <p>During all Development Site excavation and grading, the Development Project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.</p> <p>The construction contractor shall locate equipment staging in areas that will create the greatest feasible distance between construction-related noise sources and noise-sensitive receptors nearest the Development Site during all project construction.</p> <p>The construction contractor shall place all stationary construction equipment so that the emitted noise is directed away from the sensitive receptors nearest the Development Site.</p> | Prior to the Issuance of an Encroachment Permit |        |
| PW.LS.21 | <p>An automatic sprinkler system and landscaping shall be installed, prior to certificate of occupancy for the portion of the project for which certificates of occupancy are requested, within the common areas including perimeter slopes and the interior collector streets. Each system shall include a smart landscape irrigation controller (including remote communication), a separate water meter and electric meter, and plantings as approved by the Community Development Director. Landscaping plans and specifications shall be reviewed and approved by the City Engineer.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Prior to Occupancy                              |        |

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| COA #    | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                      | Completion Milestone    | Status |
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| PW.LS.22 | Landscape improvements shall be certified by a licensed landscape architect or licensed landscape contractor as having been installed in accordance with the approved detailed plans and specifications. The applicant shall furnish said certification, including an irrigation management report, for each landscape irrigation system and any other required implementation report determined applicable, to the City Engineer for review and approval. | Prior to Surety Release |        |
| PW.LS.23 | Applicant shall provide GIS shape files for all irrigation lines and appurtenances including street crossings to the Public Works Department for inclusion in the GIS Database.                                                                                                                                                                                                                                                                            | Prior to Surety Release |        |

**City of Banning - Public Works Department**  
**Conditions of Approval**

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| COA #     | Condition of Approval                                                                                                                                                                                                                                                                                                              | Completion Milestone | Status |
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| PW.Wat.01 | All public potable water improvements shall be constructed per City of Banning Standards and Specifications, Standard Specifications for Public Works Construction, current edition, or as otherwise approved in writing by the City Engineer.                                                                                     | Informational        |        |
| PW.Wat.02 | All private potable water improvement shall be designed and constructed per California Building Code, California Plumbing Code, and California Fire Code, latest editions. All private improvements shall be concurrently reviewed by the Building and Safety Department.                                                          | Informational        |        |
| PW.Wat.03 | All private fire suppression systems shall be reviewed and approved by the City Fire Marshall.                                                                                                                                                                                                                                     | Informational        |        |
| PW.Wat.04 | Applicant shall install facilities within public rights of way. Where public right of way is not available, applicant shall provide easement rights to the City of Banning covering existing and proposed facilities necessary for the project.                                                                                    | Informational        |        |
| PW.Wat.05 | A water improvement plan shall be submitted, separate from grading or site plans, showing proposed water service connection sizes and locations, including separate laterals for irrigation and fire protection. Both the domestic and irrigation water services will require the installation of a RP backflow protection device. | Informational        |        |
| PW.Wat.06 | Applicant shall provide detail water demand and hydraulic calculations for use in sizing laterals, meters, backflows, and booster pumps as necessary, and for annual indoor and outdoor usage.                                                                                                                                     | Informational        |        |
| PW.Wat.07 | All water lines and fittings shall be a minimum of 8-inch in diameter and shall be DIP. Water line easements shall be a minimum width of 20 feet if installed outside of right-of-way or public utility easement.                                                                                                                  | Informational        |        |
| PW.Wat.08 | Fire hydrants shall be installed within and on the Parcel Map boundaries as per approved plans, at a 300-foot maximum spacing.                                                                                                                                                                                                     | Informational        |        |
| PW.Wat.09 | The fire service with require a RPDA backflow protection device. Private fire hydrants shall be painted red, and approval of location and materials to be coordinated with the Fire Department.                                                                                                                                    | Informational        |        |
| PW.Wat.10 | A backflow device must be installed on all common-area buildings and at each irrigation water connection. The backflow device must be in compliance with City of Banning standards and specifications.                                                                                                                             | Informational        |        |
| PW.Wat.11 | Any utility work within the Specific Plan that disturbs previous constructed roadways shall include full cross section grind and overlay for trench repair tasks.                                                                                                                                                                  | Informational        |        |

**City of Banning - Public Works Department**  
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| COA #     | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Completion Milestone              | Status |
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| PW.Wat.12 | <p>Applicant has requested ability to construct any proposed development area at any time. Applicant will construct potable water improvements required to serve that planning area in full ultimate locations, including laterals to serve future development areas.</p> <p>Please refer to COA Exhibits for the development areas listed below:<br/>           Development Area 1 - PW.Water.Exb02<br/>           Development Area 2 - PW.Water.Exb07<br/>           Development Area 3 - PW.Water.Exb012<br/>           Development Area 4 - PW.Water.Exb017<br/>           Development Area 5 - PW.Water.Exb022<br/>           Development Area 6 - PW.Water.Exb027<br/>           Development Area 7 - PW.Water.Exb032<br/>           Development Area 8 - PW.Water.Exb037<br/>           Development Area 9 - PW.Water.Exb042</p> | Informational                     |        |
| PW.Wat.13 | Prior to recordation of the final parcel map, associated improvement plans for potable water facilities shall be submitted to the City for review and approval and shall be substantially complete to the satisfaction of the City Engineer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Prior to Recordation of Final Map |        |
| PW.Wat.14 | Potable water easements, as necessary, shall be shown and dedicated to the City of Banning on the Final Map.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Prior to Recordation of Final Map |        |
| PW.Wat.15 | Submit a hydraulic analysis report demonstrating adequate pressures throughout the project's water system during max day demand (MDD) with fire flow conditions. The hydraulic analysis, based on the City's latest calibrated water model, shall identify when and if additional facilities would be required to meet Project water demands.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to Encroachment Permit      |        |
| PW.Wat.16 | <p>As required in MMRP <b>RCM AIR-4</b>, please include the following note on Potable Water Plans:</p> <p>RCM AIR-4: The Project shall comply with SCAQMD Rule 402. Rule 402 prohibits the discharge of air contaminants or other material from any type of operations, which can cause nuisance or annoyance to any considerable number of people or to the public or which endangers the comfort or repose of any such persons, or the public.</p>                                                                                                                                                                                                                                                                                                                                                                                    | Prior to Encroachment Permit      |        |
| PW.Wat.17 | <p>As required in MMRP <b>MM BIO-5</b>, please include the following note on Potable Water Plans:</p> <p>Vehicle Washing. It will be required in the Development Project specification that the contractor will wash equipment prior to entering the vicinity of areas to be conserved. This will reduce the potential for introduction of non-native plant, animal, viral, or bacterial species to the areas that will otherwise be undisturbed. All vehicles shall be washed at a distance that would remove the likelihood of run-off from entering any adjacent riverine/riparian areas.</p>                                                                                                                                                                                                                                        | Prior to Encroachment Permit      |        |

| COA #     | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Completion Milestone         | Status |
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| PW.Wat.18 | <p>As required in MMRP <b>MM BIO-10</b>, please include the following note on Potable Water Plans:</p> <p>Prior to issuance of construction permits, a conservation easement will be applied to upland conservation areas adjacent to drainages. During construction and operation, light pollution into the conservation areas will be reduced by shielding light sources and aiming them only into active construction areas during construction, and focused on parking, and commercial areas during operation where lighting is needed. If unforeseen circumstances were to arise that required hazard reduction within an area considered environmentally sensitive or a part of the MSHCP Conservation Area, such as lands proposed for conservation on the Development Site, it would require approval from the appropriate agencies prior to any vegetation management activities. These could include, but are not limited to, the Western Riverside County Regional Conservation Authority (WRCRCA), California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), United States Fish and Wildlife Service (USFWS), and the United States Army Corps of Engineers (USACE).</p> | Prior to Encroachment Permit |        |
| PW.Wat.19 | <p>As required in MMRP <b>MM BIO-11</b>, please include the following note on Potable Water Plans:</p> <p>Upland conservation areas, adjacent to the existing drainages, within the Development Project will be avoided during construction and operation. Light sources during construction and operation will be angled and shielded to avoid light pollution into drainages and adjacent upland conservation areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Prior to Encroachment Permit |        |
| PW.Wat.20 | <p>As required in MMRP <b>MM BIO-12</b>, please include the following note on Potable Water Plans:</p> <p>During construction, upland conservation areas will be fenced to prevent personnel and construction equipment from entering the conservation areas. Standard construction fencing will be sufficient to prevent personnel and equipment from entering the conservation areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Prior to Encroachment Permit |        |

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| COA #     | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Completion Milestone                            | Status |
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| PW.Wat.21 | <p>As required in MMRP <b>RCM ENG-1</b>, please include the following note on Potable Water Plans:</p> <p>Construction. Compliance with Title 13-Section 2449 of the California Code of Regulations and the California Green Building Standards: Prior to issuance of grading and building permits, the City of Banning shall verify that the Project Applicant and his/her contractor(s) submit plans to the City indicating incorporation of Best Available Control Measures during construction of the Project. Best Available Control Measures include, but are not limited to, requirements that the Project Applicant ensure off-road vehicles (i.e., self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on road) limit vehicle idling to 5 minutes or less; and register and label vehicles in accordance with the California Air Resources Board (CARB) Diesel Off-Road Online Reporting System; restrict the inclusion of older vehicles into fleets; and retire, replace, or repower older engines or install Verified Diesel Emission Control Strategies (i.e., exhaust retrofits). Additionally, the construction contractor must recycle/reuse at least 65 percent of the construction material. This condition shall be implemented to the satisfaction of the City of Banning Development Services Director or designee, and/or Building Official, or designee.</p> <p>Report Name:<br/> Prepared By:<br/> Approval Date:</p> | Prior to the Issuance of an Encroachment Permit |        |

| COA #     | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Completion Milestone                            | Status |
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| PW.Wat.22 | <p>As required in MMRP <b>MM NOI-1</b>, please include the following note on Potable Water Plans:</p> <p>The construction contractor shall limit construction activities to between the hours of 7:00 a.m. and 6:00 p.m.</p> <p>During grading, site work, paving and utility construction, the construction contractor shall install a minimum 10 ft high temporary construction barrier along the eastern construction boundary to shield residences along Sunset Avenue between Lincoln Street and Westward Avenue, along the southern construction boundary to shield residences along Bobcat Road, and along the eastern construction boundary to shield the school located at the southeast corner of Sunset Avenue and Westward Avenue when project construction activities are within 100 ft from the nearest residential structure to that activity. The temporary construction barrier may be any material that has a minimum Sound Transmission Class (STC) rating of 28. For off-site construction, including for construction of the roadway and utilities, on Sunset Boulevard, the City will determine whether the noise barrier can be constructed on City right of way without impacting roadway access and the construction contractor shall install such barrier on City-owned property provided that such roadway access can be maintained during construction.</p> <p>During all Development Site excavation and grading, the Development Project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.</p> <p>The construction contractor shall locate equipment staging in areas that will create the greatest feasible distance between construction-related noise sources and noise-sensitive receptors nearest the Development Site during all project construction.</p> <p>The construction contractor shall place all stationary construction equipment so that the emitted noise is directed away from the sensitive receptors nearest the Development Site.</p> | Prior to the Issuance of an Encroachment Permit |        |
| PW.Wat.23 | All required water lines and fire hydrants shall be installed and made operable before any building permits are issued. This may be done in phases if the construction work is in progress for emergency vehicles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Prior to Building Permit                        |        |
| PW.Wat.24 | Applicant shall make pipeline repairs necessary as identified by the City Engineer or City Inspector for City acceptance of facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Prior to Release of Surety                      |        |
| PW.Wat.25 | Applicant shall provide GIS shape files for all potable water lines and appurtenances including service laterals to the Public Works Department for inclusion in the GIS Database.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Prior to Surety Release                         |        |



| COA #     | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                             | Completion Milestone | Status |
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| PW.NPW.01 | All public non-potable water improvements shall be constructed per City of Banning Standards and Specifications, Standard Specifications for Public Works Construction, current edition, or as otherwise approved in writing by the City Engineer.                                                                                                                                                                                | Informational        |        |
| PW.NPW.02 | Applicant shall install facilities within public rights of way. Where public right of way is not available, applicant shall provide easement rights to the City of Banning covering existing and proposed facilities necessary for the project.                                                                                                                                                                                   | Informational        |        |
| PW.NPW.03 | All non-potable water lines to be constructed within the Public right-of-way shall be a minimum of 8-inches in diameter DIP. Final sizes shall be approved by the City Engineer based on hydraulic calculations provided by the design engineer. Where non-potable water line easements are necessary, they shall be a minimum of 20 feet wide if improvements are installed outside of right-of-way or public utility easements. | Informational        |        |
| PW.NPW.04 | Applicant shall provide detail water demand and hydraulic calculations for use in sizing laterals, meters, backflows, and booster pumps as necessary.                                                                                                                                                                                                                                                                             | Informational        |        |
| PW.NPW.05 | All non-potable water lines shall be Ductile Iron Pipe (DIP) Class 350, with restrained joints conforming to DIPRA design guidelines where required. All non-potable water DIP mains shall be protected with purple-colored V-Bio polyethylene encasement.                                                                                                                                                                        | Informational        |        |
| PW.NPW.06 | A backflow device must be installed on each irrigation water connection; and in compliance with the State of California Department of Health Regulations. Contact the City of Banning, Water Operations Division, prior to the installation.                                                                                                                                                                                      | Informational        |        |
| PW.NPW.07 | The non-potable water plans shall include appropriate signage for the irrigation of publicly-accessible areas with non-potable water as required by the California Code of Regulations.                                                                                                                                                                                                                                           | Informational        |        |
| PW.NPW.08 | Any utility work within the Specific Plan that disturbs previous constructed roadways shall include full cross section grind and overlay for trench repair tasks.                                                                                                                                                                                                                                                                 | Informational        |        |

| COA #     | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Completion Milestone              | Status |
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| PW.NPW.09 | <p>Applicant has requested ability to construct any proposed development area at any time. Applicant will construct non-potable water improvements required to serve that planning area in full ultimate locations, including laterals to serve future development areas.</p> <p>Please refer to COA Exhibits for the development areas listed below:<br/>           Development Area 1 - PW.RecWater.Exb03<br/>           Development Area 2 - PW.RecWater.Exb08<br/>           Development Area 3 - PW.RecWater.Exb013<br/>           Development Area 4 - PW.RecWater.Exb018<br/>           Development Area 5 - PW.RecWater.Exb023<br/>           Development Area 6 - PW.RecWater.Exb028<br/>           Development Area 7 - PW.RecWater.Exb033<br/>           Development Area 8 - PW.RecWater.Exb038<br/>           Development Area 9 - PW.RecWater.Exb043</p> | Informational                     |        |
| PW.NPW.10 | Prior to recordation of the final parcel map, associated improvement plans for non-potable water facilities shall be submitted to the City for review and approval and shall be substantially complete to the satisfaction of the City Engineer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Prior to Recordation of Final Map |        |
| PW.NPW.11 | Non-Potable water easements, as necessary, shall be shown and dedicated to the City of Banning on the Final Map.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Prior to Recordation of Final Map |        |
| PW.NPW.12 | Submit Water Improvement Plans to the City Engineer for review and approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to Encroachment Permit      |        |
| PW.NPW.13 | <p>As required in MMRP <b>RCM AIR-4</b>, please include the following note on Non-Potable Water Plans:</p> <p>RCM AIR-4: The Project shall comply with SCAQMD Rule 402. Rule 402 prohibits the discharge of air contaminants or other material from any type of operations, which can cause nuisance or annoyance to any considerable number of people or to the public or which endangers the comfort or repose of any such persons, or the public.</p>                                                                                                                                                                                                                                                                                                                                                                                                               | Prior to Encroachment Permit      |        |
| PW.NPW.14 | <p>As required in MMRP <b>MM BIO-5</b>, please include the following note on Non-Potable Water Plans:</p> <p>Vehicle Washing. It will be required in the Development Project specification that the contractor will wash equipment prior to entering the vicinity of areas to be conserved. This will reduce the potential for introduction of non-native plant, animal, viral, or bacterial species to the areas that will otherwise be undisturbed. All vehicles shall be washed at a distance that would remove the likelihood of run-off from entering any adjacent riverine/riparian areas.</p>                                                                                                                                                                                                                                                                   | Prior to Encroachment Permit      |        |

| COA #     | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Completion Milestone         | Status |
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| PW.NPW.15 | <p>As required in MMRP <b>MM BIO-10</b>, please include the following note on Non-Potable Water Plans:</p> <p>Prior to issuance of construction permits, a conservation easement will be applied to upland conservation areas adjacent to drainages. During construction and operation, light pollution into the conservation areas will be reduced by shielding light sources and aiming them only into active construction areas during construction, and focused on parking, and commercial areas during operation where lighting is needed. If unforeseen circumstances were to arise that required hazard reduction within an area considered environmentally sensitive or a part of the MSHCP Conservation Area, such as lands proposed for conservation on the Development Site, it would require approval from the appropriate agencies prior to any vegetation management activities. These could include, but are not limited to, the Western Riverside County Regional Conservation Authority (WRCRCA), California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), United States Fish and Wildlife Service (USFWS), and the United States Army Corps of Engineers (USACE).</p> | Prior to Encroachment Permit |        |
| PW.NPW.16 | <p>As required in MMRP <b>MM BIO-11</b>, please include the following note on Non-Potable Water Plans:</p> <p>Upland conservation areas, adjacent to the existing drainages, within the Development Project will be avoided during construction and operation. Light sources during construction and operation will be angled and shielded to avoid light pollution into drainages and adjacent upland conservation areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Prior to Encroachment Permit |        |
| PW.NPW.17 | <p>As required in MMRP <b>MM BIO-12</b>, please include the following note on Non-Potable Water Plans:</p> <p>During construction, upland conservation areas will be fenced to prevent personnel and construction equipment from entering the conservation areas. Standard construction fencing will be sufficient to prevent personnel and equipment from entering the conservation areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Prior to Encroachment Permit |        |

| COA #     | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Completion Milestone                            | Status |
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| PW.NPW.18 | <p>As required in MMRP <b>RCM ENG-1</b>, please include the following note on Non-Potable Water Plans:</p> <p>Construction. Compliance with Title 13-Section 2449 of the California Code of Regulations and the California Green Building Standards: Prior to issuance of grading and building permits, the City of Banning shall verify that the Project Applicant and his/her contractor(s) submit plans to the City indicating incorporation of Best Available Control Measures during construction of the Project. Best Available Control Measures include, but are not limited to, requirements that the Project Applicant ensure off-road vehicles (i.e., self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on road) limit vehicle idling to 5 minutes or less; and register and label vehicles in accordance with the California Air Resources Board (CARB) Diesel Off-Road Online Reporting System; restrict the inclusion of older vehicles into fleets; and retire, replace, or repower older engines or install Verified Diesel Emission Control Strategies (i.e., exhaust retrofits). Additionally, the construction contractor must recycle/reuse at least 65 percent of the construction material. This condition shall be implemented to the satisfaction of the City of Banning Development Services Director or designee, and/or Building Official, or designee.</p> <p>Report Name:<br/> Prepared By:<br/> Approval Date:</p> | Prior to the Issuance of an Encroachment Permit |        |

| COA #     | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Completion Milestone                            | Status |
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| PW.NPW.19 | <p>As required in MMRP <b>MM NOI-1</b>, please include the following note on Non-Potable Water Plans:</p> <p>The construction contractor shall limit construction activities to between the hours of 7:00 a.m. and 6:00 p.m.</p> <p>During grading, site work, paving and utility construction, the construction contractor shall install a minimum 10 ft high temporary construction barrier along the eastern construction boundary to shield residences along Sunset Avenue between Lincoln Street and Westward Avenue, along the southern construction boundary to shield residences along Bobcat Road, and along the eastern construction boundary to shield the school located at the southeast corner of Sunset Avenue and Westward Avenue when project construction activities are within 100 ft from the nearest residential structure to that activity. The temporary construction barrier may be any material that has a minimum Sound Transmission Class (STC) rating of 28. For off-site construction, including for construction of the roadway and utilities, on Sunset Boulevard, the City will determine whether the noise barrier can be constructed on City right of way without impacting roadway access and the construction contractor shall install such barrier on City-owned property provided that such roadway access can be maintained during construction.</p> <p>During all Development Site excavation and grading, the Development Project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.</p> <p>The construction contractor shall locate equipment staging in areas that will create the greatest feasible distance between construction-related noise sources and noise-sensitive receptors nearest the Development Site during all project construction.</p> <p>The construction contractor shall place all stationary construction equipment so that the emitted noise is directed away from the sensitive receptors nearest the Development Site.</p> | Prior to the Issuance of an Encroachment Permit |        |
| PW.NPW.20 | Applicant shall make pipeline repairs necessary as identified by the City Engineer or City Inspector for City acceptance of facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Prior to Release of Surety                      |        |
| PW.NPW.21 | Applicant shall provide GIS shape files for all non-potable water lines and appurtenances including service laterals to the Public Works Department for inclusion in the GIS Database.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Prior to Surety Release                         |        |

**City of Banning - Public Works Department**  
**Conditions of Approval**

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| COA #     | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Completion Milestone | Status |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------|
| PW.Sew.01 | All public sewer improvements shall be constructed per City of Banning Standards and Specifications, Standard Specifications for Public Works Construction, current edition, or as otherwise approved in writing by the City Engineer.                                                                                                                                                                                                                                                                                                                                                                                                                     | Informational        |        |
| PW.Sew.02 | Applicant shall install facilities within public rights of way. Where public right of way is not available, applicant shall provide easement rights to the City of Banning covering existing and proposed facilities necessary for the project.                                                                                                                                                                                                                                                                                                                                                                                                            | Informational        |        |
| PW.Sew.03 | All sewer lines to be constructed within the public right-of-way shall be extra strength Vitrified Clay Pipe (VCP). All sewer mains shall be minimum of 8 inches in diameter. Any sewer main greater than 15-inches (15") shall be extra strength VCP. Any sewer with more than 15' cover (FG/FS to top of pipe) shall be extra strength VCP. Final sizes shall be approved by the City Engineer based on calculations submitted by the design engineer accounting for ultimate discharge flows for phase and all upstream areas. Sewer line easements shall be a minimum of 20 feet wide if installed outside of right-of-way or public utility easement. | Informational        |        |
| PW.Sew.04 | Each developed parcel shall have its own sewer lateral and shall be PVC SDR 26.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Informational        |        |
| PW.Sew.05 | A sewer check valve shall be provided for each building with a finish pad elevation lower than the rim elevation of the immediate up-stream sewer manhole.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Informational        |        |
| PW.Sew.06 | Any pad with an elevation lower than the nearest upstream manhole rim elevation shall require a backwater valve.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Informational        |        |
| PW.Sew.07 | Sewer mains shall maintain a straight alignment from manhole to manhole whenever feasible. The required radius, when necessary, shall be achieved by use of deflection at the joint with VCP pipe, following manufacturer's guidelines.                                                                                                                                                                                                                                                                                                                                                                                                                    | Informational        |        |
| PW.Sew.08 | Private sewer pumps will only be permitted if a gravity sewer lateral is not feasible due to existing grade and alignment issues. Any private sewer pump requires approval from the City Engineer. Any private sewer pump shall transition to a gravity lateral at the public right of way or 10' prior to the sewer main, whichever is greater.                                                                                                                                                                                                                                                                                                           | Informational        |        |
| PW.Sew.09 | The City of Banning will not permit any forced sewer system maintained by any entity other than the City of Banning within City of Banning rights of way. Private sewer pumps to public force main is not permitted.                                                                                                                                                                                                                                                                                                                                                                                                                                       | Informational        |        |
| PW.Sew.10 | Any utility work within the Specific Plan that disturbs previous constructed roadways shall include full cross section grind and overlay for trench repair tasks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Informational        |        |

**City of Banning - Public Works Department**  
**Conditions of Approval**

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| COA #     | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Completion Milestone              | Status |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------|
| PW.Sew.11 | <p>Applicant has requested ability to construct any proposed development area at any time. Applicant will construct sewer improvements required to serve that planning area in full ultimate locations, including laterals to serve future development areas.</p> <p>Please refer to COA Exhibits for the development areas listed below:<br/>           Development Area 1 - PW.Sewer.Exb04<br/>           Development Area 2 - PW.Sewer.Exb09<br/>           Development Area 3 - PW.Sewer.Exb014<br/>           Development Area 4 - PW.Sewer.Exb019<br/>           Development Area 5 - PW.Sewer.Exb024<br/>           Development Area 6 - PW.Sewer.Exb029<br/>           Development Area 7 - PW.Sewer.Exb034<br/>           Development Area 8 - PW.Sewer.Exb039<br/>           Development Area 9 - PW.Sewer.Exb044</p> | Informational                     |        |
| PW.Sew.12 | As required by the City Engineer and prior to recordation of the final parcel map, the applicant shall submit and the City shall approve a supplemental Focused Sewer Study to the satisfaction of the City Engineer. The study shall determine on/off site conveyance system requirements and project's estimated contribution to wastewater discharges.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Prior to Recordation of Final Map |        |
| PW.Sew.13 | Prior to recordation of the final parcel map, associated improvement plans for sewer facilities shall be submitted to the City for review and approval and shall be substantially complete to the satisfaction of the City Engineer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Prior to Recordation of Final Map |        |
| PW.Sew.14 | Sewer easements, as necessary, shall be shown and dedicated to the City of Banning on the Final Map.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Prior to Recordation of Final Map |        |
| PW.Sew.15 | Applicant shall fill out and submit an Industrial User Survey form and an Industrial Waste Permit application.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Prior to Encroachment Permit      |        |
| PW.Sew.16 | Submit Sewer Improvement Plans along with the infrastructure phasing plan to the City Engineer for review and approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Prior to Encroachment Permit      |        |
| PW.Sew.17 | <p>As required in MMRP <b>RCM AIR-4</b>, please include the following note on Sewer Plans:</p> <p>RCM AIR-4: The Project shall comply with SCAQMD Rule 402. Rule 402 prohibits the discharge of air contaminants or other material from any type of operations, which can cause nuisance or annoyance to any considerable number of people or to the public or which endangers the comfort or repose of any such persons, or the public.</p>                                                                                                                                                                                                                                                                                                                                                                                    | Prior to Encroachment Permit      |        |

| COA #     | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Completion Milestone         | Status |
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| PW.Sew.18 | <p>As required in MMRP <b>MM BIO-5</b>, please include the following note on Sewer Plans:</p> <p>Vehicle Washing. It will be required in the Development Project specification that the contractor will wash equipment prior to entering the vicinity of areas to be conserved. This will reduce the potential for introduction of non-native plant, animal, viral, or bacterial species to the areas that will otherwise be undisturbed. All vehicles shall be washed at a distance that would remove the likelihood of run-off from entering any adjacent riverine/riparian areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Prior to Encroachment Permit |        |
| PW.Sew.19 | <p>As required in MMRP <b>MM BIO-10</b>, please include the following note on Sewer Plans:</p> <p>Prior to issuance of construction permits, a conservation easement will be applied to upland conservation areas adjacent to drainages. During construction and operation, light pollution into the conservation areas will be reduced by shielding light sources and aiming them only into active construction areas during construction, and focused on parking, and commercial areas during operation where lighting is needed. If unforeseen circumstances were to arise that required hazard reduction within an area considered environmentally sensitive or a part of the MSHCP Conservation Area, such as lands proposed for conservation on the Development Site, it would require approval from the appropriate agencies prior to any vegetation management activities. These could include, but are not limited to, the Western Riverside County Regional Conservation Authority (WRCRCA), California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), United States Fish and Wildlife Service (USFWS), and the United States Army Corps of Engineers (USACE).</p> | Prior to Encroachment Permit |        |
| PW.Sew.20 | <p>As required in MMRP <b>MM BIO-11</b>, please include the following note on Sewer Plans:</p> <p>Upland conservation areas, adjacent to the existing drainages, within the Development Project will be avoided during construction and operation. Light sources during construction and operation will be angled and shielded to avoid light pollution into drainages and adjacent upland conservation areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Prior to Encroachment Permit |        |
| PW.Sew.21 | <p>As required in MMRP <b>MM BIO-12</b>, please include the following note on Sewer Plans:</p> <p>During construction, upland conservation areas will be fenced to prevent personnel and construction equipment from entering the conservation areas. Standard construction fencing will be sufficient to prevent personnel and equipment from entering the conservation areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Prior to Encroachment Permit |        |



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| COA #     | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Completion Milestone                            | Status |
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| PW.Sew.22 | <p>As required in MMRP <b>RCM ENG-1</b>, please include the following note on Sewer Plans:</p> <p>Construction. Compliance with Title 13-Section 2449 of the California Code of Regulations and the California Green Building Standards: Prior to issuance of grading and building permits, the City of Banning shall verify that the Project Applicant and his/her contractor(s) submit plans to the City indicating incorporation of Best Available Control Measures during construction of the Project. Best Available Control Measures include, but are not limited to, requirements that the Project Applicant ensure off-road vehicles (i.e., self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on road) limit vehicle idling to 5 minutes or less; and register and label vehicles in accordance with the California Air Resources Board (CARB) Diesel Off-Road Online Reporting System; restrict the inclusion of older vehicles into fleets; and retire, replace, or repower older engines or install Verified Diesel Emission Control Strategies (i.e., exhaust retrofits). Additionally, the construction contractor must recycle/reuse at least 65 percent of the construction material. This condition shall be implemented to the satisfaction of the City of Banning Development Services Director or designee, and/or Building Official, or designee.</p> <p>Report Name:<br/> Prepared By:<br/> Approval Date:</p> | Prior to the Issuance of an Encroachment Permit |        |

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| COA #     | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Completion Milestone                            | Status |
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| PW.Sew.23 | <p>As required in MMRP <b>MM NOI-1</b>, please include the following note on Sewer Plans:</p> <p>The construction contractor shall limit construction activities to between the hours of 7:00 a.m. and 6:00 p.m.</p> <p>During grading, site work, paving and utility construction, the construction contractor shall install a minimum 10 ft high temporary construction barrier along the eastern construction boundary to shield residences along Sunset Avenue between Lincoln Street and Westward Avenue, along the southern construction boundary to shield residences along Bobcat Road, and along the eastern construction boundary to shield the school located at the southeast corner of Sunset Avenue and Westward Avenue when project construction activities are within 100 ft from the nearest residential structure to that activity. The temporary construction barrier may be any material that has a minimum Sound Transmission Class (STC) rating of 28. For off-site construction, including for construction of the roadway and utilities, on Sunset Boulevard, the City will determine whether the noise barrier can be constructed on City right of way without impacting roadway access and the construction contractor shall install such barrier on City-owned property provided that such roadway access can be maintained during construction.</p> <p>During all Development Site excavation and grading, the Development Project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.</p> <p>The construction contractor shall locate equipment staging in areas that will create the greatest feasible distance between construction-related noise sources and noise-sensitive receptors nearest the Development Site during all project construction.</p> <p>The construction contractor shall place all stationary construction equipment so that the emitted noise is directed away from the sensitive receptors nearest the Development Site.</p> | Prior to the Issuance of an Encroachment Permit |        |
| PW.Sew.24 | The applicant shall inspect with CCTV all new public sewer mains and submit to the City for review and approval prior to surety release and acceptance of sewer improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Prior to Release of Surety                      |        |
| PW.Sew.25 | Applicant shall make pipeline repairs necessary as identified by the City Engineer or City Inspector for City acceptance of facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Prior to Release of Surety                      |        |
| PW.Sew.26 | Applicant shall provide GIS shape files for all sewer lines and appurtenances including service laterals to the Public Works Department for inclusion in the GIS Database.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Prior to Release of Surety                      |        |

**City of Banning - Public Works Department**  
**Conditions of Approval**

*Electric*  
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| COA #          | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Completion Milestone | Status |
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| PW.Electric.01 | The Developer will be responsible for the cost of all electric distribution facilities and related infrastructure needed to serve the development's project. The Developer may be required to execute one or more line extension agreements with the City of Banning Electric Utility ("Utility") providing for the installation, construction, improvement, and dedication of the utility system following approval of Tentative Parcel Map.                                                                                                                                                                   | Informational        |        |
| PW.Electric.02 | Areas/Locations will be required for onsite electric distribution equipment, pad mounted transformer(s), vault(s) & service equipment etc. The areas/locations must be sufficient for safe operation and maintenance of the electric utility equipment. The infrastructure installed shall be adequate to support power delivery to each facility within the project. The Developer shall provide and install all conduits, vaults, and other materials associated with electric utility installations. The Utility will provide pad-mounted equipment, cables, and their terminations at the Developer's cost. | Informational        |        |
| PW.Electric.03 | All electric utility equipment including but not limited to poles, substructures, transformers, pad mounted switch(es), meter(s) and/or metering equipment shall have adequate working clearances per Utility requirements. Some trees and bushes shown on the landscape plan might be eliminated.                                                                                                                                                                                                                                                                                                              | Informational        |        |
| PW.Electric.04 | The Utility own and operates several electric facilities consisting of 69/34.5kV delivery, 12.47kV distribution, and fiber optic communication facilities that surround this project. It will be the Developer's responsibility to facilitate a design and construction for interconnection, relocation, and undergrounding of these utility assets and coordination with the Electric Utility will be required for any said interconnection and relocation to accommodate new building/facility placement or new right-of-way alignment/setback.                                                               | Informational        |        |
| PW.Electric.05 | Streetlight and streetlight infrastructure required by Public Works and/or the City shall be installed by the developer, including any necessary metering equipment, and are assumed to be publicly owned and to be maintained by the Utility.                                                                                                                                                                                                                                                                                                                                                                  | Informational        |        |
| PW.Electric.06 | The Developer is responsible for all electrical utility costs that are directly related to the proposed development for the annexation area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Informational        |        |
| PW.Electric.07 | Issuance of temporary power will be provided in accordance with Utility requirements and as outlined in Mitigation and Monitoring Report Program for the Sunset Crossroads Project (MMRP) section MM-AIR-1.                                                                                                                                                                                                                                                                                                                                                                                                     | Informational        |        |
| PW.Electric.08 | The Developer will be required to adhere to all requirements and guidelines within the City of Banning Electric Utility General Commercial Service Requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                | Informational        |        |

**City of Banning - Public Works Department**  
**Conditions of Approval**

*Electric*  
**70 of 75**

| COA #          | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Completion Milestone              | Status |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------|
| PW.Electric.09 | The Utility will require an area up to two (2) acres for a new 34.5kV/12.47kV step-down power transformation substation located at the northerly terminus of Highland Home Road, approximately 500-feet from the SPRR Right-of-Way (R/W), which is currently identified as Parcel 32 within Tentative Parcel Map 38118. The new substation will accommodate the additional loads required by this project. The Developer shall adhere to all responsibilities required for the construction of the electrical substation in accordance with the requirements of the Development Agreement.                                                                                                               | Prior to Recordation of Final Map |        |
| PW.Electric.10 | Prior to the issuance of a grading permit, electric utility infrastructure backbone plans for this project must be completed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Prior to Grading Permit           |        |
| PW.Electric.11 | Prior to constructing the Utility's electric distribution system, the developer shall submit a detailed engineering plan showing design, location and schematics for the utility system to be approved by the Utility. It will also be required that the developer follow the Electric Utility Maps & Records requirements. This will allow the utility to assist with the review of distribution plans completed by the Developer and provide a cost estimate(s) to service the project. Design conditions and requirements to serve the project with electricity shall be discussed and reviewed following approval of the Parcel Map.                                                                 | Prior to Encroachment Permit      |        |
| PW.Electric.12 | The Utility will require adequate easements needed to serve the project. An easement is described as an area behind sidewalk and outside of the boundaries of the right-of-way (R/W). Easements will be required for vaults, conduits, streetlights and pad mounted transformers and switches and any other electric distribution equipment outside of the R/W. Adequate easements will be required to serve all parcels of this project. These easements shall be offered for dedication to the City of Banning for public utility purposes. A non-exclusive easement shall be provided to the City of Banning to include the installation of electric distribution facilities within all common areas. | Prior to Encroachment Permit      |        |
| PW.Electric.13 | All final electric plan sets shall include the mitigation measures as provided in MMRP section RCM-AIR-4 regarding SCAQMD Rule 402.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Prior to Encroachment Permit      |        |
| PW.Electric.14 | All final electric plan sets shall include the mitigation measures as provided in MMRP section RCM ENG-1 regarding compliance with Title 13 Section 2449 of the California Code of Regulations and the California Green Building Standard.                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Prior to Encroachment Permit      |        |
| PW.Electric.15 | All final electric plan sets shall include the mitigation measures as provided in MMRP section MM NOI-1 regarding noise and hours of work.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Prior to Encroachment Permit      |        |

**City of Banning - Public Works Department**  
**Conditions of Approval**

*Electric*  
**71 of 75**

| COA #          | Condition of Approval                                                                                                                                                                                                                                                                                                                                                           | Completion Milestone     | Status |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------|
| PW.Electric.16 | Prior to the issuance of a building permit, electric utility infrastructure (conduits, vaults, etc.) must be completed as well as any temporary or permanent electric infrastructure to supply power to each parcel as constructed. The developer will be required to submit load calculations and execute one or more Electric Service Agreements for each building or parcel. | Prior to Building Permit |        |
| PW.Electric.17 | All plans for electric vehicle charging station infrastructure and distributed energy resources must be discussed with the Utility for review and approval.                                                                                                                                                                                                                     | Prior to Building Permit |        |
| PW.Electric.18 | Applicant shall provide GIS shape files for all potable water lines and appurtenances including service laterals to the Public Works Department for inclusion in the GIS Database.                                                                                                                                                                                              | Prior to Surety Release  |        |

**City of Banning - Public Works Department**  
**Conditions of Approval**

*Solid Waste/Refuse*  
**72 of 75**

| COA #        | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Completion Milestone                                | Status |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------|
| PW.Refuse.01 | Effective January 1, 2022, all businesses shall subscribe to City's three-container (trash, recycling, organics), Collection Services per Banning Municipal Code, Title 8.28, "Garbage Collection and Disposal" unless a City approved exemption is granted. Information on the program is available on the City of Banning website and made available at the following link: <a href="https://library.municode.com/ca/banning/codes/code_of_ordinances">https://library.municode.com/ca/banning/codes/code_of_ordinances</a> . | Informational                                       |        |
| PW.Refuse.02 | Applicant shall comply with the City of Banning Trash and Recycling Enclosure Design Guide                                                                                                                                                                                                                                                                                                                                                                                                                                      | Informational                                       |        |
| PW.Refuse.03 | Applicants are required to use the City's exclusive franchise hauler (Waste Management) unless otherwise approved in writing by the Public Works Department.                                                                                                                                                                                                                                                                                                                                                                    | Informational                                       |        |
| PW.Refuse.04 | Construction debris shall be disposed of at a certified recycling site. It is the responsibility of the developer to contact the City's franchised solid waste hauler, Waste Management of the Inland Valley, at 1-800-423-9986 for disposal of construction debris.                                                                                                                                                                                                                                                            | Informational                                       |        |
| PW.Refuse.05 | Applicants are encouraged to review the referenced sections in the 2019 California Green Building Standard Code: <a href="https://calgreenenergyservices.com/wp/wp-content/uploads/2019_california_green_code.pdf">https://calgreenenergyservices.com/wp/wp-content/uploads/2019_california_green_code.pdf</a>                                                                                                                                                                                                                  | Informational                                       |        |
| PW.Refuse.06 | Applicants shall submit a Construction and Demolition Waste Diversion Plan to the City's Solid Waste Program Coordinator (SWPC) prior to commencement of construction or demolition. Contact the SWPC at <a href="mailto:hstuart@banningca.gov">hstuart@banningca.gov</a> or 951.922.3193 for further details and to obtain a plan template.                                                                                                                                                                                    | Prior to Demolition AND/OR Prior to Building Permit |        |
| PW.Refuse.07 | The developer shall participate in the City's recycling and diversion programs by providing a solid waste enclosure to accommodate necessary solid waste containers.                                                                                                                                                                                                                                                                                                                                                            | Prior to Building Permit                            |        |
| PW.Refuse.08 | All new development projects including, but not limited to, industrial and business buildings and facilities, as well as multi-family complexes shall provide a solid waste enclosure to accommodate trash, recycle and organics waste bins and/or containers. Solid waste enclosures for multiple tenant properties, such as a shopping center, must design the enclosure to accommodate all waste containers of the property.                                                                                                 | Prior to Building Permit                            |        |
| PW.Refuse.09 | Solid waste enclosures shall be located on the site to be serviced.                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Prior to Building Permit                            |        |
| PW.Refuse.10 | The enclosure shall be designed for the exclusive use of housing solid waste containers including trash, recyclable and organics materials.                                                                                                                                                                                                                                                                                                                                                                                     | Prior to Building Permit                            |        |
| PW.Refuse.11 | Enclosures shall be lockable and/or contain locking bins. Locking mechanisms on enclosures and/or bins shall be approved by the City of Banning Solid Waste Franchise Hauler.                                                                                                                                                                                                                                                                                                                                                   | Prior to Building Permit                            |        |

| COA #        | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Completion Milestone     | Status |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------|
| PW.Refuse.12 | <p>Design Criteria:</p> <p>a. The size and dimensions of the trash enclosure shall be based on the required number and size of containers at a minimum accommodating one (1) container each for trash, recyclables and organics materials.</p> <p>b. Enclosure shall be architecturally compatible with the primary building on site to provide a coordinated design.</p> <p>c. Exterior materials and colors of the enclosure shall match the building walls.</p> <p>d. Chain link fencing with or without/plastic slats is prohibited.</p> <p>e. Enclosure shall have solid metal or wood gates with latches that can be secured in an open or closed position.</p> <p>f. Enclosures shall be constructed in a permanent manner.</p> <p>g. Exterior must be fully enclosed with solid roofing to prevent rainfall from entering the enclosure and to prevent wind dispersal, as well as offsite transport of trash and recycling.</p> <p>h. Provide the minimum clearance for collector and user accessibility.</p> <p>i. City Engineer approval shall be obtained in writing prior to the construction of any solid waste enclosure.</p> | Prior to Building Permit |        |
| PW.Refuse.13 | <p>As required in MMRP <b>RCM AIR-4</b>, please include the following note on Building Plans:</p> <p>RCM AIR-4: The Project shall comply with SCAQMD Rule 402. Rule 402 prohibits the discharge of air contaminants or other material from any type of operations, which can cause nuisance or annoyance to any considerable number of people or to the public or which endangers the comfort or repose of any such persons, or the public.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Prior to Building Permit |        |
| PW.Refuse.14 | <p>As required in MMRP <b>RCM AIR-4</b>, please include the following note on Building Plans:</p> <p>Materials and Spoils Control. Development Project materials will not be cast from the Development Site, and Development Project related debris, spoils, and trash will be contained daily and removed to a proper disposal facility.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Prior to Building Permit |        |
| PW.Refuse.15 | <p>As required in MMRP <b>MM GHG-1</b>, please include the following note on Building Plans:</p> <p>Provide separate recycling bins within each commercial/industrial building and provide large external recycling collection bins at central locations in the commercial and industrial land uses for collection truck pickup. Provide a commercial recycling/composting program that provides 70 percent diversion of waste for the commercial land uses. Provide an industrial recycling program that provides 80 percent diversion of waste for the industrial land uses.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Prior to Building Permit |        |

**City of Banning - Public Works Department**  
**Conditions of Approval**

*Solid Waste/Refuse*  
**74 of 75**

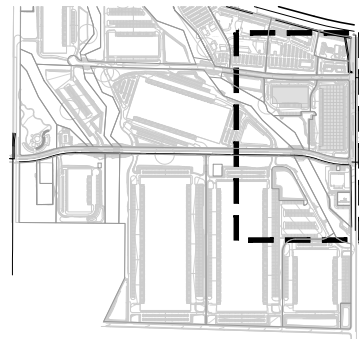
| COA #        | Condition of Approval                                                                                                                                                                                                                                                                                                                                                                                                                   | Completion Milestone              | Status |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------|
| PW.Refuse.16 | Pursuant to CAL Green Building Standards Code section code 5.408. Construction and demolition wastes must be recycled and or salvaged for a reuse minimum of 65% of nonhazardous construction demolition waste materials. All projects require construction waste reduction, disposal and recycling services that comply with the 2019 California Green Building Standards Code (CALGreen) as described in the Non-Residential (5.408). | Prior to Certificate of Occupancy |        |
| PW.Refuse.17 | 187. Applicants shall submit a Construction and Demolition Waste Diversion Reporting Form to the City's Solid Waste Program Coordinator upon completion of the project to obtain diversion approval prior to final sign-off. Contact the SWPC at <a href="mailto:hstuart@banningca.gov">hstuart@banningca.gov</a> or 951.922.3193 for further details and to obtain a report form template.                                             | Prior to Certificate of Occupancy |        |



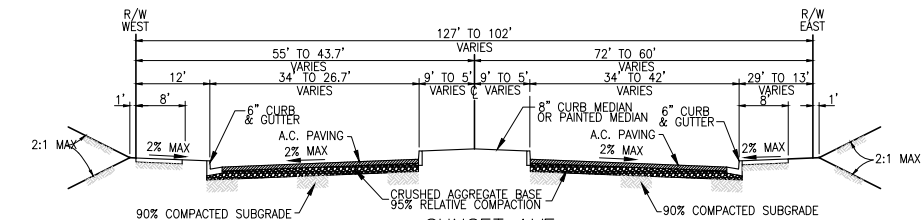
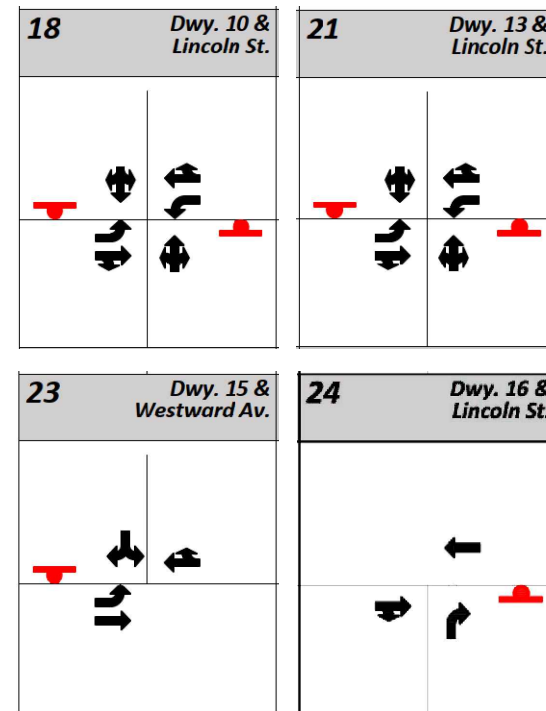
**City of Banning - Public Works Department**  
**Conditions of Approval**

*Fees*  
**75 of 75**

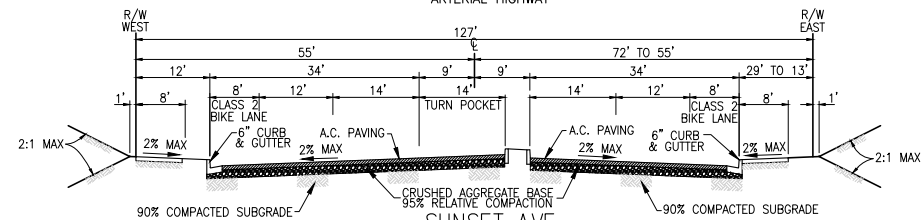
| COA #      | Condition of Approval                                                                                                                                                                                                                                                                  | Completion Milestone           | Status |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------|
| PW.Fees.01 | All fees must be paid in full at the thresholds identified below. Plan check fees for professional report review and all improvement plan reviews shall be paid at the time of submittal of said documents in accordance with the fee schedule in effect at the time of the submittal. | Informational                  |        |
| PW.Fees.02 | Applications submitted without full payment of fees are deemed incomplete. Plan review will not commence until all fees are paid.                                                                                                                                                      | Informational                  |        |
| PW.Fees.03 | Evidence of paid fees to agencies outside the City of Banning is required prior to the issuance of any applicable permit.                                                                                                                                                              | Informational                  |        |
| PW.Fees.04 | Public Works Grading Permit fees (including fees for NPDES inspections) shall be paid prior to the issuance of any permits in accordance with the fee schedule in effect at the time of scheduling.                                                                                    | Prior to Grading Permit        |        |
| PW.Fees.05 | Public Works Encroachment Permit and Inspection fees shall be paid prior to the issuance of any permits in accordance with the fee schedule in effect at the time of scheduling.                                                                                                       | Prior to Encroachment Permit   |        |
| PW.Fees.06 | Water Meter fees and installation fees shall be paid in full prior to installation of any water meter in accordance with the fee schedule in effect at that time.                                                                                                                      | Prior to Installation          |        |
| PW.Fees.07 | Water connection fees shall be paid in accordance with the fee schedule in effect at that time.                                                                                                                                                                                        | Prior to Building Final/C of O |        |
| PW.Fees.08 | Sewer connection fees shall be paid in accordance with the fee schedule in effect at that time.                                                                                                                                                                                        | Prior to Building Final/C of O |        |
| PW.Fees.09 | Traffic Impact fees shall be paid in accordance with the fee schedule in effect at that time.                                                                                                                                                                                          | Prior to Building Final/C of O |        |



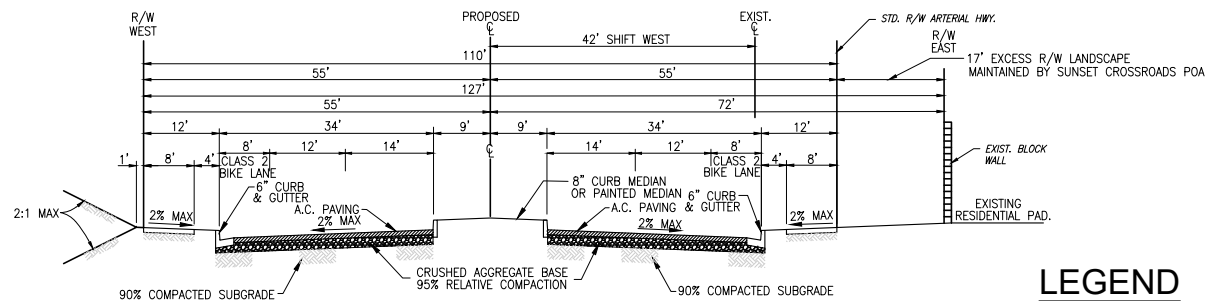
INDEX MAP



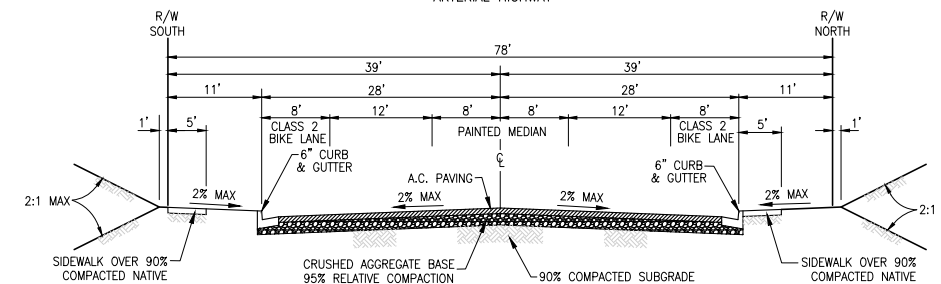
SUNSET AVE  
(270' NORTH OF LINCOLN  
TO EXISTING STREET)  
(MODIFIED 110' R/W PER CITY STD. ST-101.1)  
ARTERIAL HIGHWAY



SUNSET AVE  
(LINCOLN STREET TO  
270' NORTH OF LINCOLN)  
(MODIFIED 110' R/W PER CITY STD. ST-101.1)  
ARTERIAL HIGHWAY



SUNSET AVE  
(NORTH OF SUN LAKES BLVD. TO LINCOLN STREET)  
(MODIFIED 110' R/W PER CITY STD. ST-101.1)  
ARTERIAL HIGHWAY

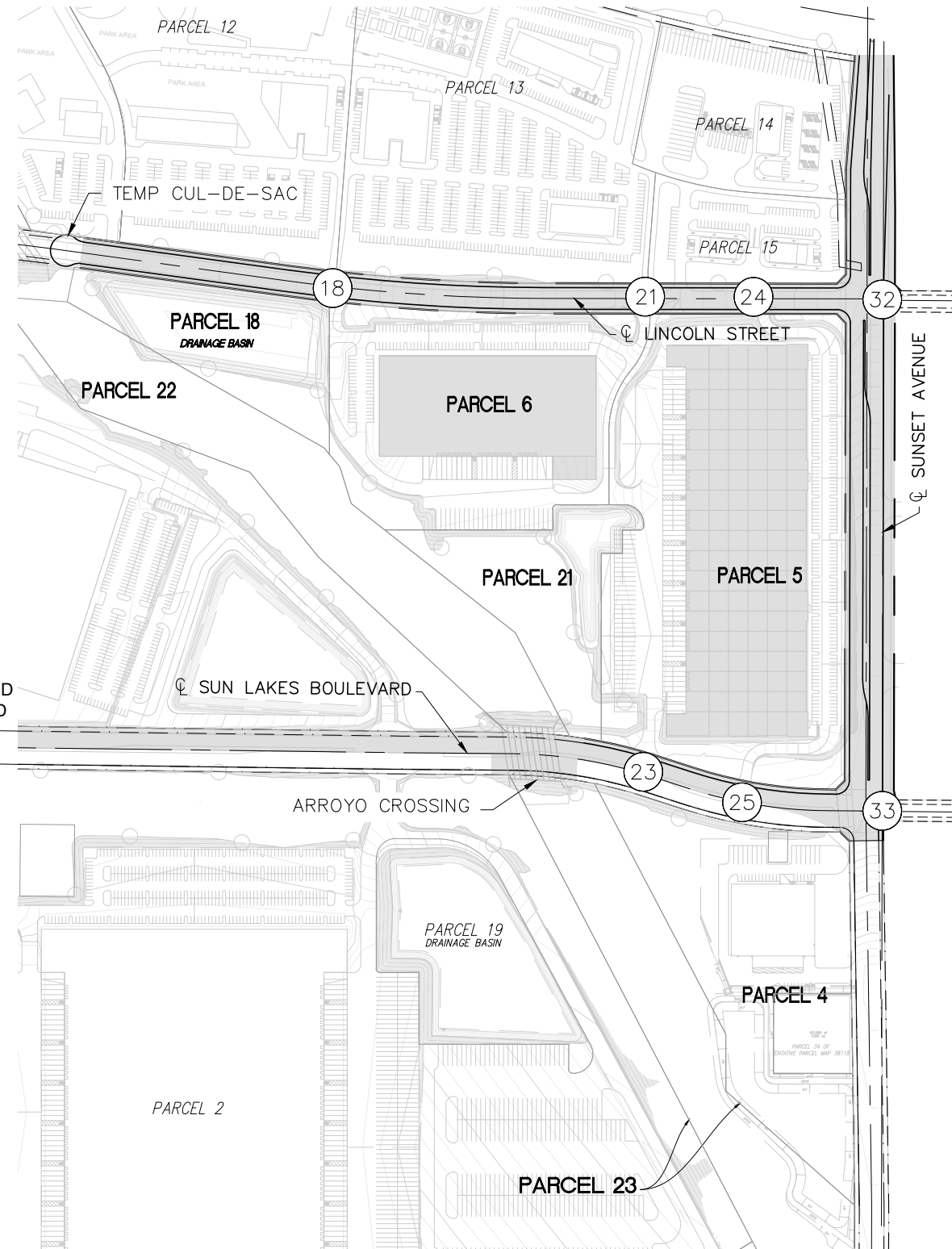


LINCOLN ROAD  
(78' R/W PER CITY STD. ST-100)  
COLLECTOR STREET

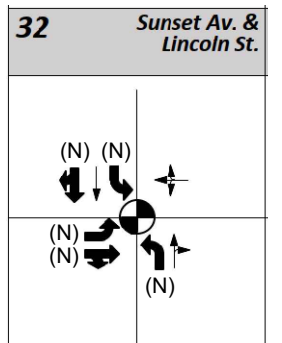
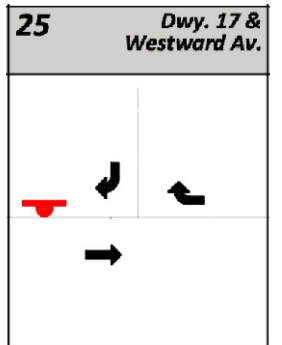
### LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 1
- FUTURE RIGHT-OF-WAY
- FUTURE CURB
- PROPOSED RIGHT-OF-WAY
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY
- EXISTING CURB
- TRAFFIC SIGNAL

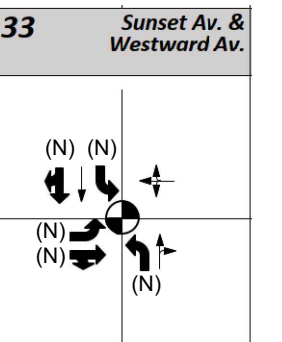
TO HIGHLAND  
HOME ROAD



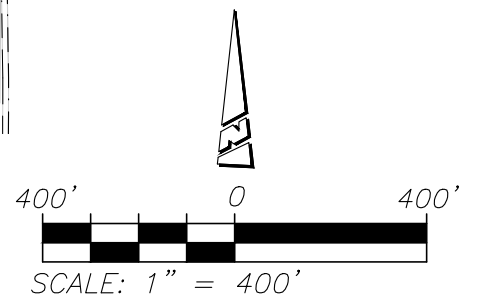
NOTES:  
SUN LAKES BOULEVARD BUILT PER CITY PLAN # CIP-2020-04



(N) - INSTALL TRAFFIC SIGNAL



(N) - INSTALL TRAFFIC SIGNAL

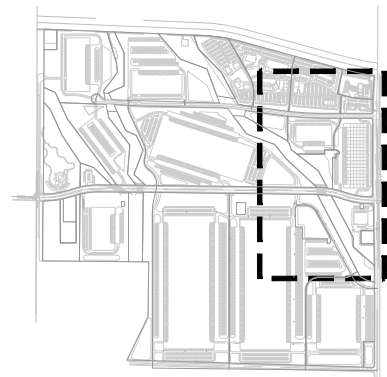


SCALE: 1" = 400'

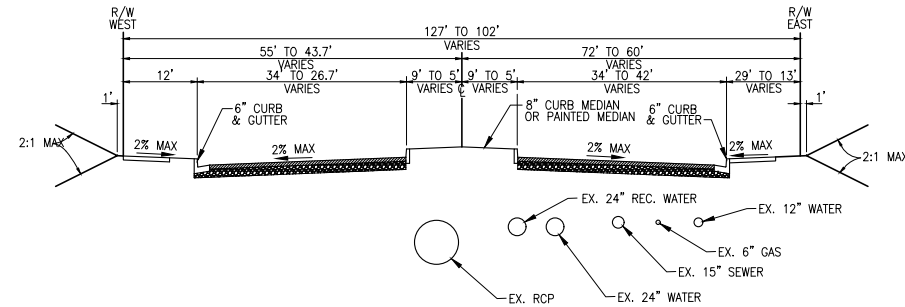
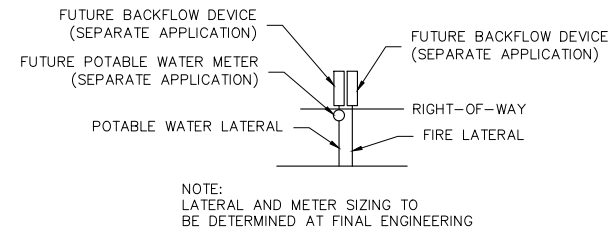
PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840

PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 1  
PARCELS 5, 6, 18, 21, 22, 23

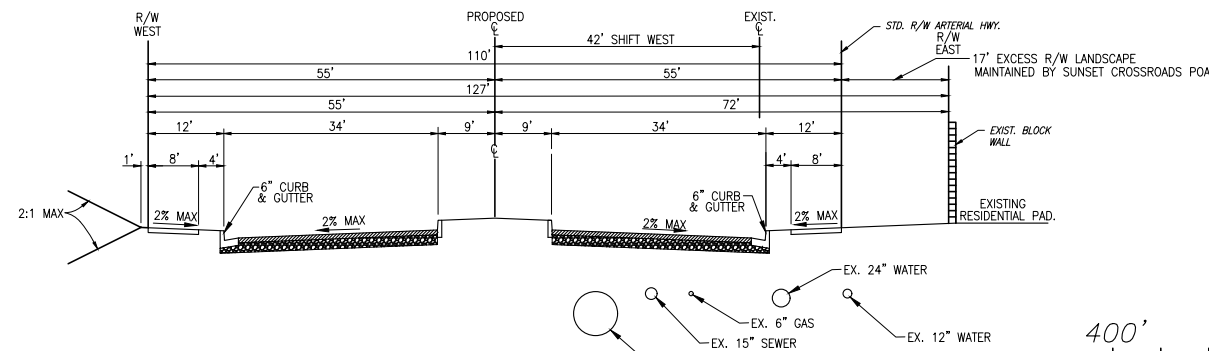
STREET IMPROVEMENTS  
COA EXHIBIT PW.STREETS.EXB01



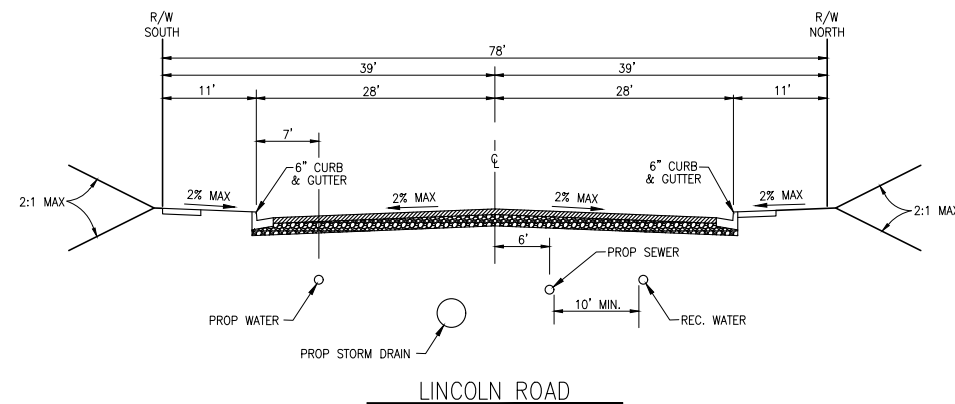
INDEX MAP



SUNSET AVE  
(NORTH OF LINCOLN TO EXISTING STREET)



SUNSET AVE  
(NORTH OF SUN LAKES BLVD. TO LINCOLN STREET)



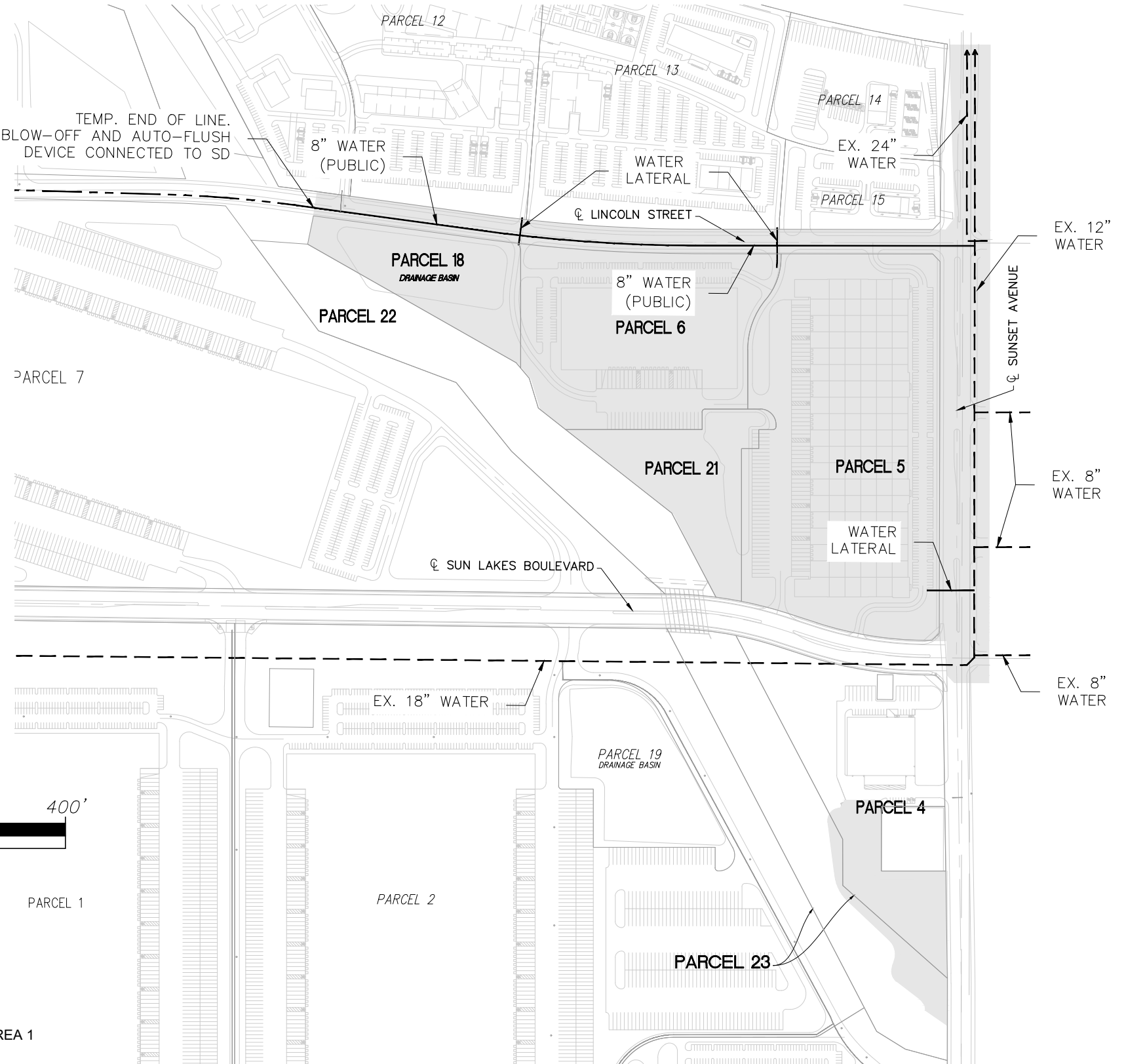
LINCOLN ROAD



## LEGEND

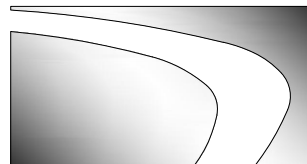
- PARCEL LINES
- DEVELOPMENT AREA 1
- PROPOSED WATER
- EXISTING WATER
- WATER PER OTHER DEVELOPMENT AREA

TEMP. END OF LINE.  
INSTALL BLOW-OFF AND AUTO-FLUSH  
DEVICE CONNECTED TO SD



### NOTES:

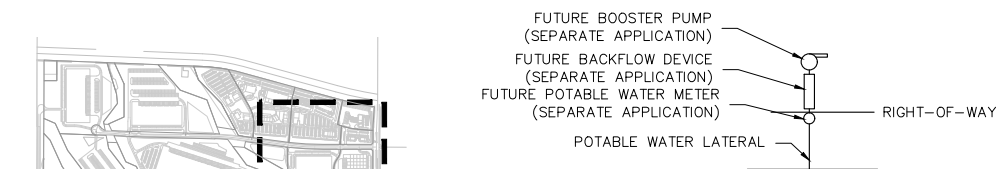
- DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
- EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.



PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840

PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 1  
PARCELS 5, 6, 18, 21, 22, 23

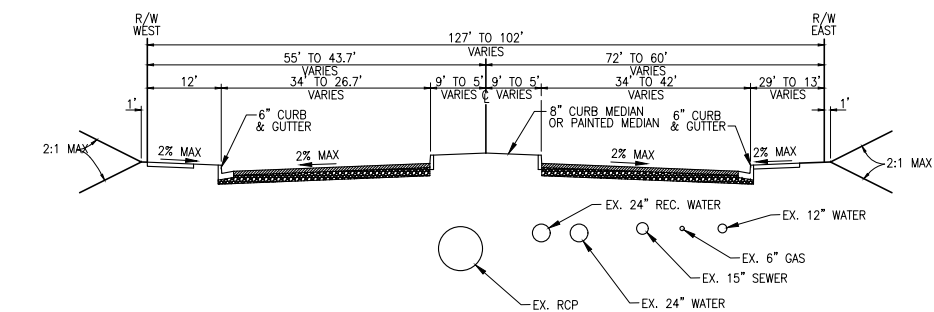
WATER IMPROVEMENTS  
COA EXHIBIT PW.WATER.EXB02



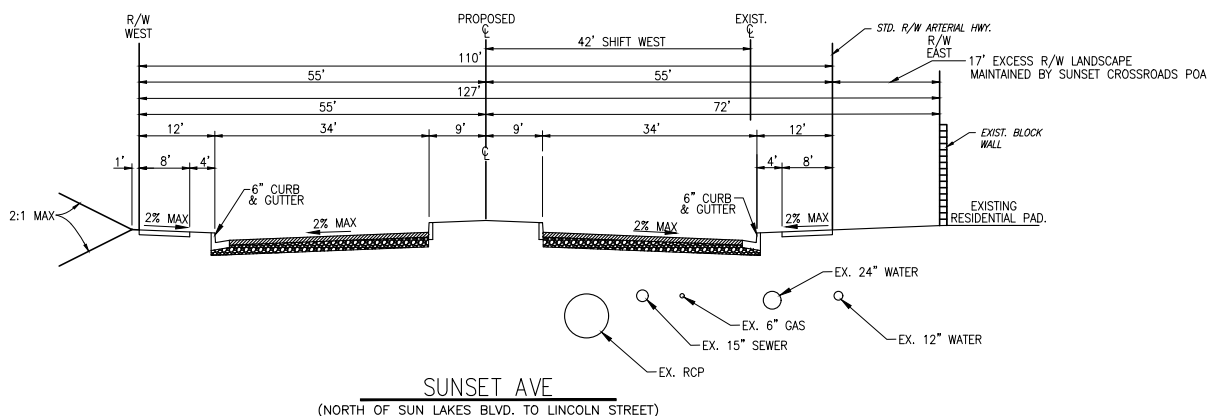
NOTE:

- LATERAL AND METER SIZING TO BE DETERMINED AT FINAL ENGINEERING
- RECYCLED WATER HYDRAULIC ANALYSIS IS REQUIRED FOR EACH CONNECTION UTILIZING RECYCLED WATER.

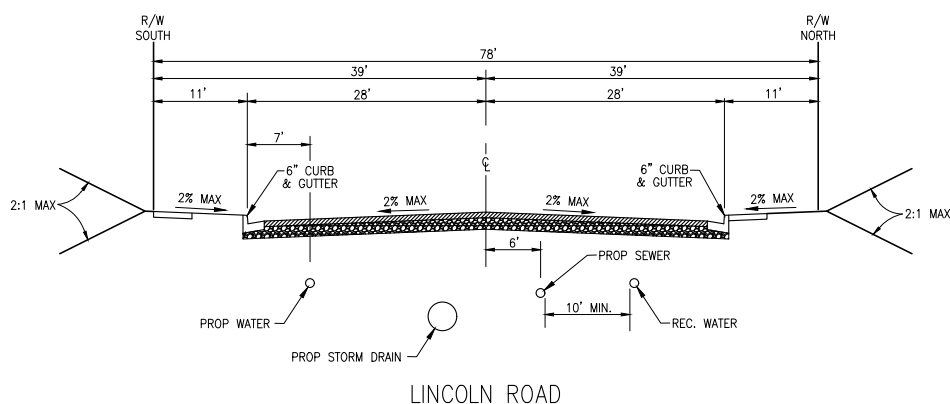
INDEX MAP



SUNSET AVE  
(NORTH OF LINCOLN TO EXISTING STREET)



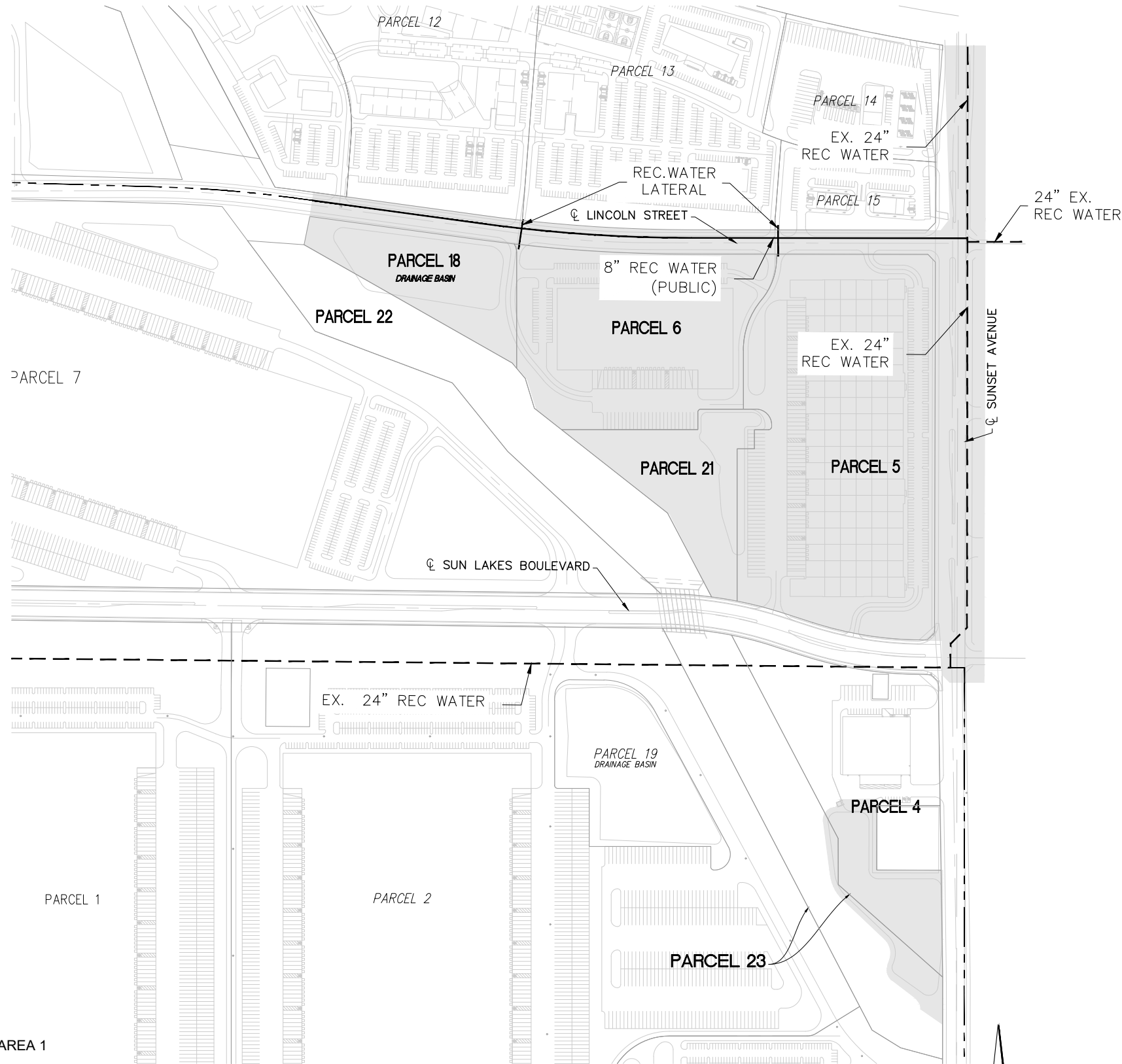
SUNSET AVE  
(NORTH OF SUN LAKES BLVD. TO LINCOLN STREET)



LINCOLN ROAD

## LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 1
- PROPOSED REC WATER
- EXISTING REC. WATER
- REC. WATER PER OTHER DEVELOPMENT AREA



## NOTES:

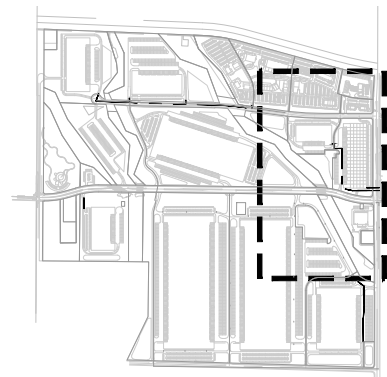
- DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
- EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.



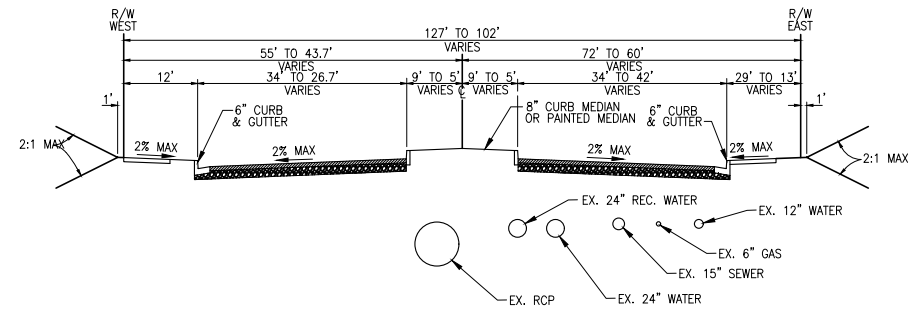
PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840

PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 1  
PARCELS 5, 6, 18, 21, 22, 23

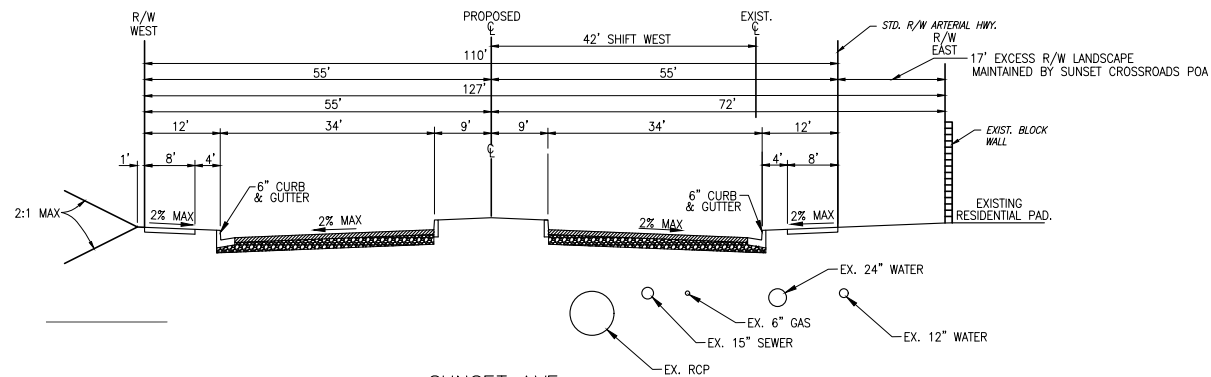
REC WATER IMPROVEMENTS  
COA EXHIBIT PW.RECWATER.EXB03



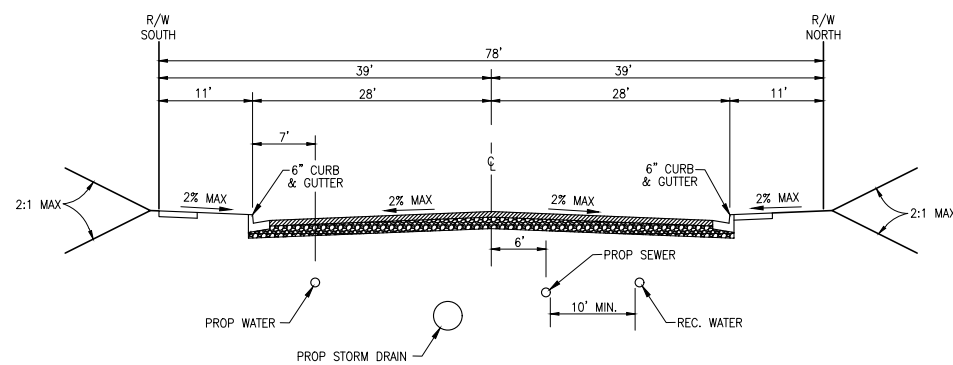
INDEX MAP



SUNSET AVE  
(NORTH OF LINCOLN TO EXISTING STREET)



SUNSET AVE  
(NORTH OF SUN LAKES BLVD. TO LINCOLN STREET)

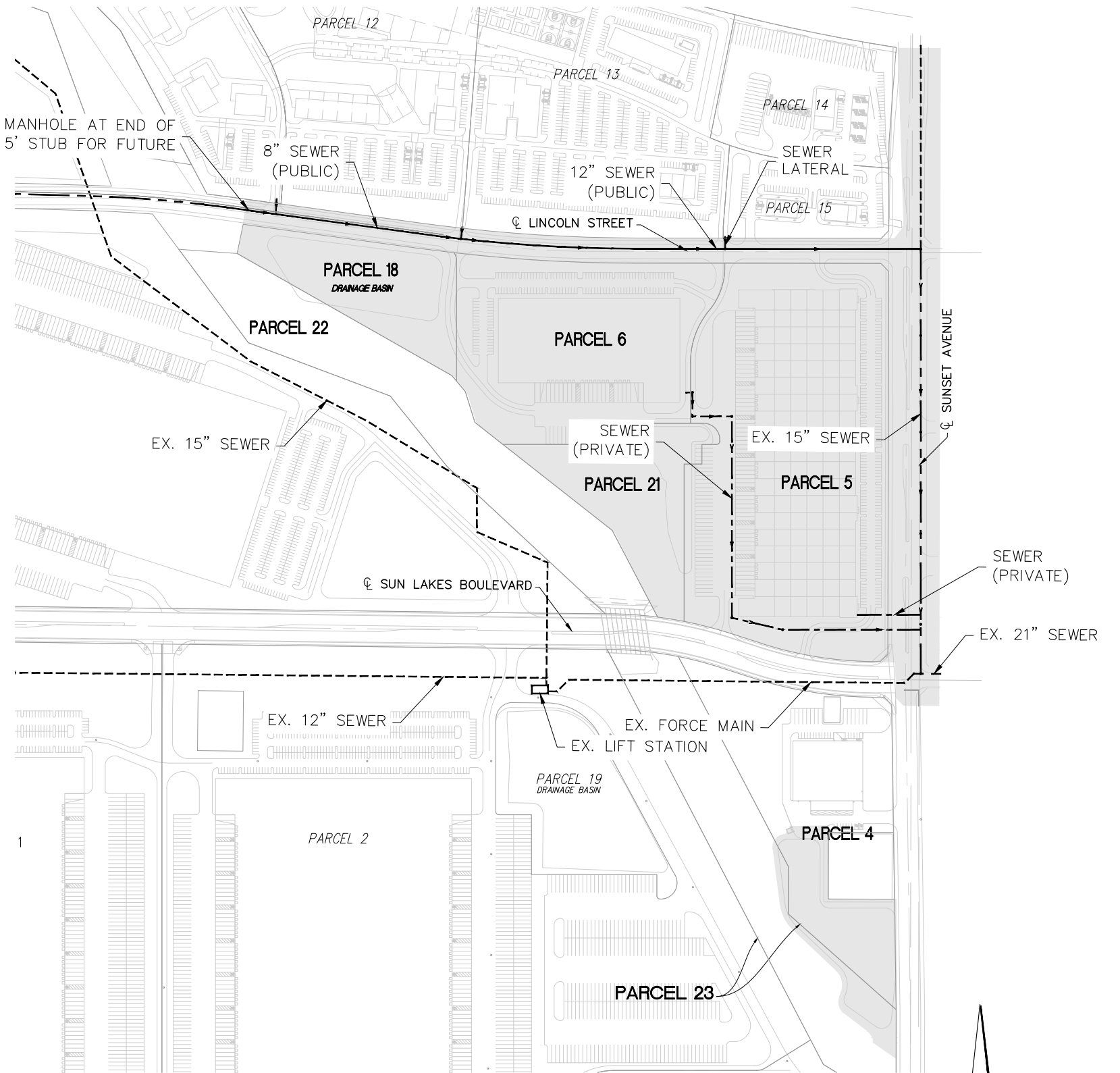


LINCOLN ROAD

## LEGEND

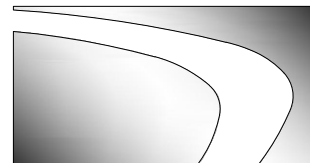
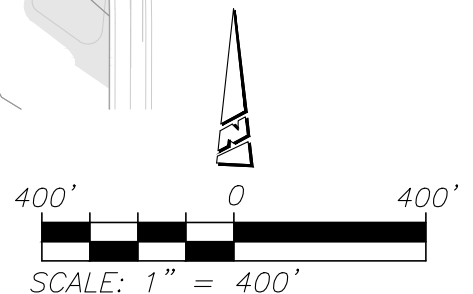
- PARCEL LINES
- DEVELOPMENT AREA 1
- PROPOSED SEWER
- EXISTING SEWER
- SEWER PER OTHER DEVELOPMENT AREA
- PRIVATE SEWER (FOR REFERENCE)

INSTALL MANHOLE AT END OF LINE WITH 5' STUB FOR FUTURE



### NOTES:

- DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
- EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.

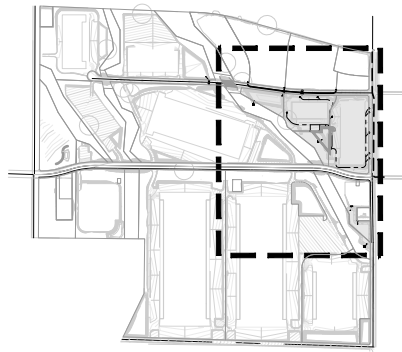


PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840

PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 1  
PARCELS 5, 6, 18, 21, 22, 23

SEWER IMPROVEMENTS  
COA EXHIBIT PW.SEWER.EXB04

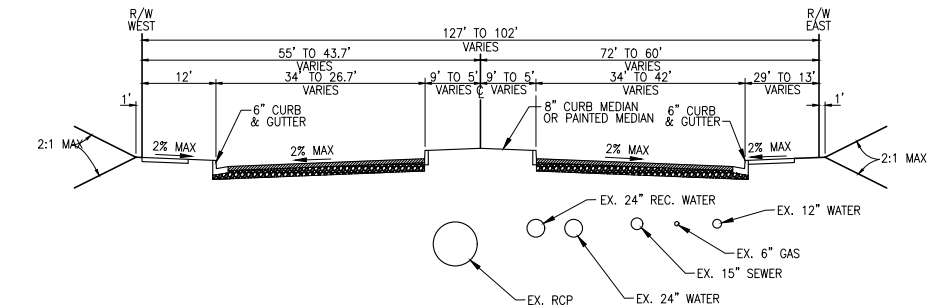




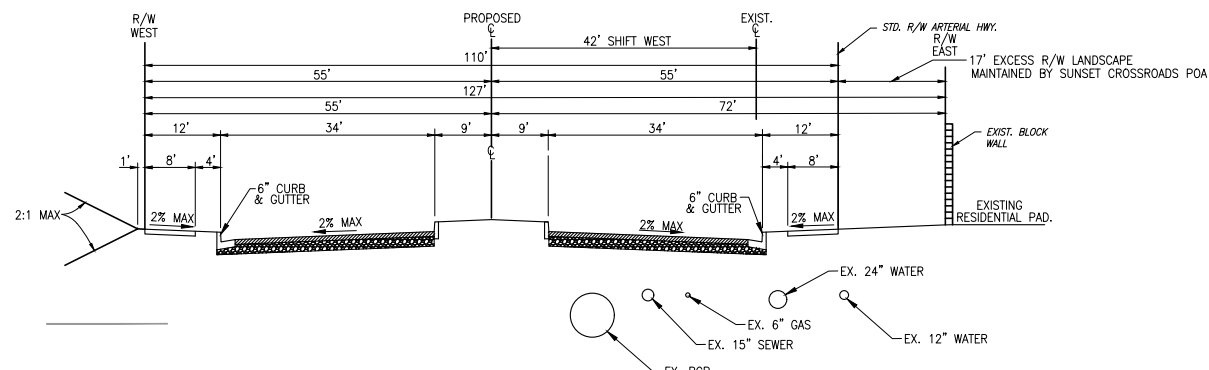
INDEX MAP

## LEGEND

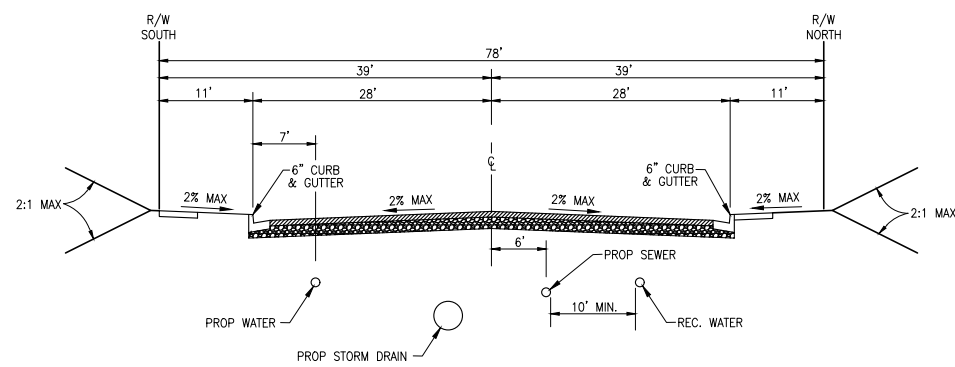
- PARCEL LINES
- DEVELOPMENT AREA 1
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- STORM DRAIN PER OTHER DEVELOPMENT AREA
- PRIVATE STORM DRAIN (FOR REFERENCE)



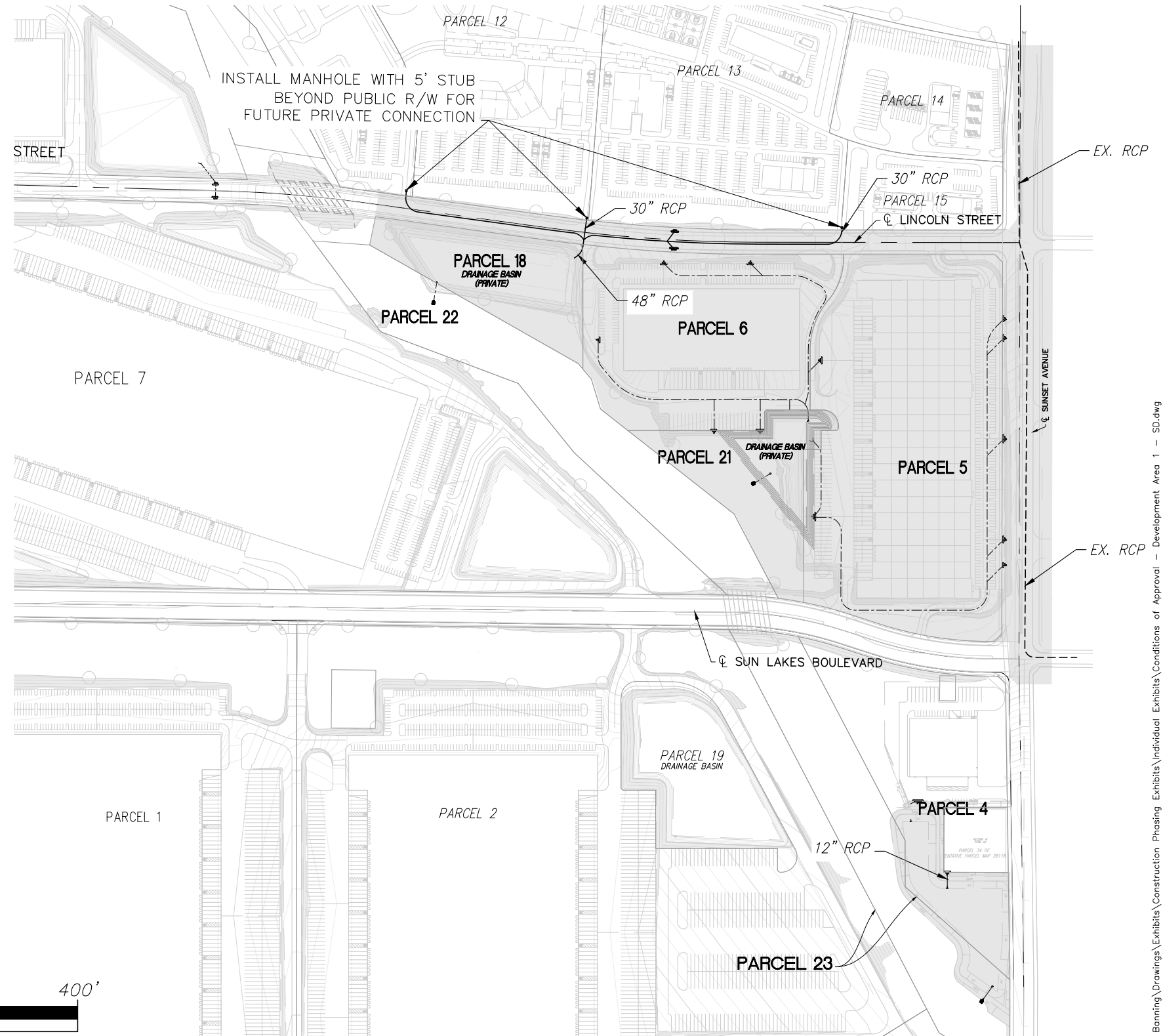
SUNSET AVE  
(NORTH OF LINCOLN TO EXISTING STREET)



SUNSET AVE  
(NORTH OF SUN LAKES BLVD. TO LINCOLN STREET)

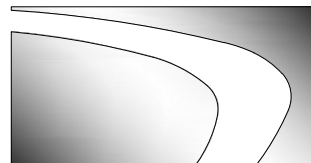


LINCOLN ROAD



### NOTES:

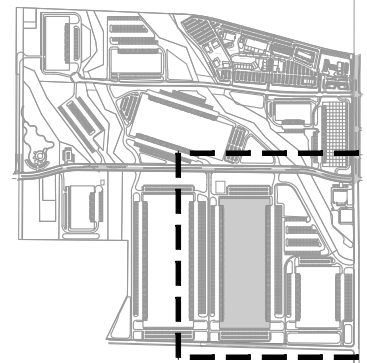
- DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
- EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.



PROACTIVE ENGINEERING  
CONSULTANTS WEST  
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TEMECULA, CA 92590  
951-200-6840

PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 1  
PARCELS 5, 6, 18, 21, 22, 23

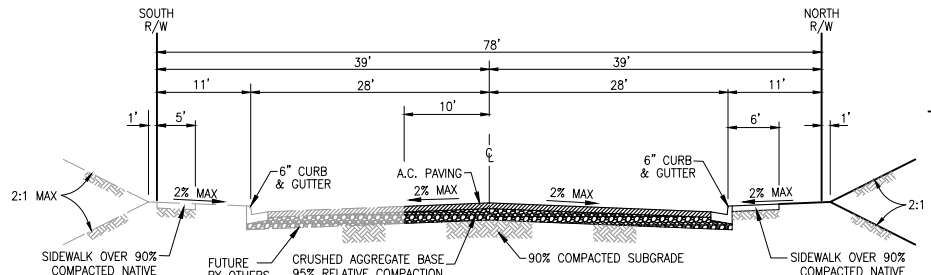
STORM DRAIN IMPROVEMENTS  
COA EXHIBIT PW.STORM.EXB05



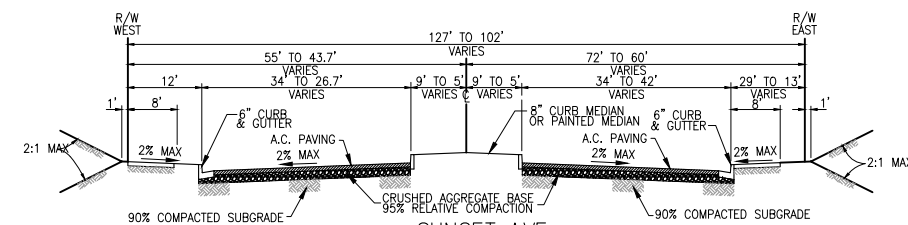
INDEX MAP

## LEGEND

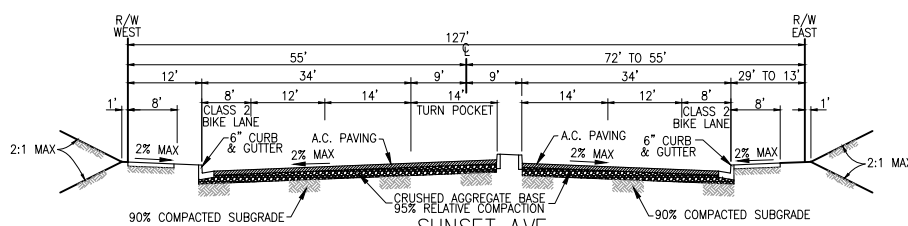
- PARCEL LINES
- DEVELOPMENT AREA 2
- FUTURE RIGHT-OF-WAY
- FUTURE CURB
- PROPOSED RIGHT-OF-WAY
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY
- EXISTING CURB
- TRAFFIC SIGNAL
- STOP CONTROL
- FIRE ACCESS



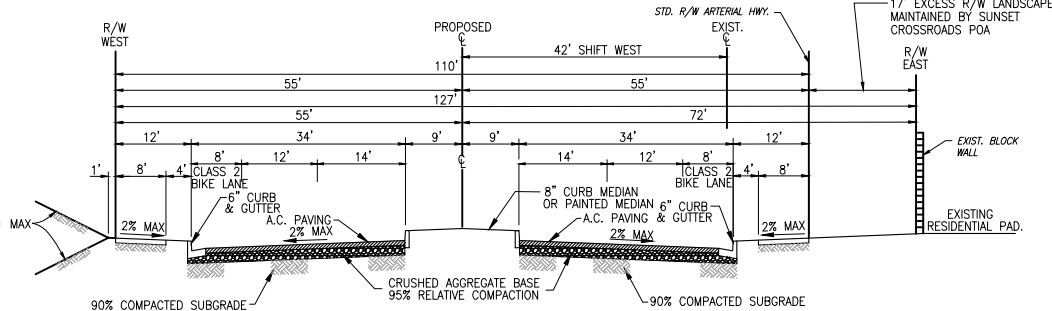
BOBCAT ROAD  
(78' R/W PER CITY STD. ST-100)  
COLLECTOR STREET



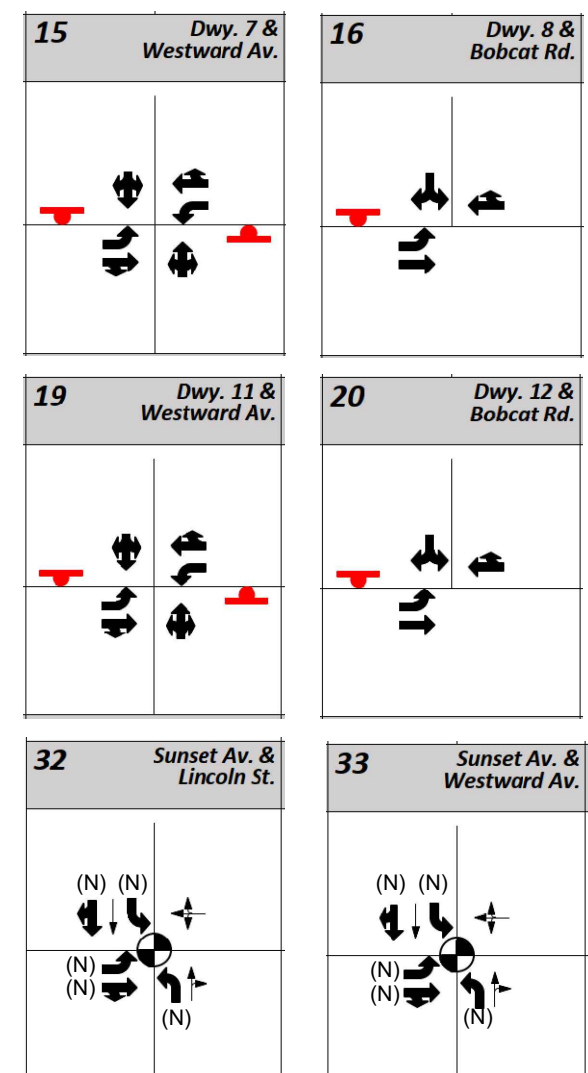
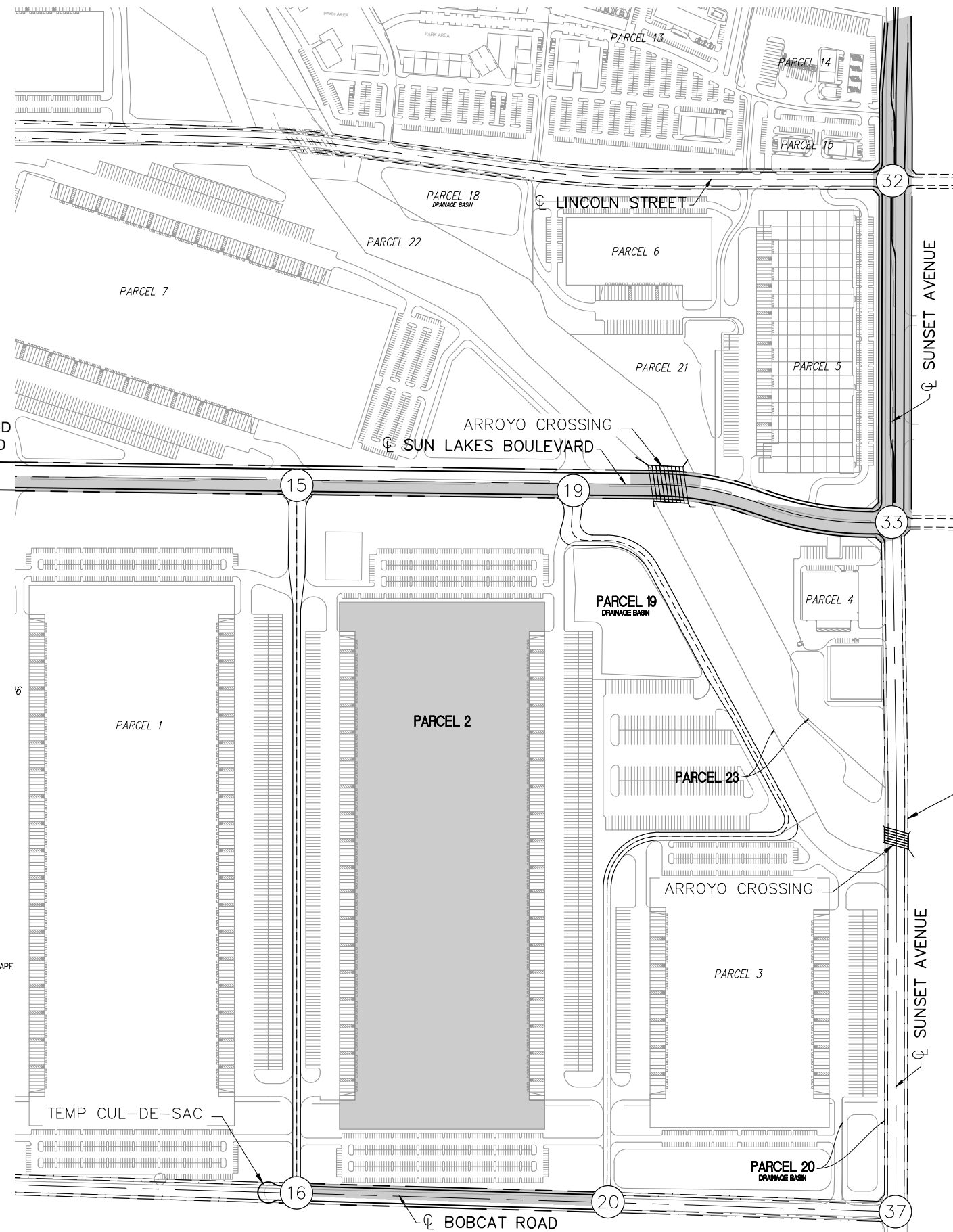
SUNSET AVE  
(270' NORTH OF LINCOLN TO EXISTING STREET)  
(MODIFIED 110' R/W PER CITY STD. ST-101.1)  
ARTERIAL HIGHWAY



SUNSET AVE  
(LINCOLN STREET TO 270' NORTH OF LINCOLN)  
(MODIFIED 110' R/W PER CITY STD. ST-101.1)  
ARTERIAL HIGHWAY



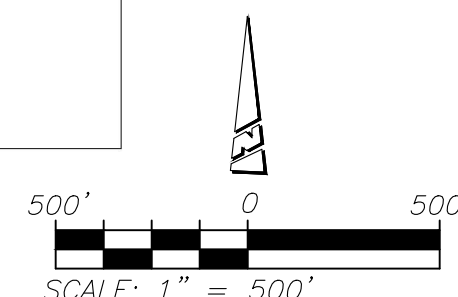
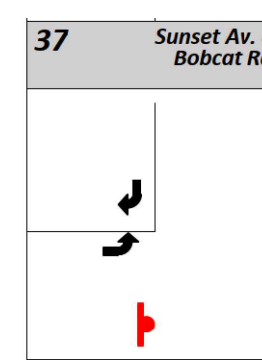
SUNSET AVE  
(NORTH OF SUN LAKES BLVD. TO LINCOLN STREET)  
(MODIFIED 110' R/W PER CITY STD. ST-101.1)  
ARTERIAL HIGHWAY



(N) - INSTALL TRAFFIC SIGNAL

STREET NEED TO BE COMPLETE BEFORE THE COMPLETION OF EITHER 1) BOTH DA 4&5, OR 2) BOTH DA 2&5. (DA 2 AND DA 4 CANNOT BOTH BE COMPLETED PRIOR TO SEGMENTS 3 AND 4 ARE COMPLETED.)

NOTES:  
SUN LAKES BOULEVARD BUILT PER CITY PLAN # CIP-2020-04



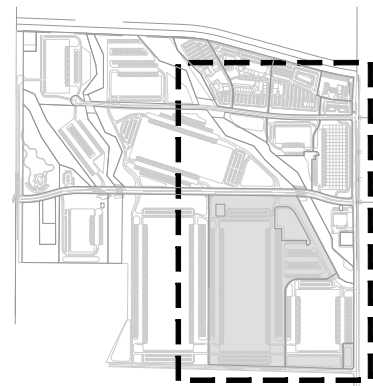
PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840

## PUBLIC IMPROVEMENTS EXHIBITS SUNSET CROSSROADS - DEVELOPMENT AREA 2 PARCELS 2, 19, 20, 23

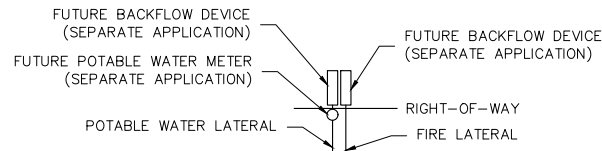
STREET IMPROVEMENTS  
COA EXHIBIT PW.STREETS.EXB06

# LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 2
- PROPOSED WATER
- EXISTING WATER
- WATER PER OTHER DEVELOPMENT AREA
- PRIVATE WATER (FOR REFERENCE)

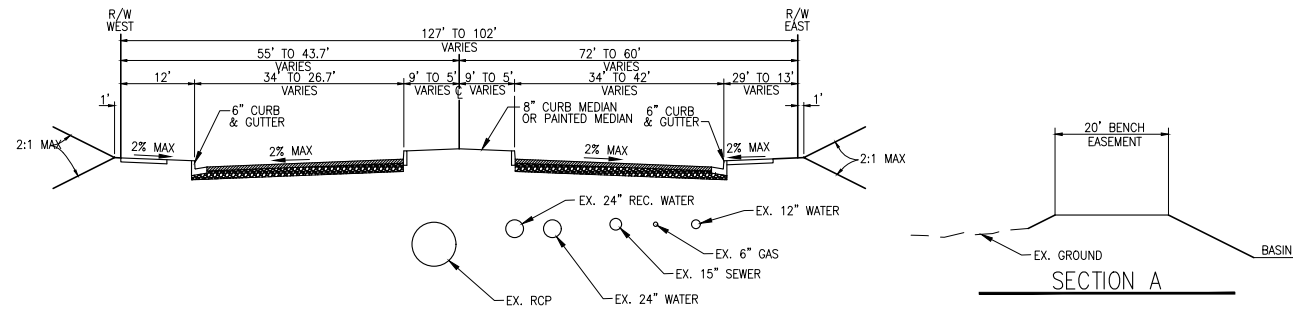


INDEX MAP

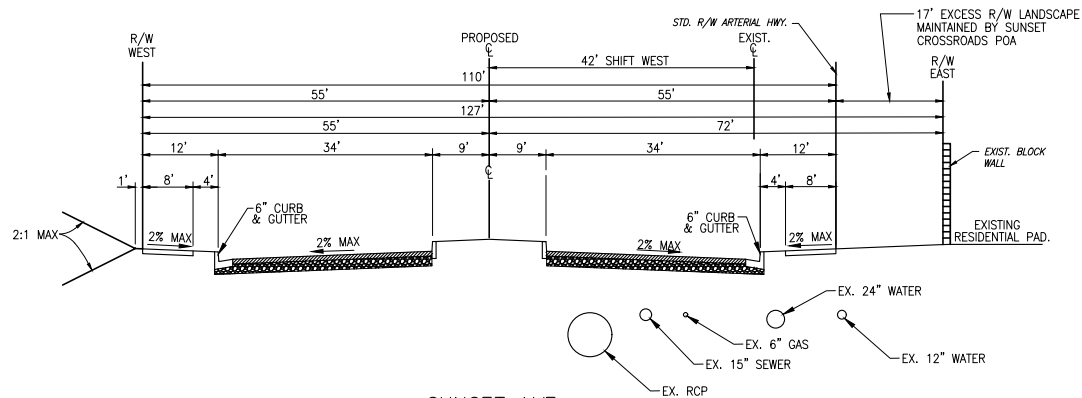


NOTE:  
LATERAL AND METER SIZING TO  
BE DETERMINED AT FINAL ENGINEERING

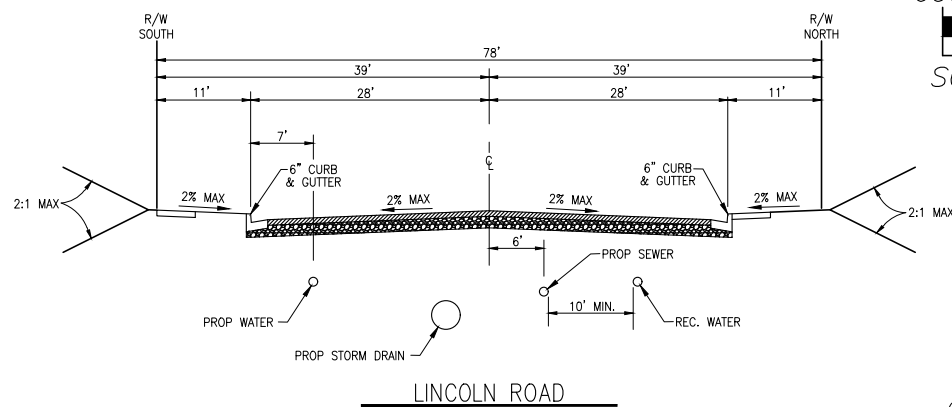
- NOTES:
- DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
  - EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.



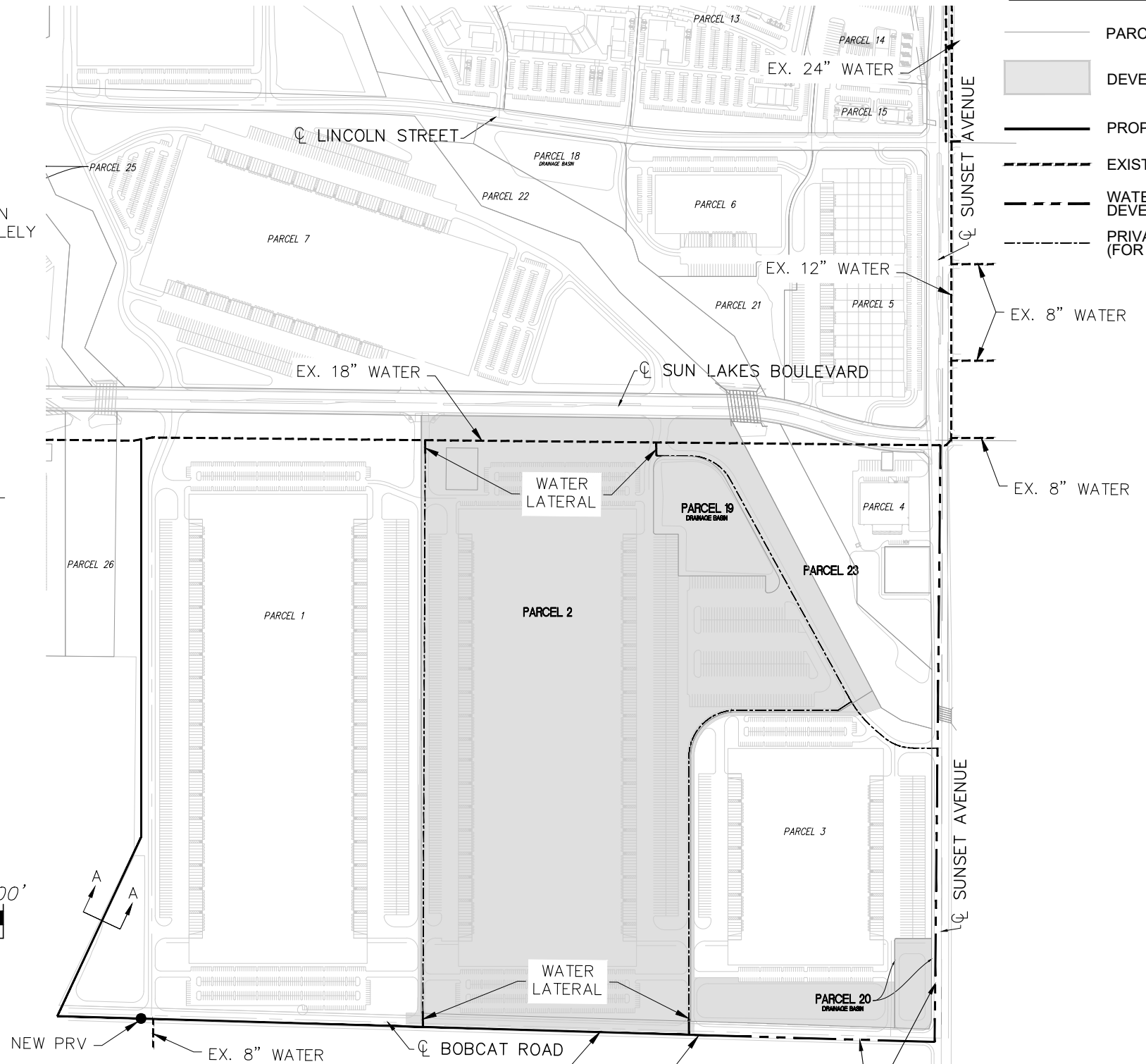
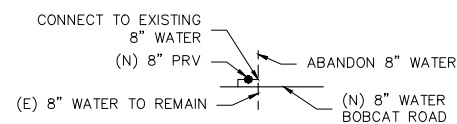
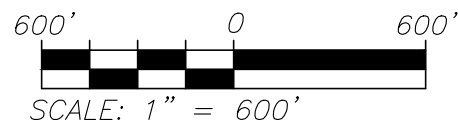
SUNSET AVE  
(NORTH OF LINCOLN TO EXISTING STREET)



SUNSET AVE  
(NORTH OF SUN LAKES BLVD. TO LINCOLN STREET)

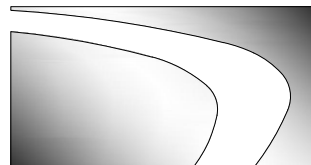


LINCOLN ROAD



TEMP END, INSTALL BLOW-OFF AND/OR AV/AR, AUTO FLUSH WITH CONNECTION TO SD

WATER NEED TO BE COMPLETE BEFORE THE COMPLETION OF EITHER 1) BOTH DA 4&5, OR 2) BOTH DA 2&5. (DA 2 AND DA 4 CANNOT BOTH BE COMPLETED PRIOR TO SEGMENTS 3 AND 4 ARE COMPLETED.)

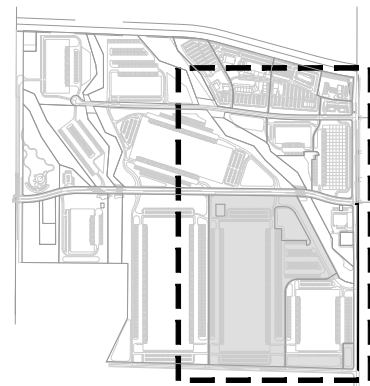


PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840

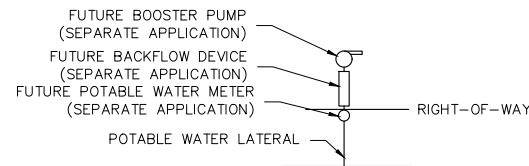
PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 2  
PARCELS 2, 19, 20, 23

WATER IMPROVEMENTS  
COA EXHIBIT PW.WATER.EXB07





INDEX MAP



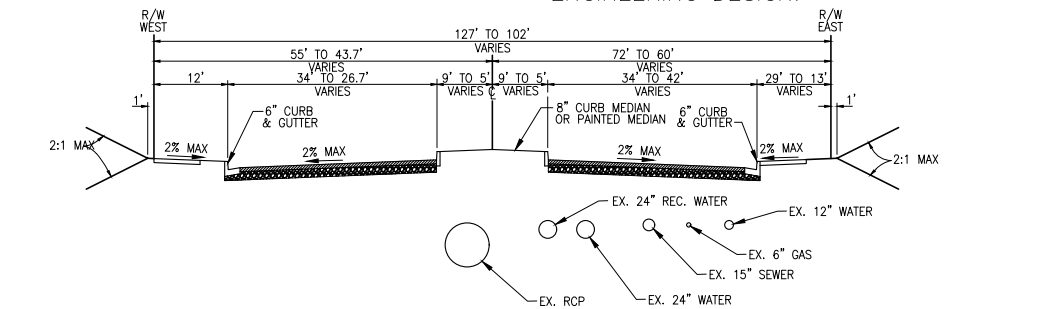
- NOTE:
- LATERAL AND METER SIZING TO BE DETERMINED AT FINAL ENGINEERING
  - RECYCLED WATER HYDRAULIC ANALYSIS IS REQUIRED FOR EACH CONNECTION UTILIZING RECYCLED WATER.

NOTES:

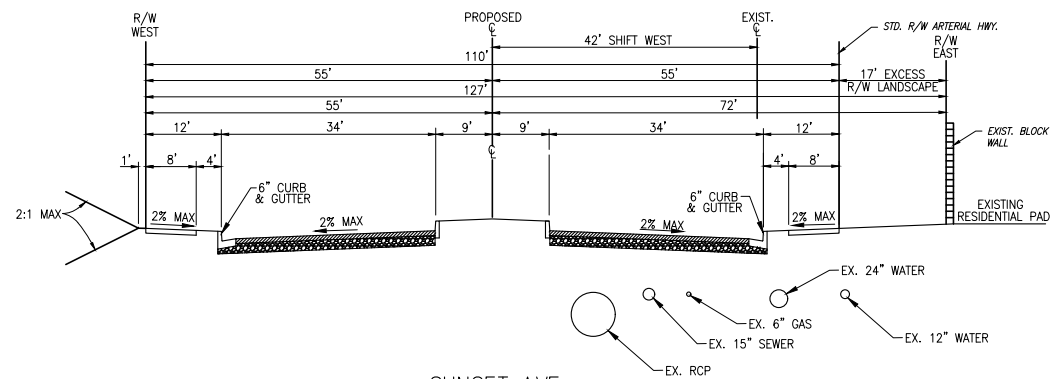
- DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
- EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.

## LEGEND

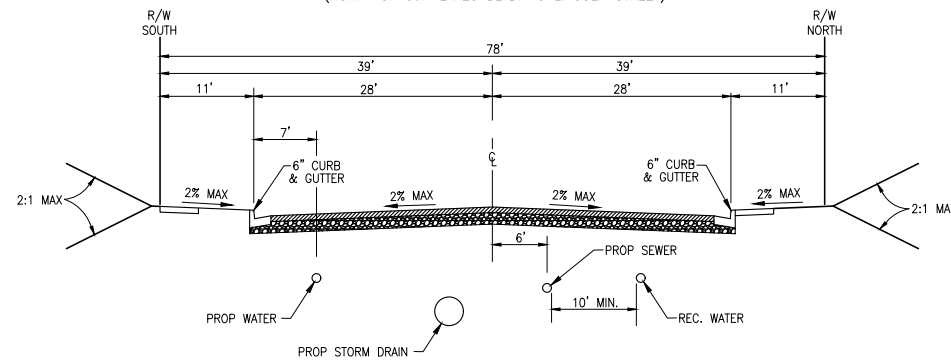
- PARCEL LINES
- DEVELOPMENT AREA 2
- PROPOSED REC WATER
- EXISTING REC. WATER
- WATER PER OTHER DEVELOPMENT AREA



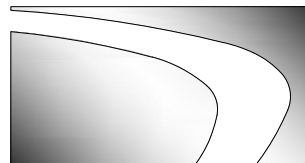
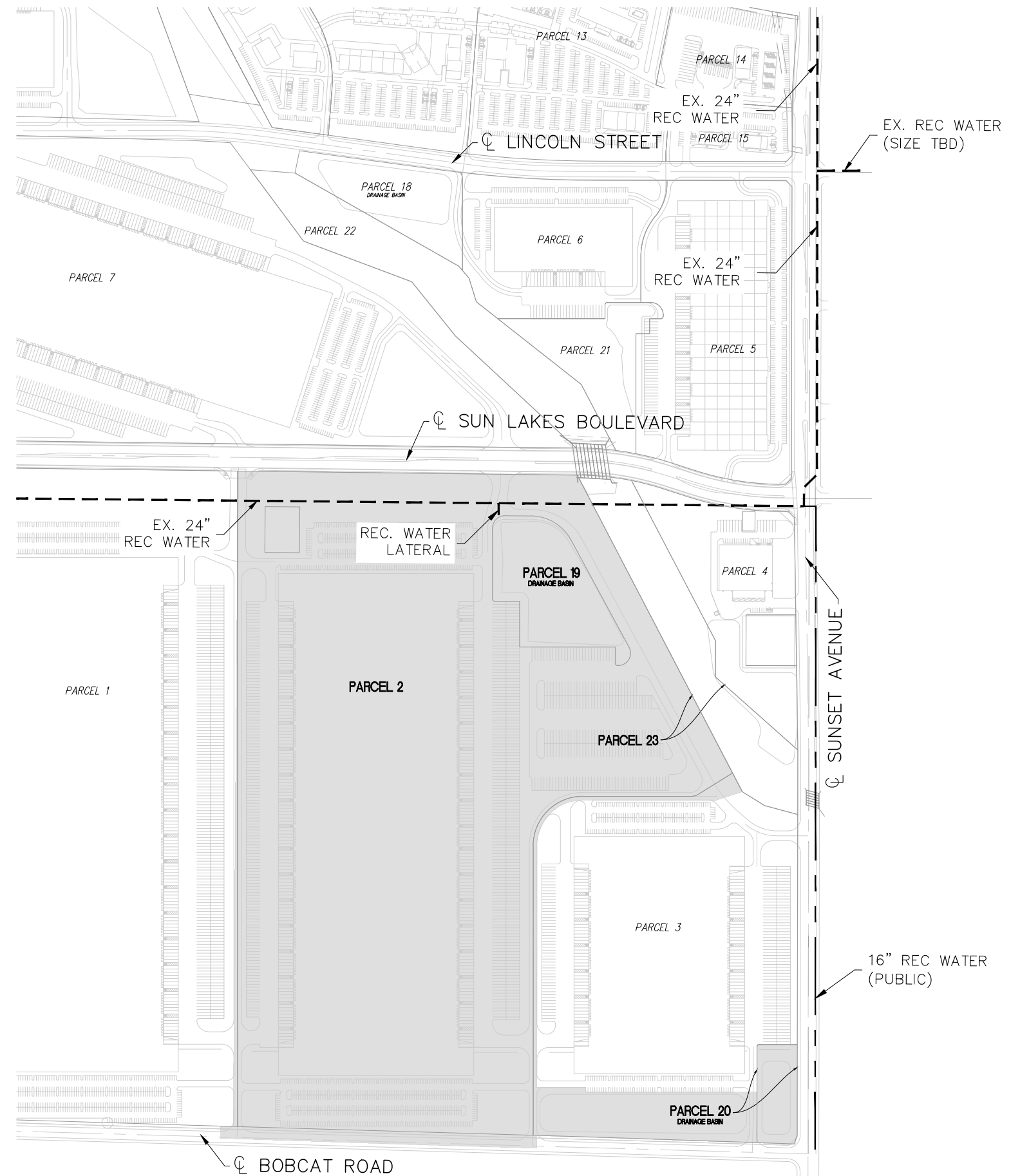
SUNSET AVE  
(NORTH OF LINCOLN TO EXISTING STREET)



SUNSET AVE  
(NORTH OF SUN LAKES BLVD. TO LINCOLN STREET)



LINCOLN ROAD



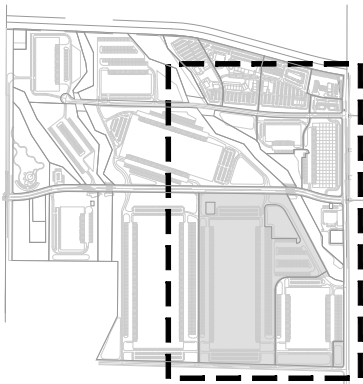
PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840

PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 2  
PARCELS 2, 19, 20, 23

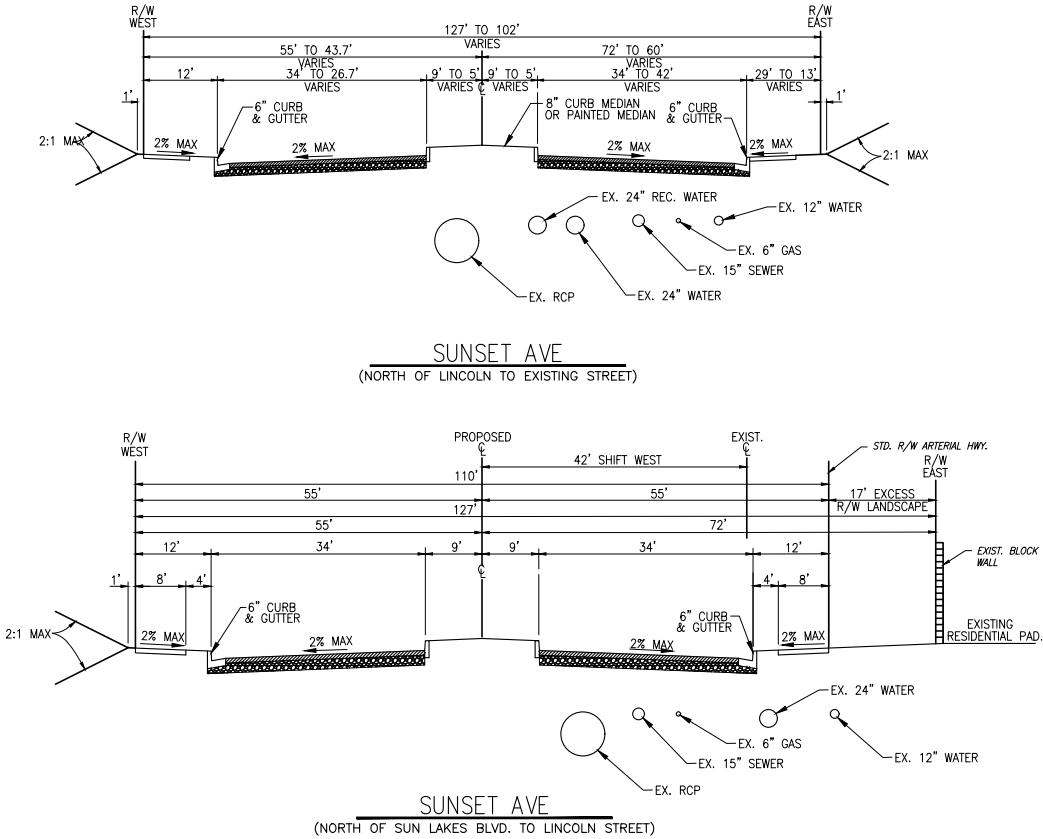
REC. WATER IMPROVEMENTS  
COA EXHIBIT PW.RECWATER.EXB08

# LEGEND

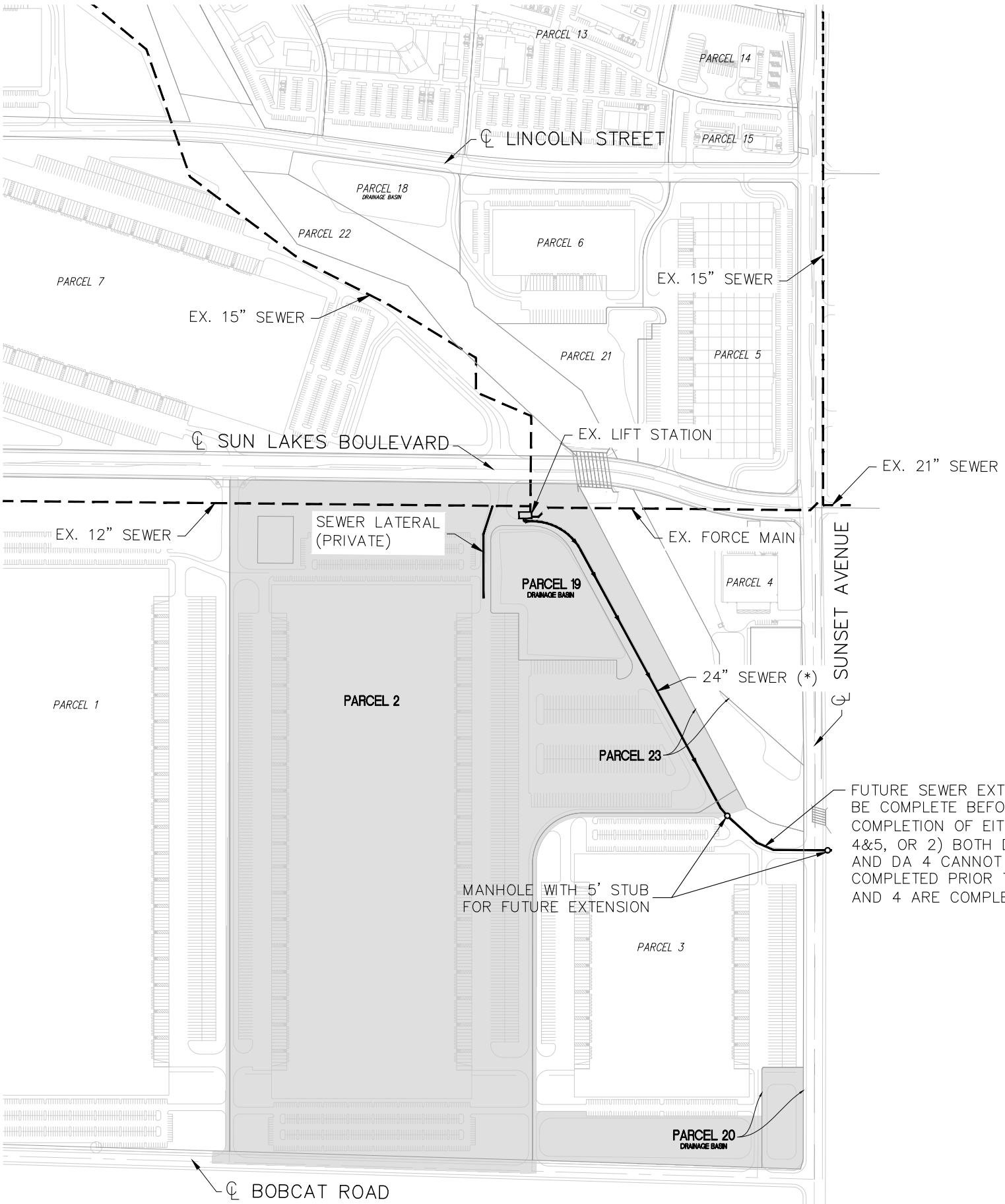
- PARCEL LINES
- DEVELOPMENT AREA 2
- PROPOSED SEWER
- EXISTING SEWER
- PRIVATE SEWER (FOR REFERENCE)



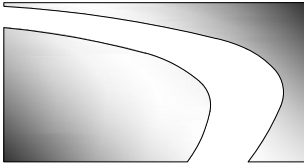
INDEX MAP



- NOTES:
- DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
  - EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.
- \* PROPOSED GRAVITY SEWER FROM WESTWARD LIFT STATION TO SUNSET AVE. SEWER IS TO REMAIN DRY UNTIL DOWNSTREAM SEWER IS CONSTRUCTED BY OTHERS.



FUTURE SEWER EXTENSION NEEDS TO BE COMPLETE BEFORE THE COMPLETION OF EITHER 1) BOTH DA 4&5, OR 2) BOTH DA 2&5. (DA 2 AND DA 4 CANNOT BOTH BE COMPLETED PRIOR TO SEGMENTS 3 AND 4 ARE COMPLETED.)



PROACTIVE ENGINEERING  
CONSULTANTS WEST  
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TEMECULA, CA 92590  
951-200-6840

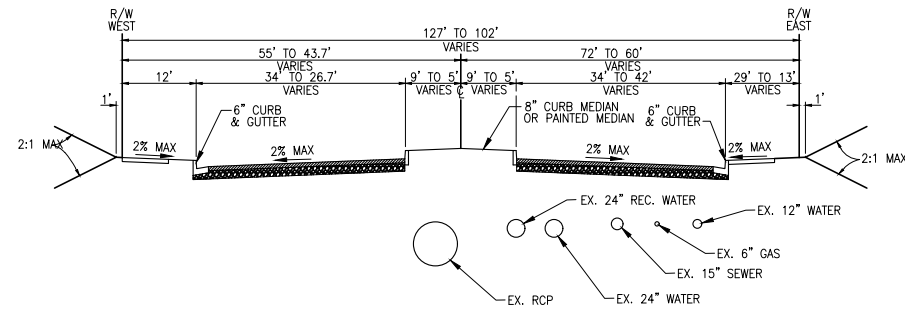
PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 2  
PARCELS 2, 19, 20, 23

SEWER IMPROVEMENTS  
COA EXHIBIT PW.SEWER.EXB09

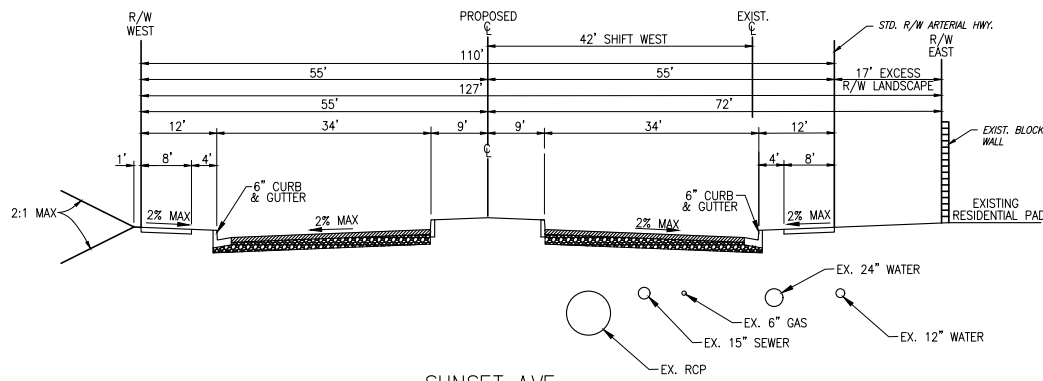
# LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 2
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- STORM DRAIN PER OTHER DEVELOPMENT AREA
- PRIVATE STORM DRAIN (FOR REFERENCE)

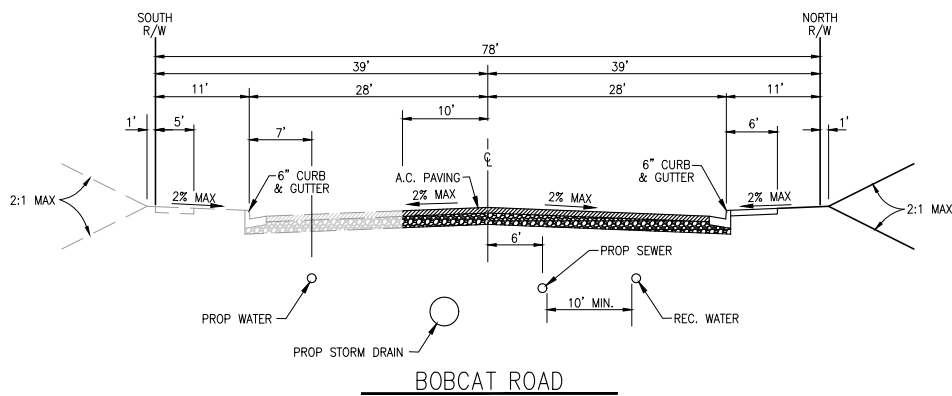
INDEX MAP



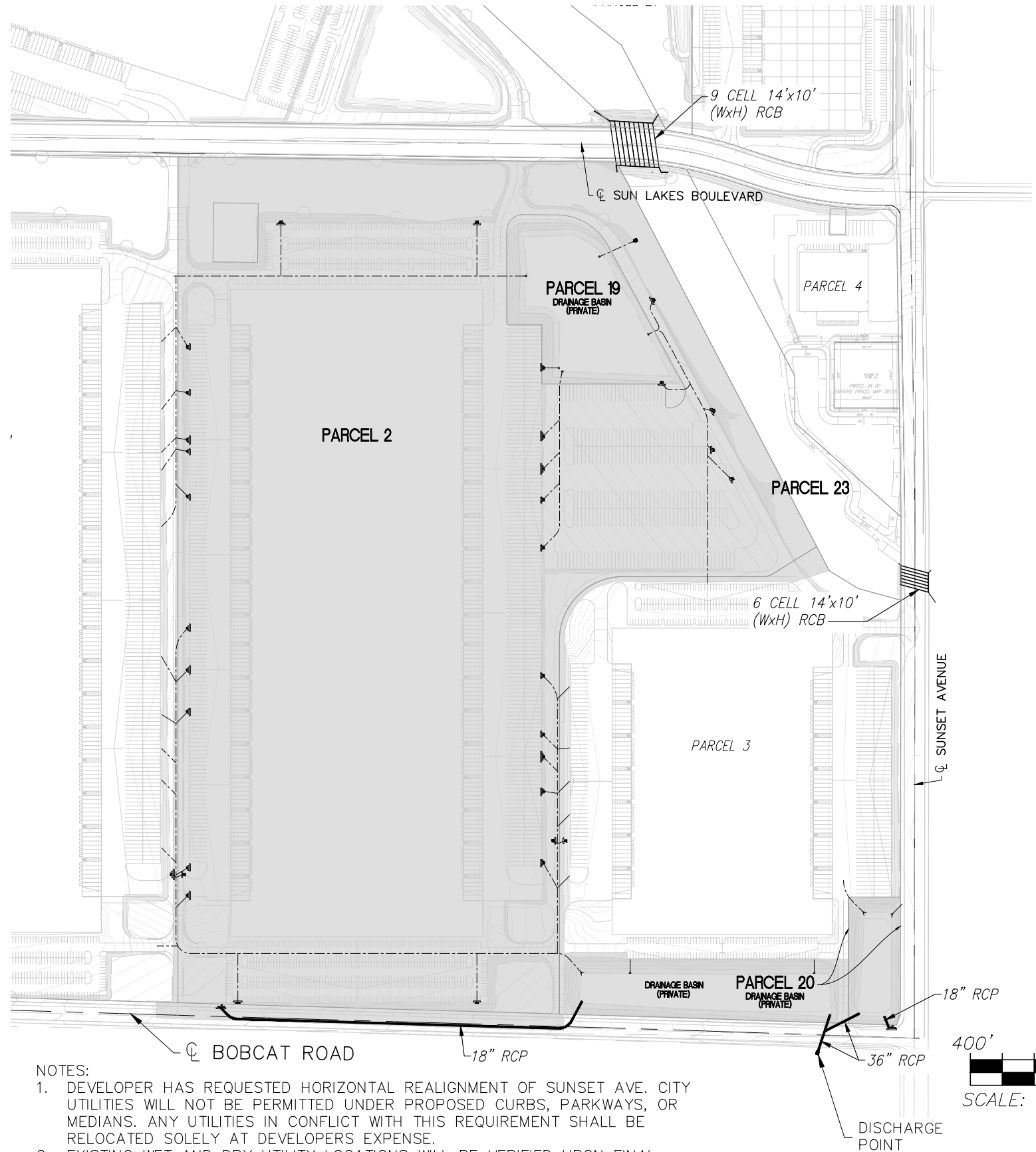
SUNSET AVE  
(NORTH OF LINCOLN TO EXISTING STREET)



SUNSET AVE  
(NORTH OF SUN LAKES BLVD. TO LINCOLN STREET)

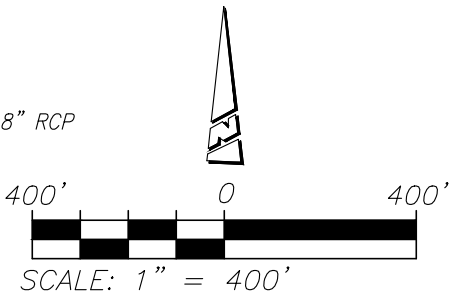


BOBCAT ROAD



## NOTES:

- DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
- EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.

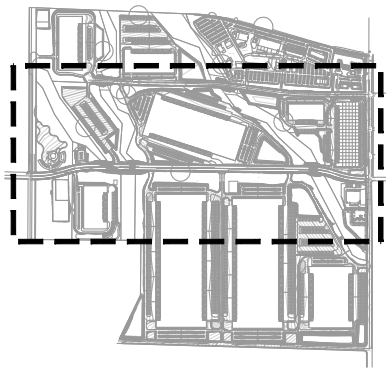


## PUBLIC IMPROVEMENTS EXHIBITS SUNSET CROSSROADS - DEVELOPMENT AREA 2 PARCELS 2, 19, 20, 23

## STORM DRAIN IMPROVEMENTS COA EXHIBIT PW.STORM.EXB10

PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
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951-200-6840

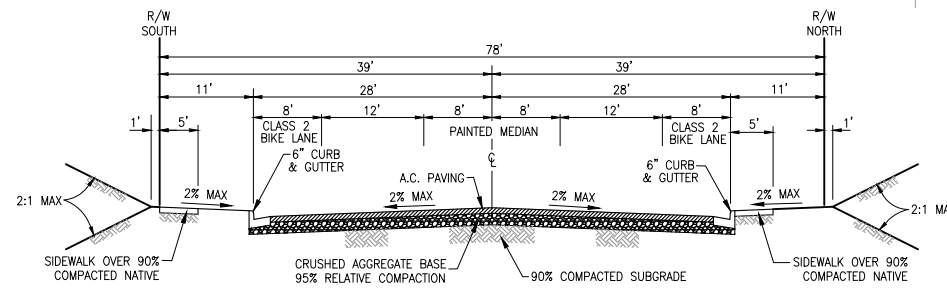
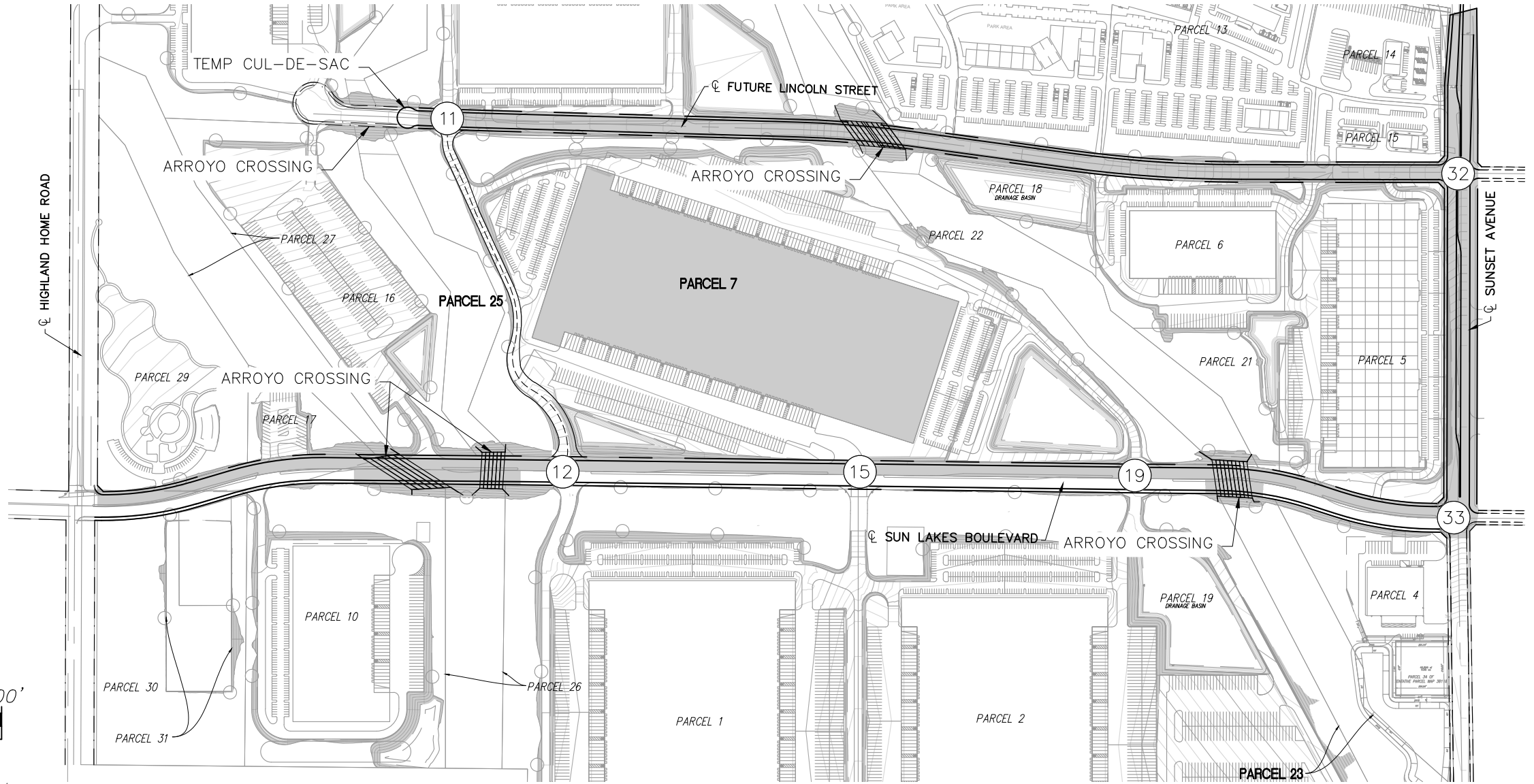




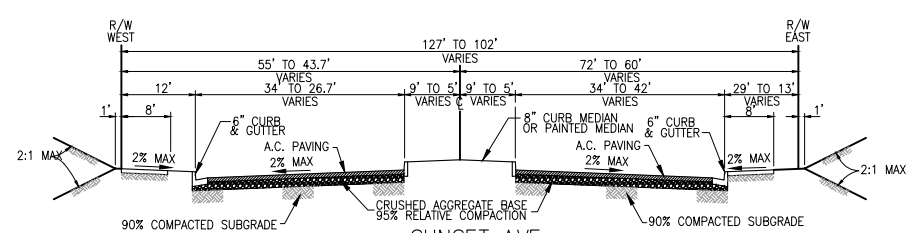
INDEX MAP

## LEGEND

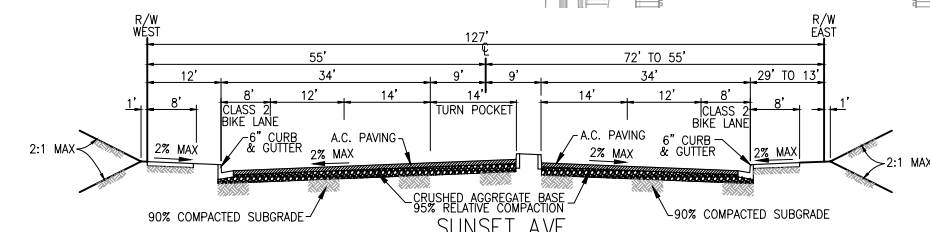
- PARCEL LINES
- DEVELOPMENT AREA 3
- FUTURE RIGHT-OF-WAY
- FUTURE CURB
- PROPOSED RIGHT-OF-WAY
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY
- EXISTING CURB
- STOP CONTROL
- FIRE ACCESS



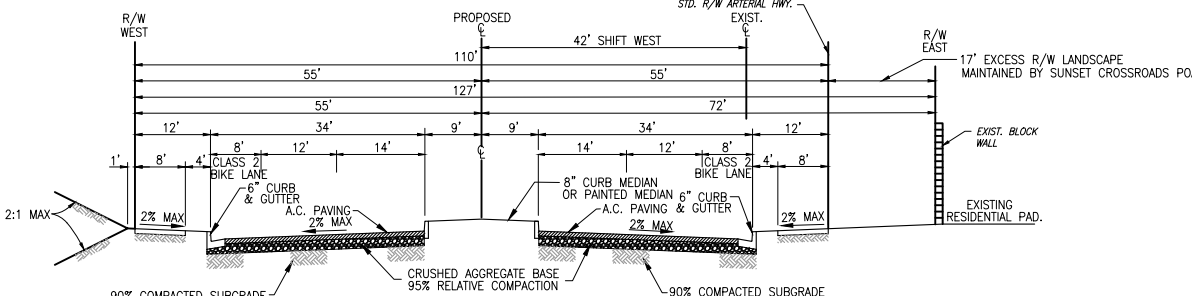
LINCOLN ROAD  
(78' R/W PER CITY STD. ST-100)  
COLLECTOR STREET



SUNSET AVE  
(270' NORTH OF LINCOLN TO EXISTING STREET)  
(MODIFIED 110' R/W PER CITY STD. ST-101.1)  
ARTERIAL HIGHWAY

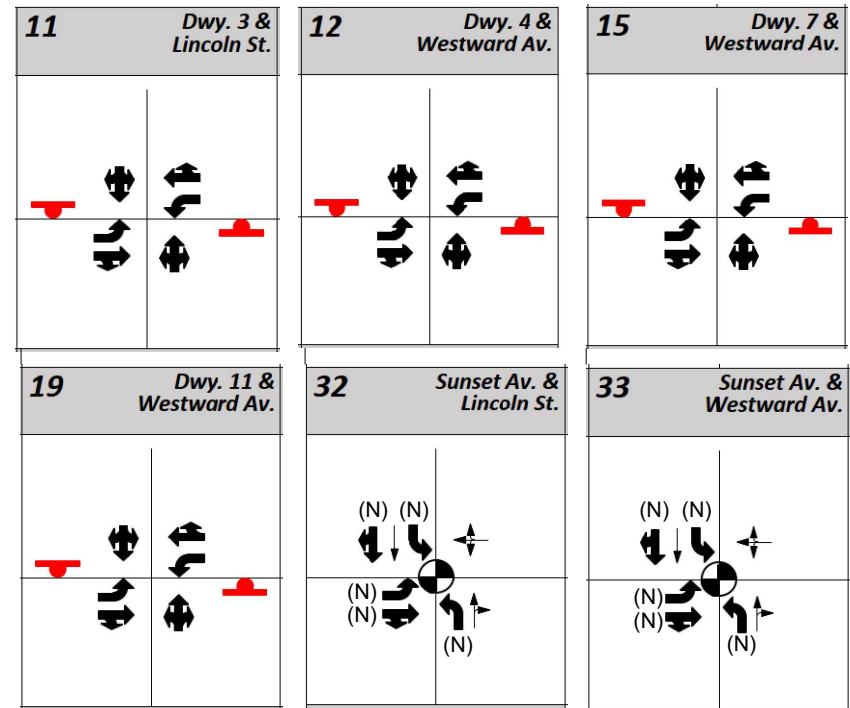


SUNSET AVE  
(LINCOLN STREET TO 270' NORTH OF LINCOLN)  
(MODIFIED 110' R/W PER CITY STD. ST-101.1)  
ARTERIAL HIGHWAY



SUNSET AVE  
(NORTH OF SUN LAKES BLVD. TO LINCOLN STREET)  
(MODIFIED 110' R/W PER CITY STD. ST-101.1)  
ARTERIAL HIGHWAY

NOTES:  
SUN LAKES BOULEVARD BUILT PER CITY  
PLAN # CIP-2020-04

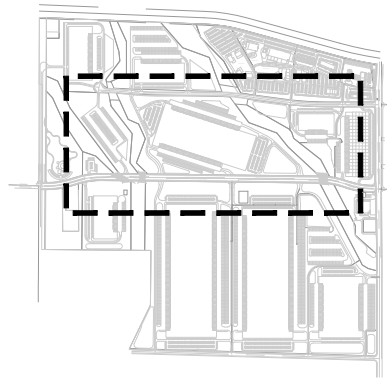


(N) - INSTALL TRAFFIC SIGNAL

PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840

## PUBLIC IMPROVEMENTS EXHIBITS SUNSET CROSSROADS - DEVELOPMENT AREA 3 PARCELS 7, 25

STREET IMPROVEMENTS  
COA EXHIBIT PW.STREETS.EXB11



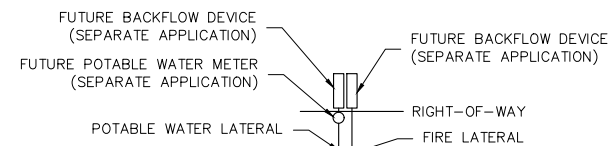
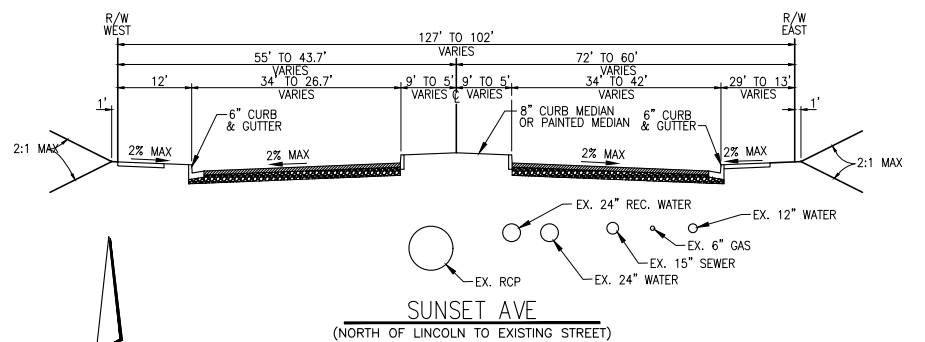
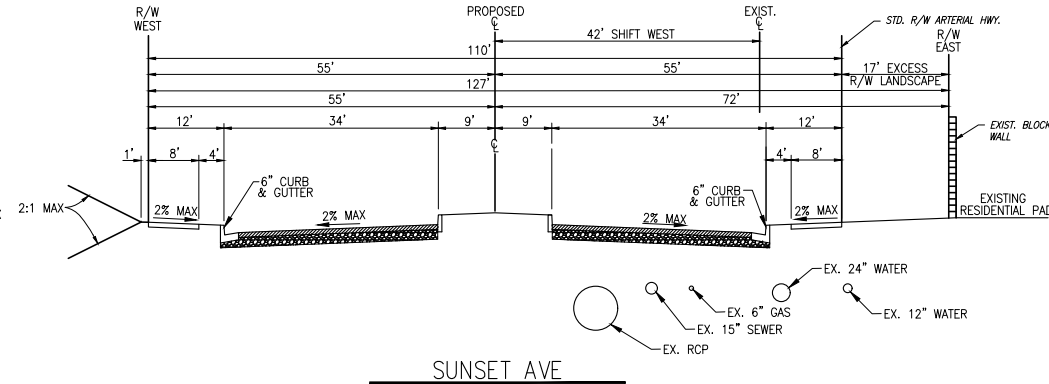
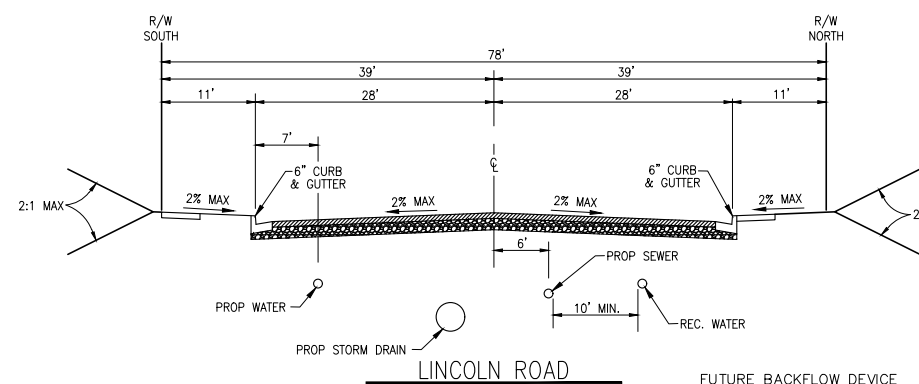
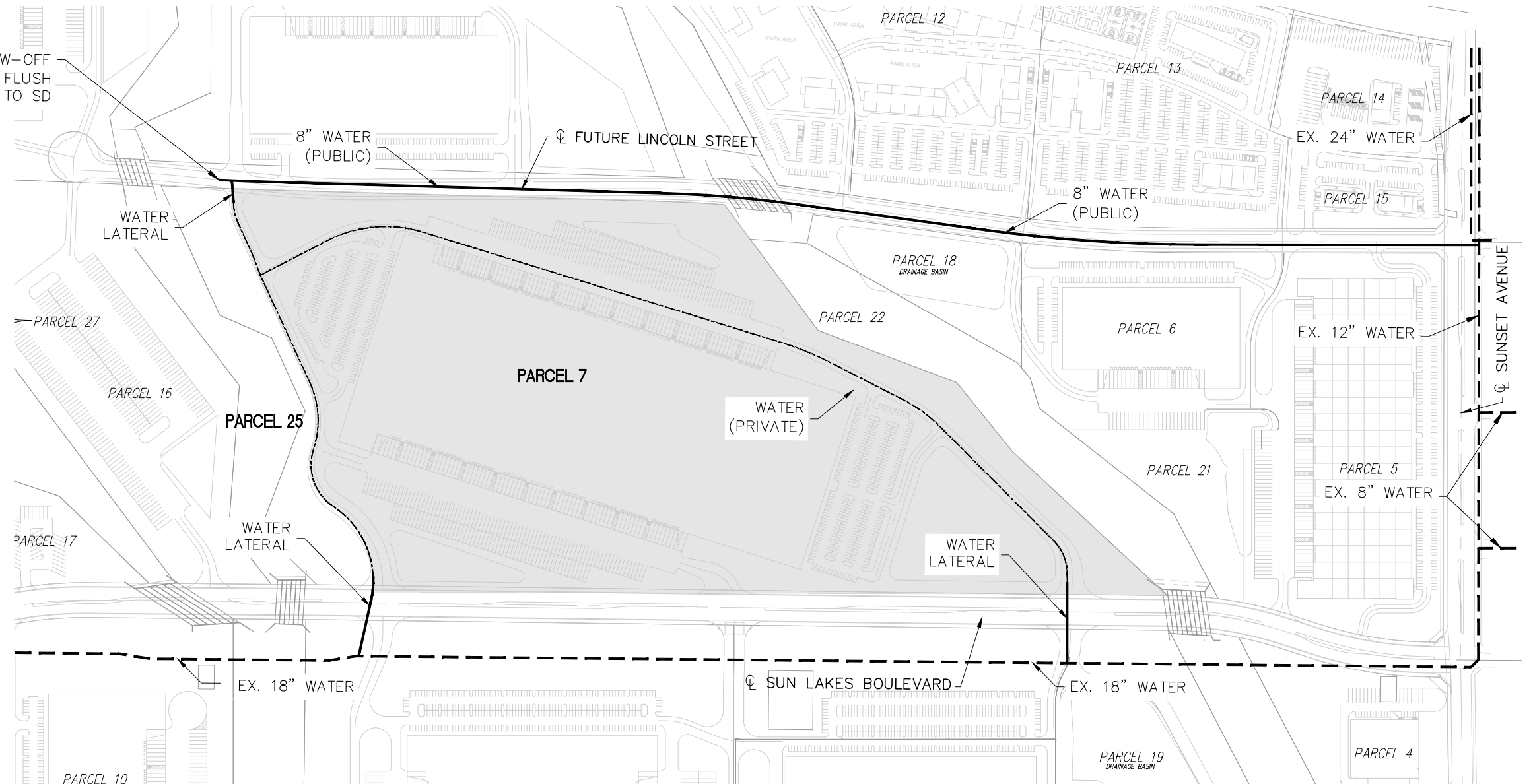
INDEX MAP

NOTES:

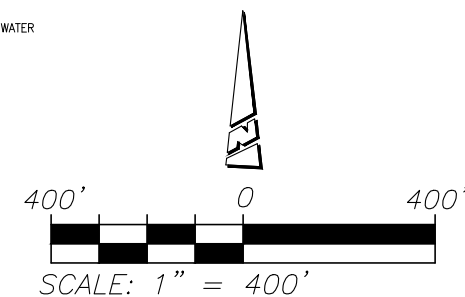
1. DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
2. EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.

## LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 3
- PROPOSED WATER
- EXISTING WATER
- WATER PER OTHER DEVELOPMENT AREA
- PRIVATE WATER (FOR REFERENCE)



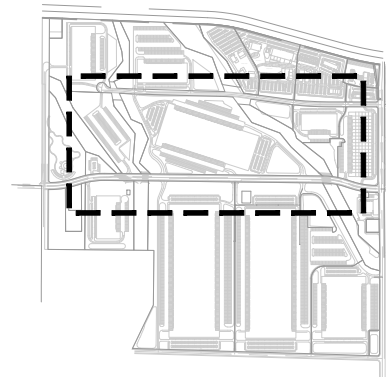
NOTE:  
LATERAL AND METER SIZING TO  
BE DETERMINED AT FINAL ENGINEERING



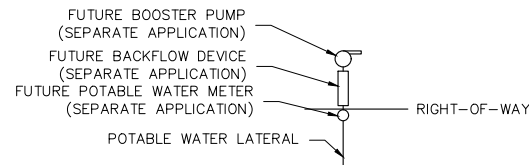
PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840

PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 3  
PARCELS 7, 25

WATER IMPROVEMENTS  
COA EXHIBIT PW.WATER.EXB12



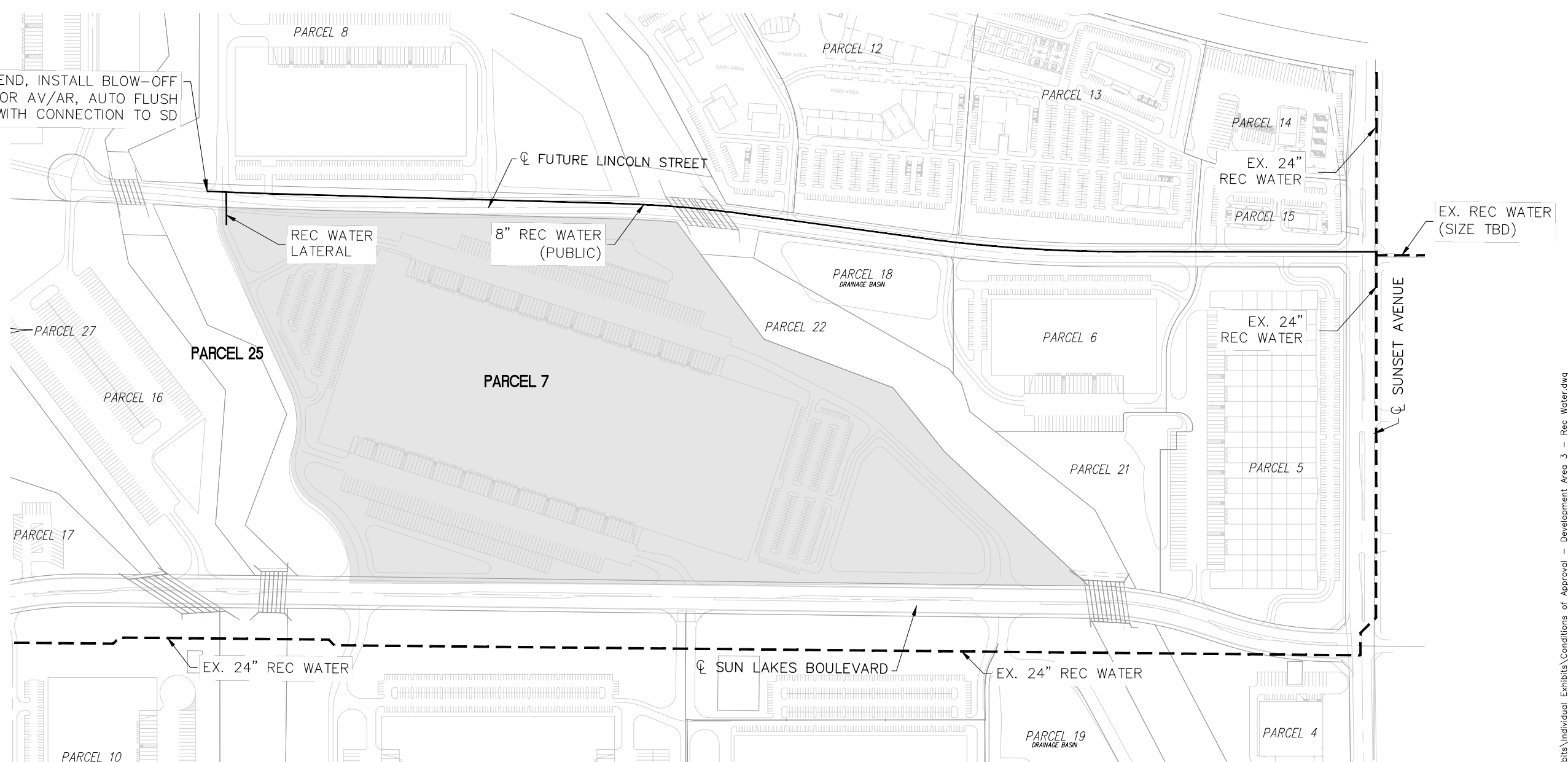
INDEX MAP



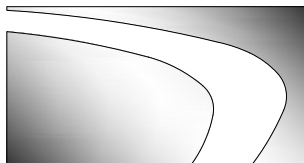
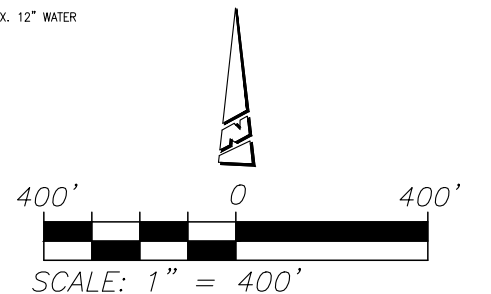
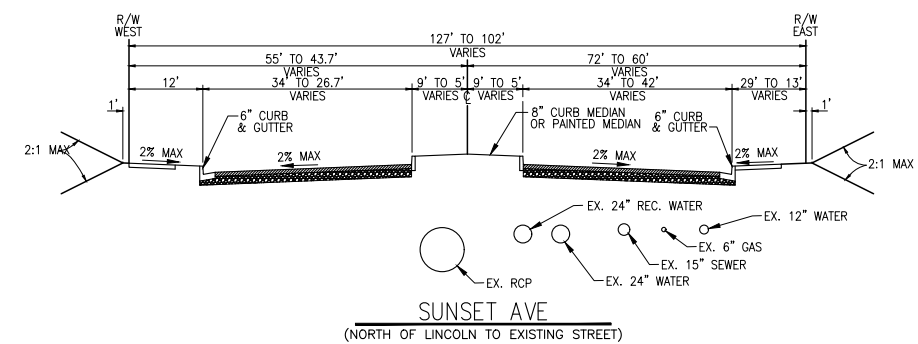
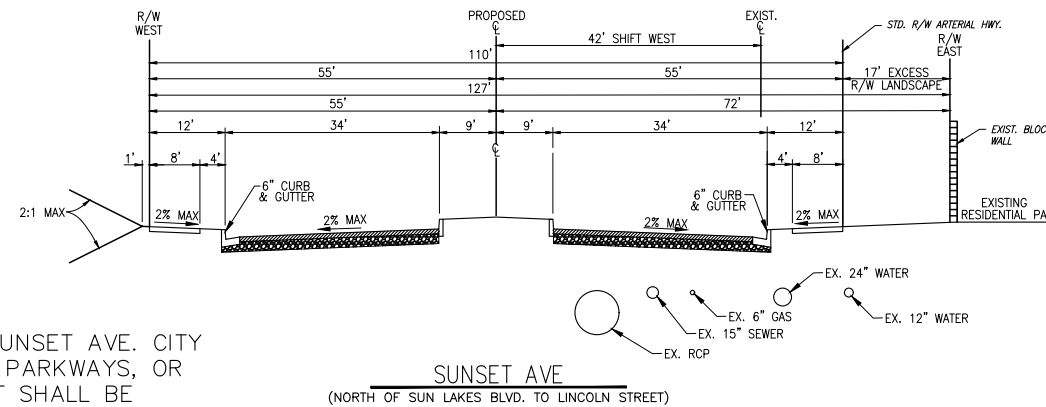
- NOTE:
- LATERAL AND METER SIZING TO BE DETERMINED AT FINAL ENGINEERING
  - RECYCLED WATER HYDRAULIC ANALYSIS IS REQUIRED FOR EACH CONNECTION UTILIZING RECYCLED WATER.

## LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 3
- PROPOSED REC WATER
- EXISTING REC. WATER



- NOTES:
- DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
  - EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.

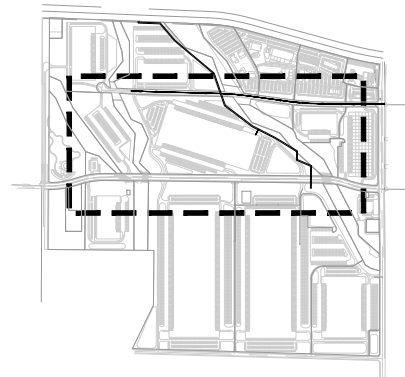


PROACTIVE ENGINEERING  
CONSULTANTS WEST  
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TEMECULA, CA 92590  
951-200-6840

## PUBLIC IMPROVEMENTS EXHIBITS SUNSET CROSSROADS - DEVELOPMENT AREA 3 PARCELS 7, 25

REC. WATER IMPROVEMENTS  
COA EXHIBIT PW.RECWATER.EXB13

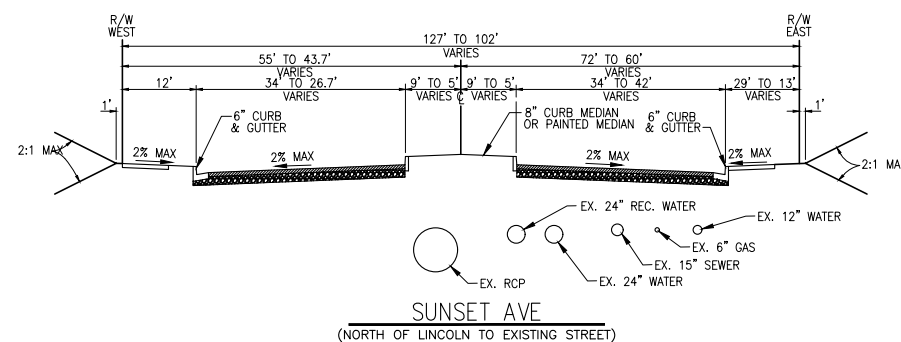
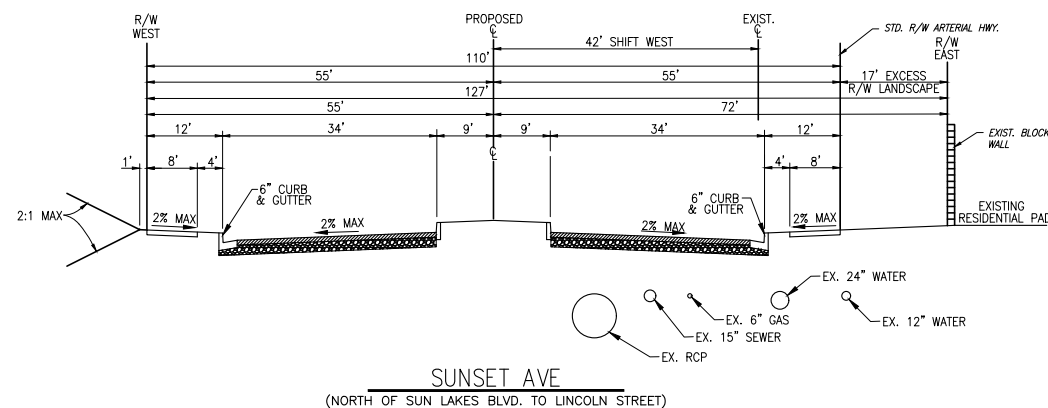
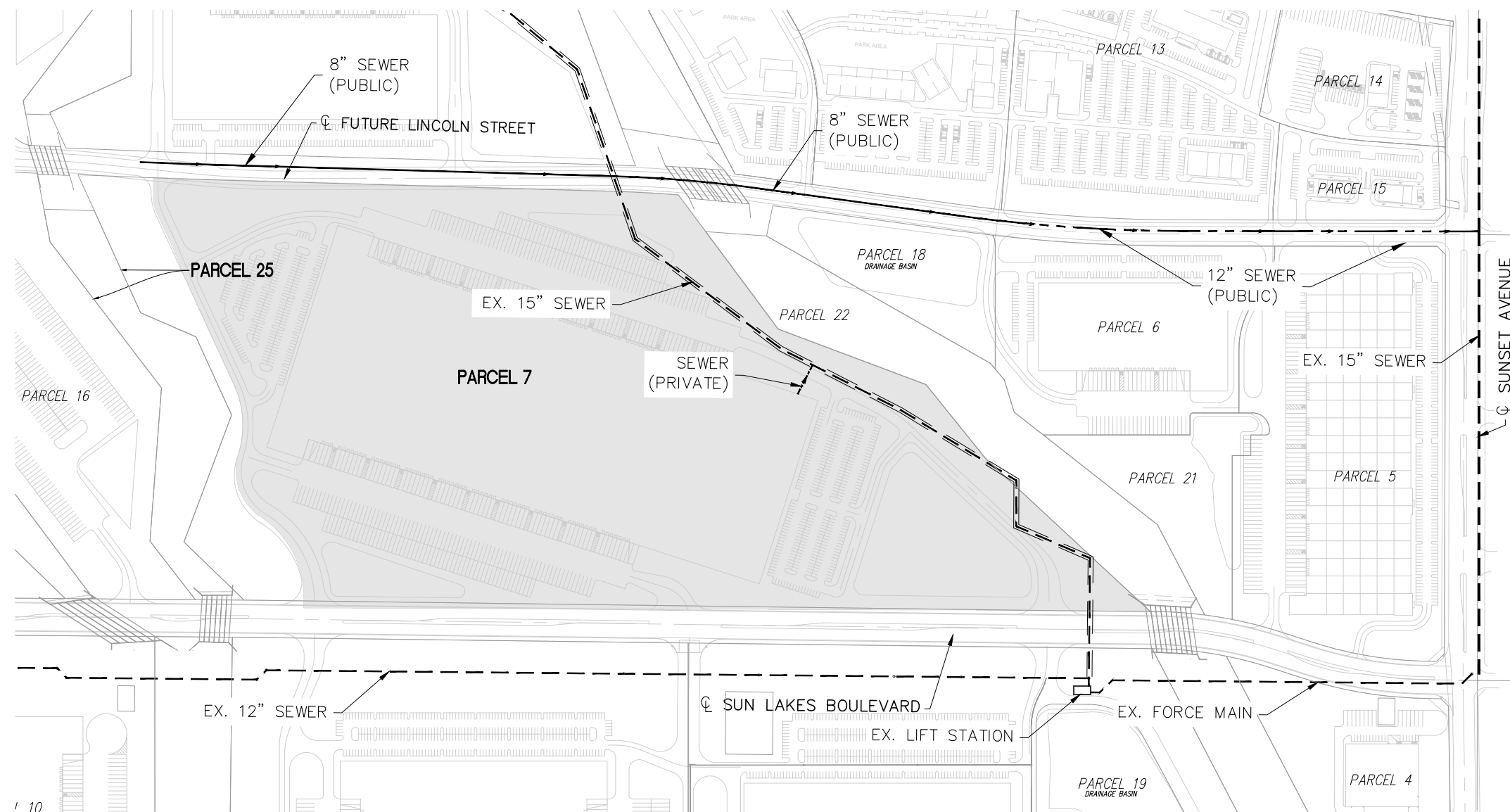




INDEX MAP

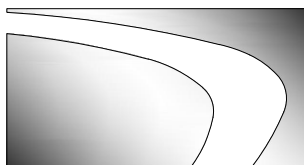
## LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 3
- PROPOSED SEWER
- - - EXISTING SEWER
- - - PRIVATE SEWER (FOR REFERENCE)



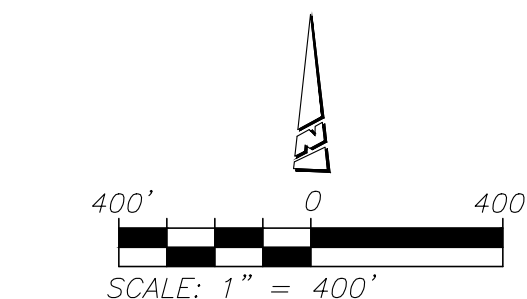
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2. EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.

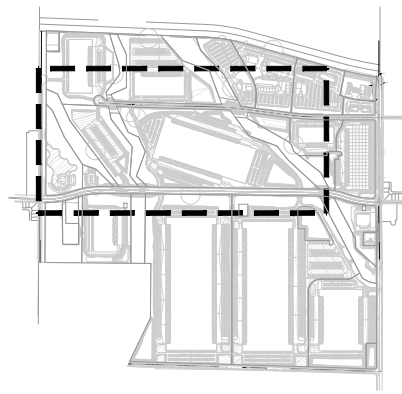


PROACTIVE ENGINEERING  
CONSULTANTS WEST  
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951-200-6840

## PUBLIC IMPROVEMENTS EXHIBITS SUNSET CROSSROADS - DEVELOPMENT AREA 3 PARCELS 7, 25



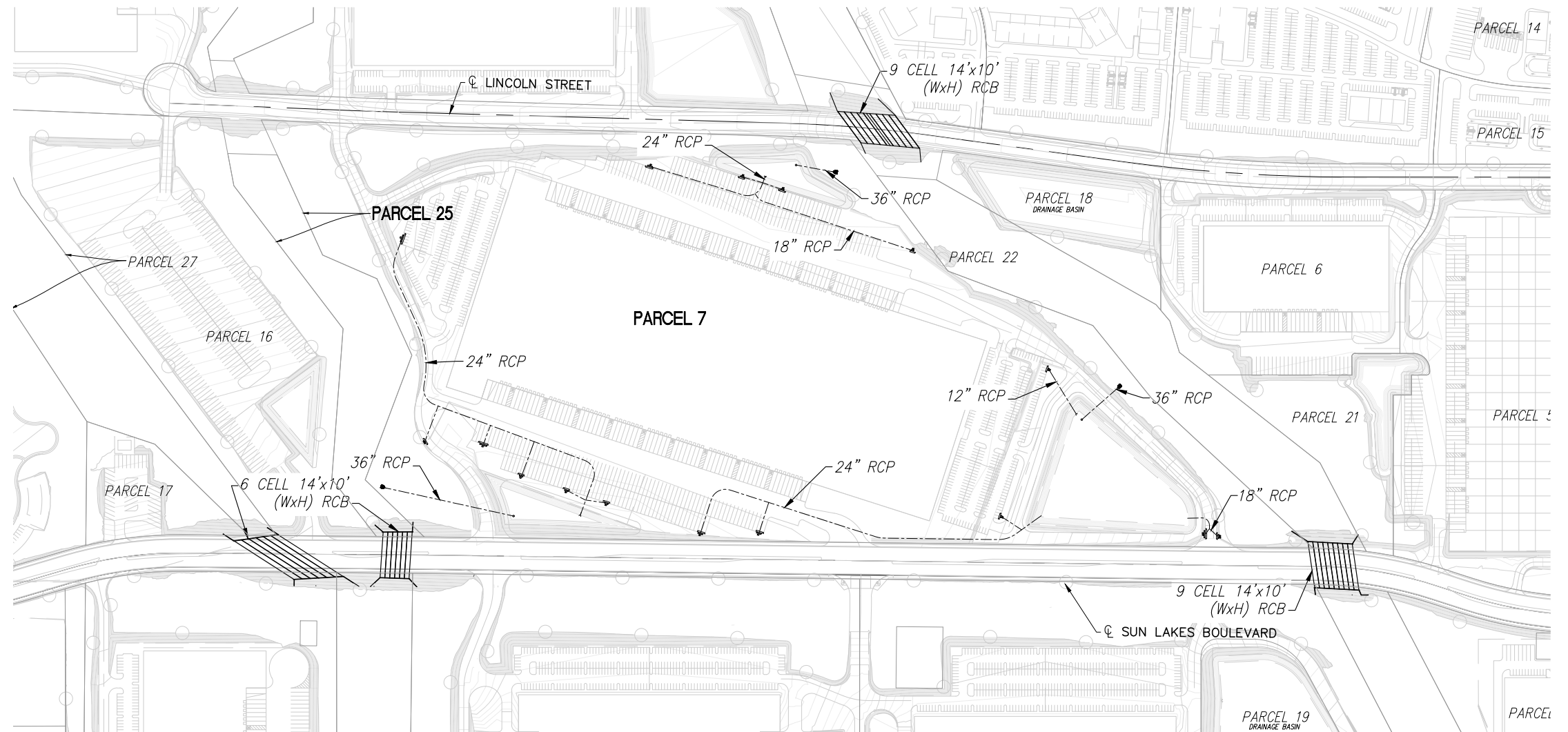
SEWER IMPROVEMENTS  
COA EXHIBIT PW.SEWER.EXB14



INDEX MAP

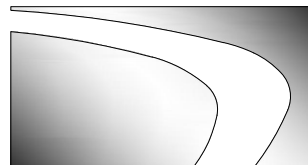
## LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 3
- PROPOSED STORM DRAIN
- PRIVATE STORM DRAIN (FOR REFERENCE)



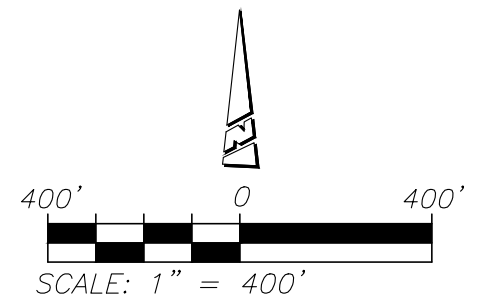
### NOTES:

1. DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
2. EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.



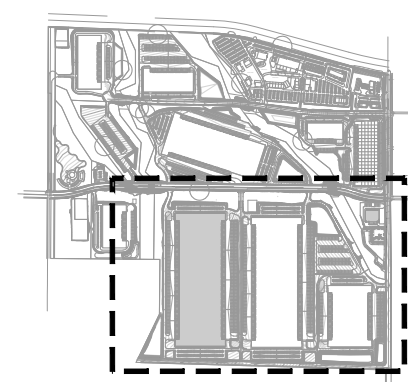
PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840

## PUBLIC IMPROVEMENTS EXHIBITS SUNSET CROSSROADS - DEVELOPMENT AREA 3 PARCELS 7, 25



STORM DRAIN IMPROVEMENTS  
COA EXHIBIT PW.STORM.EXB15

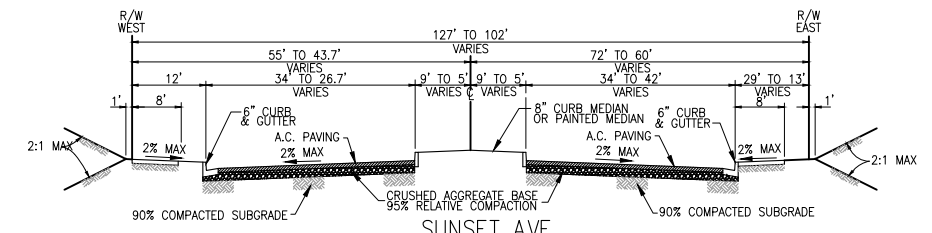




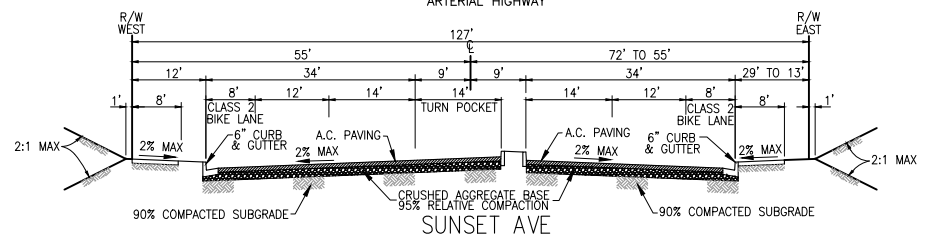
INDEX MAP

LEGEND

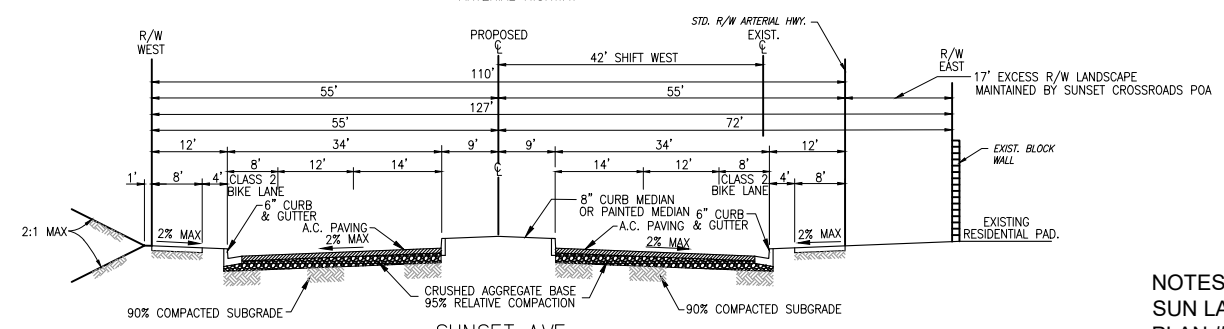
- PARCEL LINES
- DEVELOPMENT AREA 4
- FUTURE RIGHT-OF-WAY
- FUTURE CURB
- PROPOSED RIGHT-OF-WAY
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY
- EXISTING CURB
- STOP CONTROL
- FIRE ACCESS



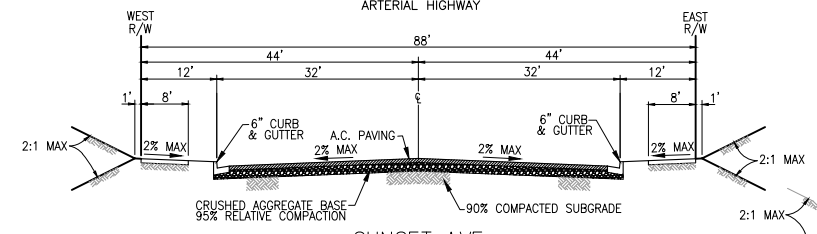
SUNSET AVE  
(270' NORTH OF LINCOLN  
TO EXISTING STREET)  
(MODIFIED 110' R/W PER CITY STD. ST-101.1)  
ARTERIAL HIGHWAY



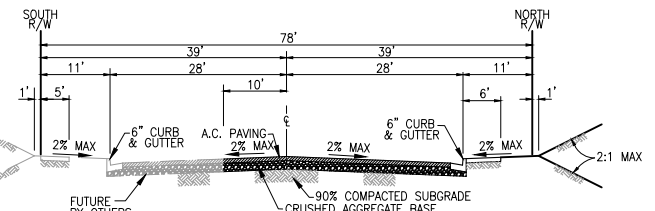
SUNSET AVE  
(LINCOLN STREET TO  
270' NORTH OF LINCOLN)  
(MODIFIED 110' R/W PER CITY STD. ST-101.1)  
ARTERIAL HIGHWAY



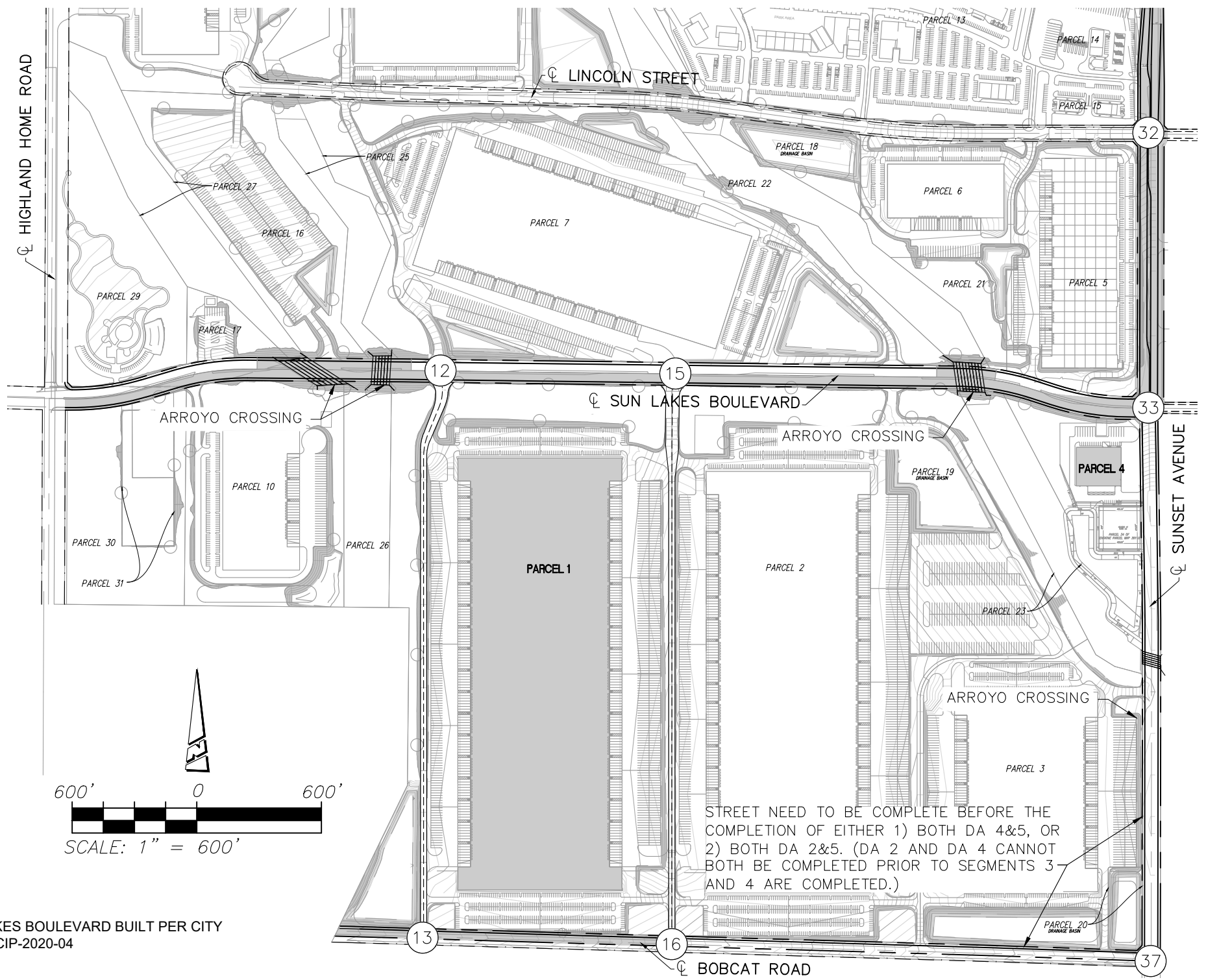
SUNSET AVE  
(NORTH OF SUN LAKES BLVD. TO LINCOLN STREET)  
(MODIFIED 110' R/W PER CITY STD. ST-101.1)  
ARTERIAL HIGHWAY



SUNSET AVE  
(SOUTH OF SUN LAKES BLVD.)  
(88' R/W PER CITY STD. ST-100)  
SECONDARY HIGHWAY

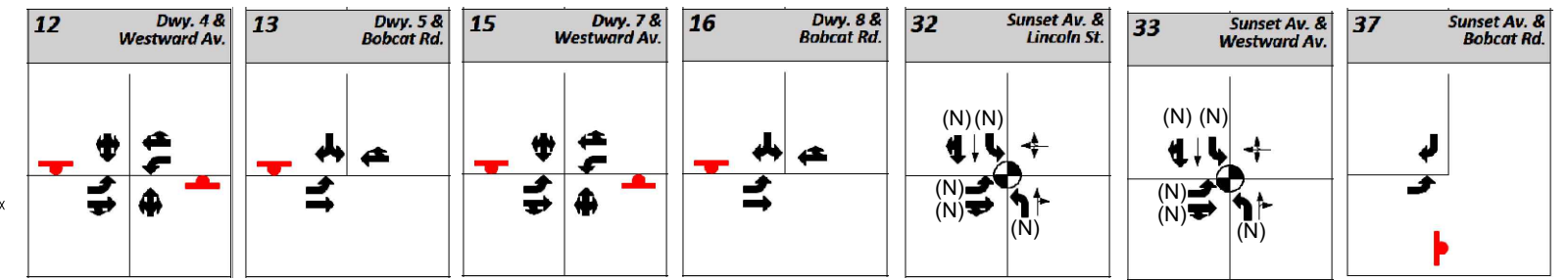


BOBCAT ROAD  
(78' R/W PER CITY STD. ST-100)  
COLLECTOR STREET

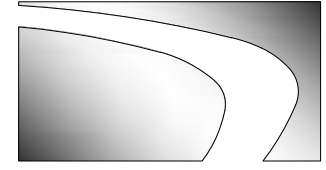


NOTES:  
SUN LAKES BOULEVARD BUILT PER CITY  
PLAN # CIP-2020-04

STREET NEED TO BE COMPLETE BEFORE THE  
COMPLETION OF EITHER 1) BOTH DA 4&5, OR  
2) BOTH DA 2&5. (DA 2 AND DA 4 CANNOT  
BOTH BE COMPLETED PRIOR TO SEGMENTS 3  
AND 4 ARE COMPLETED.)



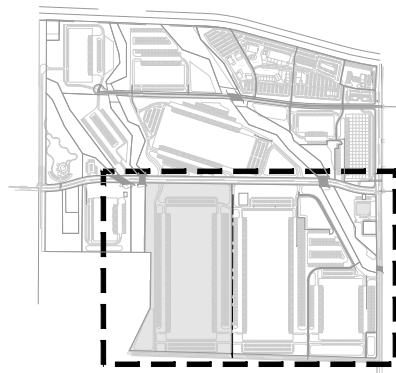
(N) - INSTALL TRAFFIC SIGNAL



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TEMECULA, CA 92590  
951-200-6840

PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 4  
PARCELS 1, 4

STREET IMPROVEMENTS  
COA EXHIBIT PW.STREETS.EXB16



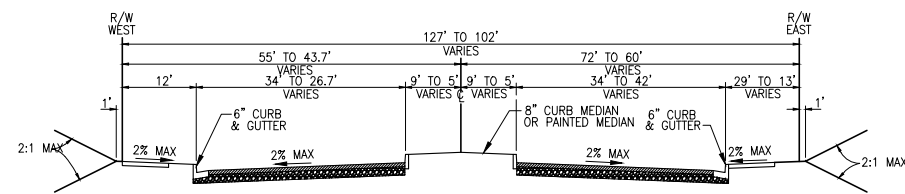
INDEX MAP

## LEGEND

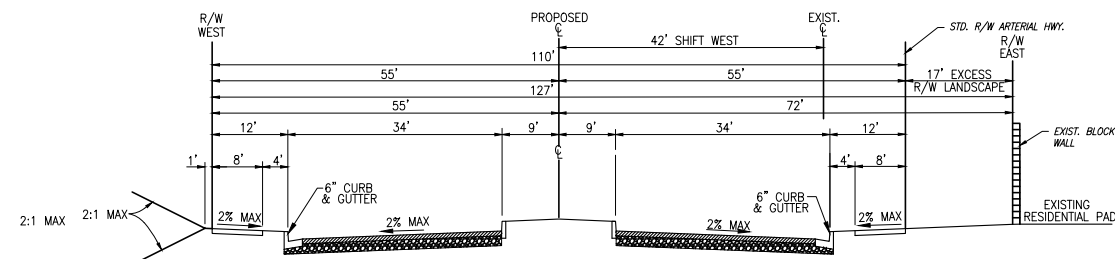
- PARCEL LINES
- DEVELOPMENT AREA 4
- PROPOSED WATER
- EXISTING WATER
- WATER PER OTHER DEVELOPMENT AREA
- PRIVATE WATER (FOR REFERENCE)

### NOTES:

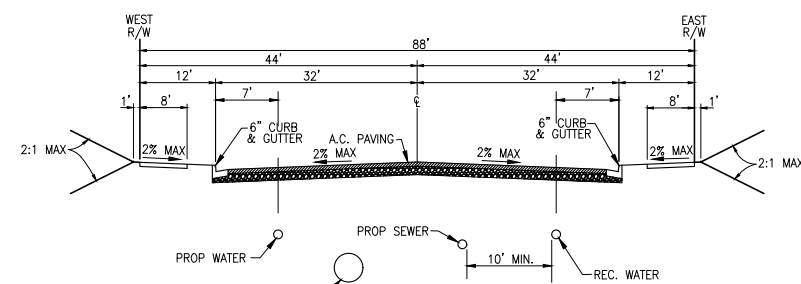
- DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPER'S EXPENSE.
- CITY TO REPLACE PRV AND CONNECTION TO EXISTING WATERLINE SOUTH OF BOBCAT ROAD.
- EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.



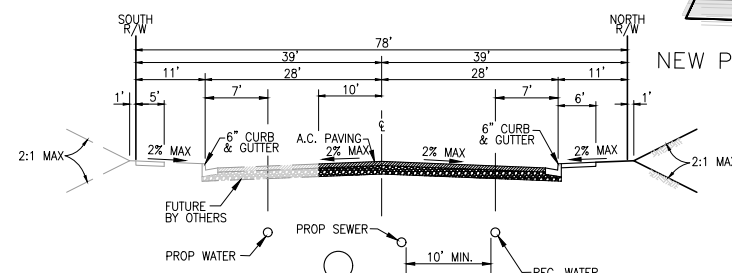
SUNSET AVE  
(NORTH OF LINCOLN TO EXISTING STREET)



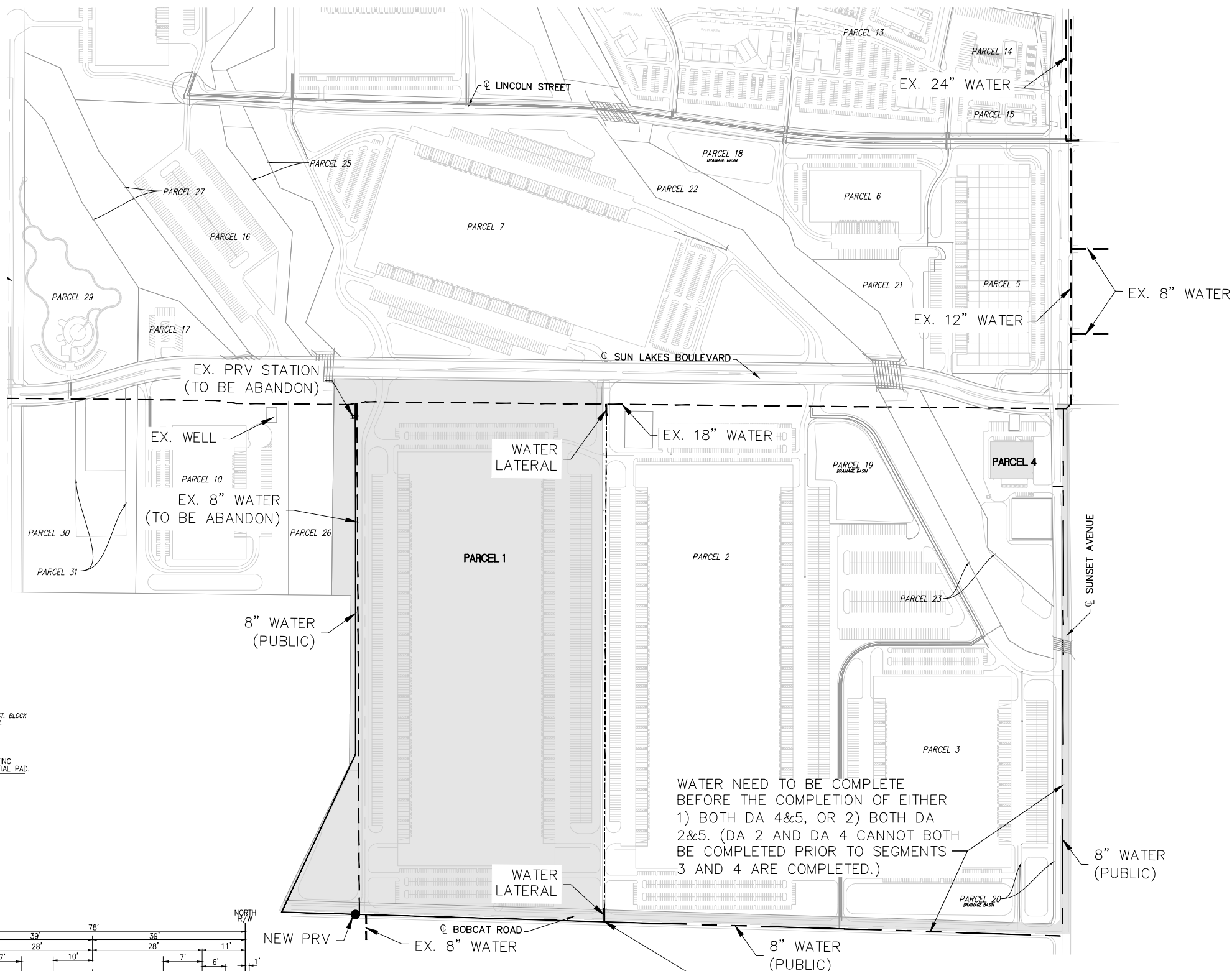
SUNSET AVE  
(NORTH OF SUN LAKES BLVD. TO LINCOLN STREET)



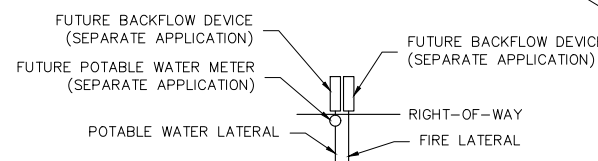
SUNSET AVE  
(SOUTH OF SUN LAKES BLVD.)



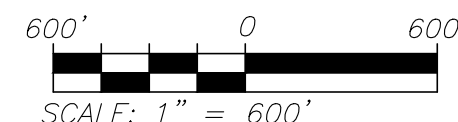
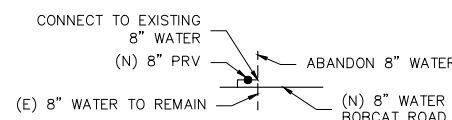
BOBCAT ROAD



WATER NEED TO BE COMPLETE BEFORE THE COMPLETION OF EITHER 1) BOTH DA 4&5, OR 2) BOTH DA 2&5. (DA 2 AND DA 4 CANNOT BOTH BE COMPLETED PRIOR TO SEGMENTS 3 AND 4 ARE COMPLETED.)



NOTE:  
LATERAL AND METER SIZING TO BE DETERMINED AT FINAL ENGINEERING



WATER IMPROVEMENTS  
COA EXHIBIT PW.WATER.EXB17

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PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 4  
PARCELS 1, 4

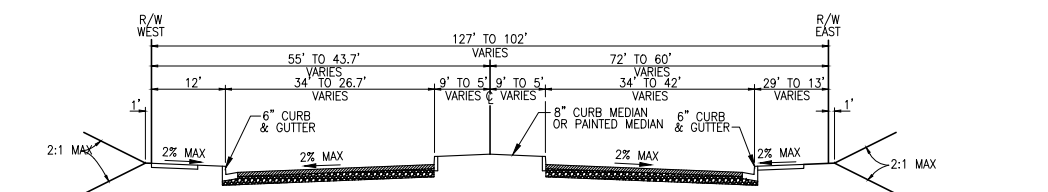
# LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 4
- PROPOSED REC WATER
- EXISTING REC. WATER
- WATER PER OTHER DEVELOPMENT AREA

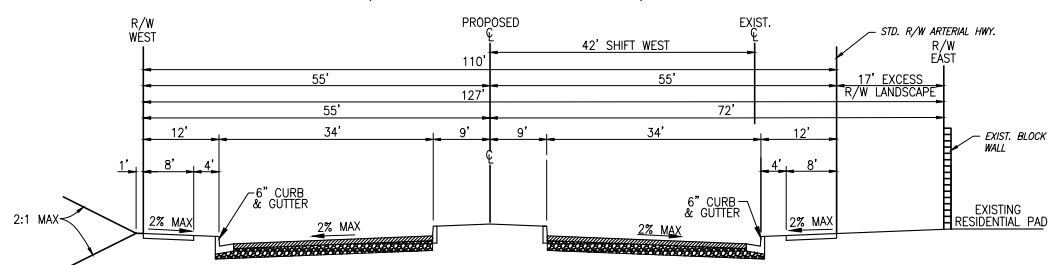
## INDEX MAP

### NOTES:

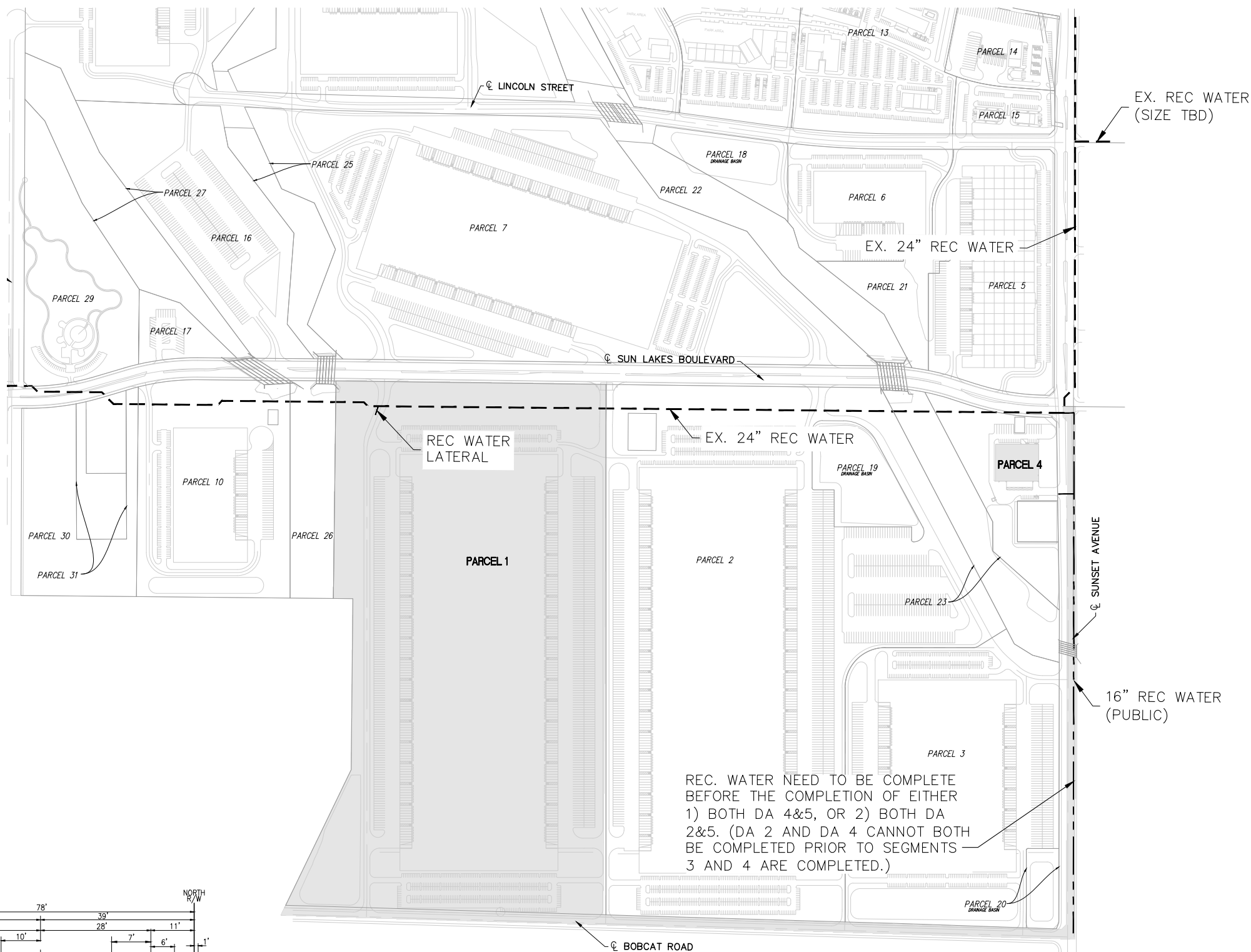
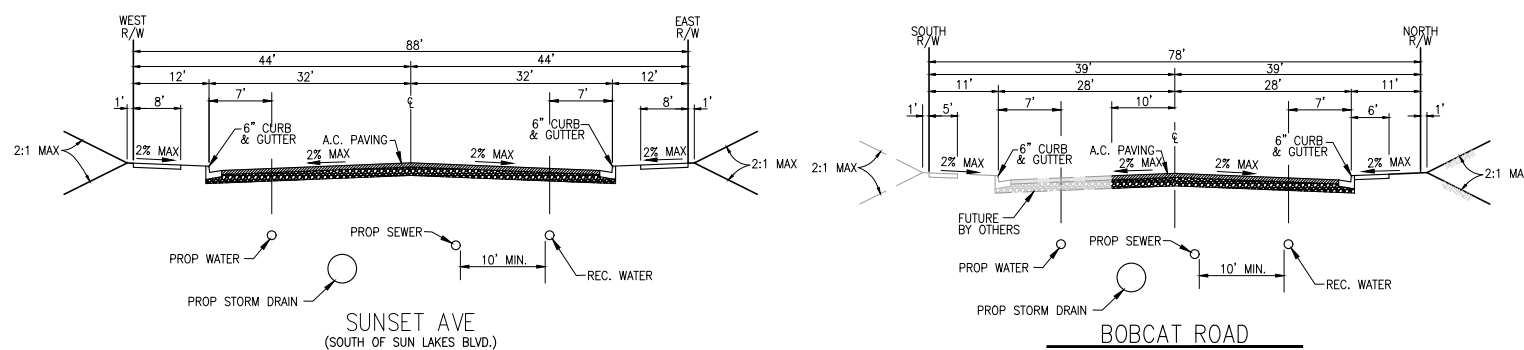
- DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
- EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.



## SUNSET AVE (NORTH OF LINCOLN TO EXISTING STREET)



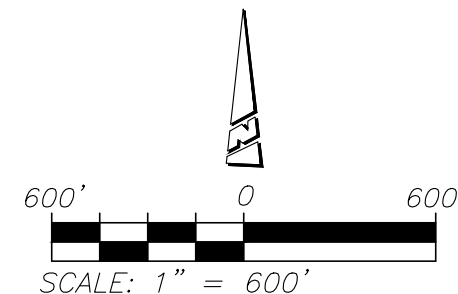
## SUNSET AVE (NORTH OF SUN LAKES BLVD. TO LINCOLN STREET)



REC. WATER NEED TO BE COMPLETE BEFORE THE COMPLETION OF EITHER 1) BOTH DA 4&5, OR 2) BOTH DA 2&5. (DA 2 AND DA 4 CANNOT BOTH BE COMPLETED PRIOR TO SEGMENTS 3 AND 4 ARE COMPLETED.)

- FUTURE BOOSTER PUMP (SEPARATE APPLICATION)
- FUTURE BACKFLOW DEVICE (SEPARATE APPLICATION)
- FUTURE POTABLE WATER METER (SEPARATE APPLICATION)
- POTABLE WATER LATERAL
- RIGHT-OF-WAY

NOTE:  
x LATERAL AND METER SIZING TO BE DETERMINED AT FINAL ENGINEERING  
x RECYCLED WATER HYDRAULIC ANALYSIS IS REQUIRED FOR EACH CONNECTION UTILIZING RECYCLED WATER.

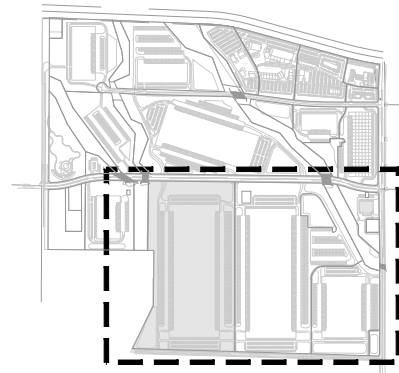


PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840

PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 4  
PARCELS 1, 4

REC. WATER IMPROVEMENTS  
COA EXHIBIT PW.RECWATER.EXB18





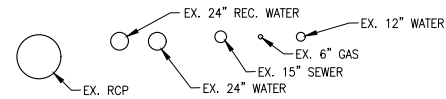
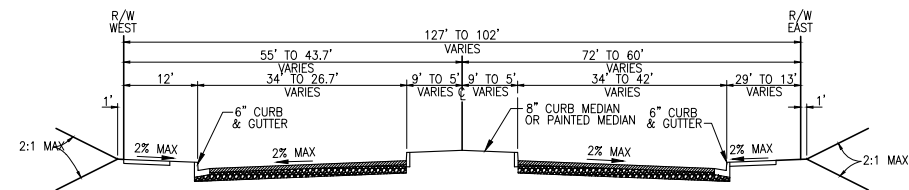
INDEX MAP

## LEGEND

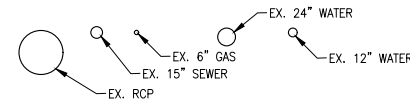
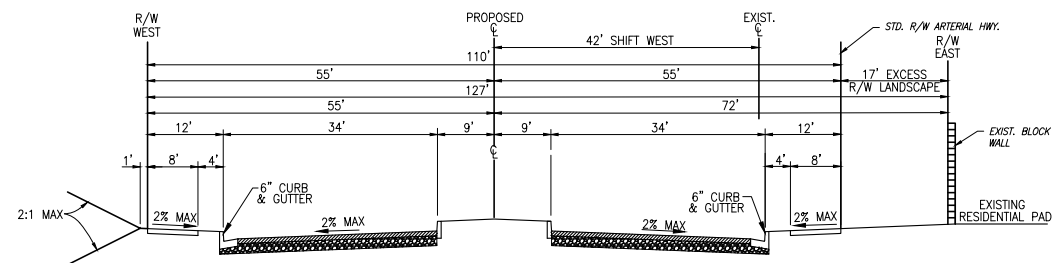
- PARCEL LINES
- DEVELOPMENT AREA 4
- PROPOSED SEWER
- EXISTING SEWER
- PRIVATE SEWER (FOR REFERENCE)

### NOTES:

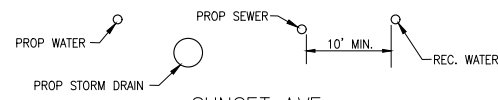
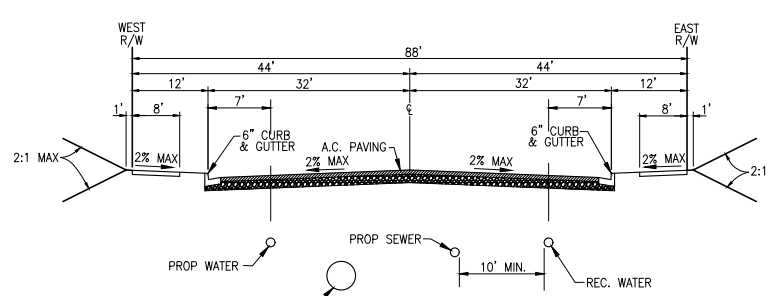
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- EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.



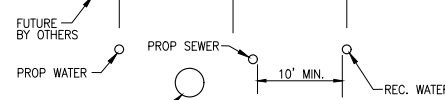
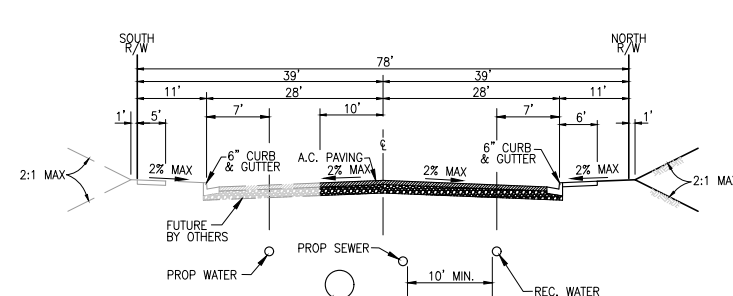
SUNSET AVE  
(NORTH OF LINCOLN TO EXISTING STREET)



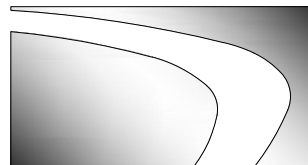
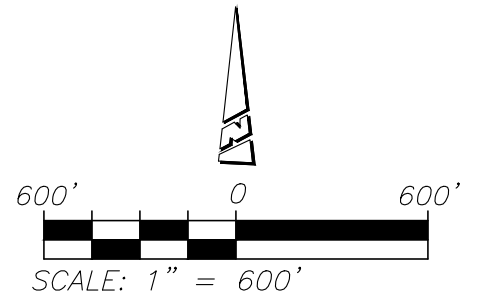
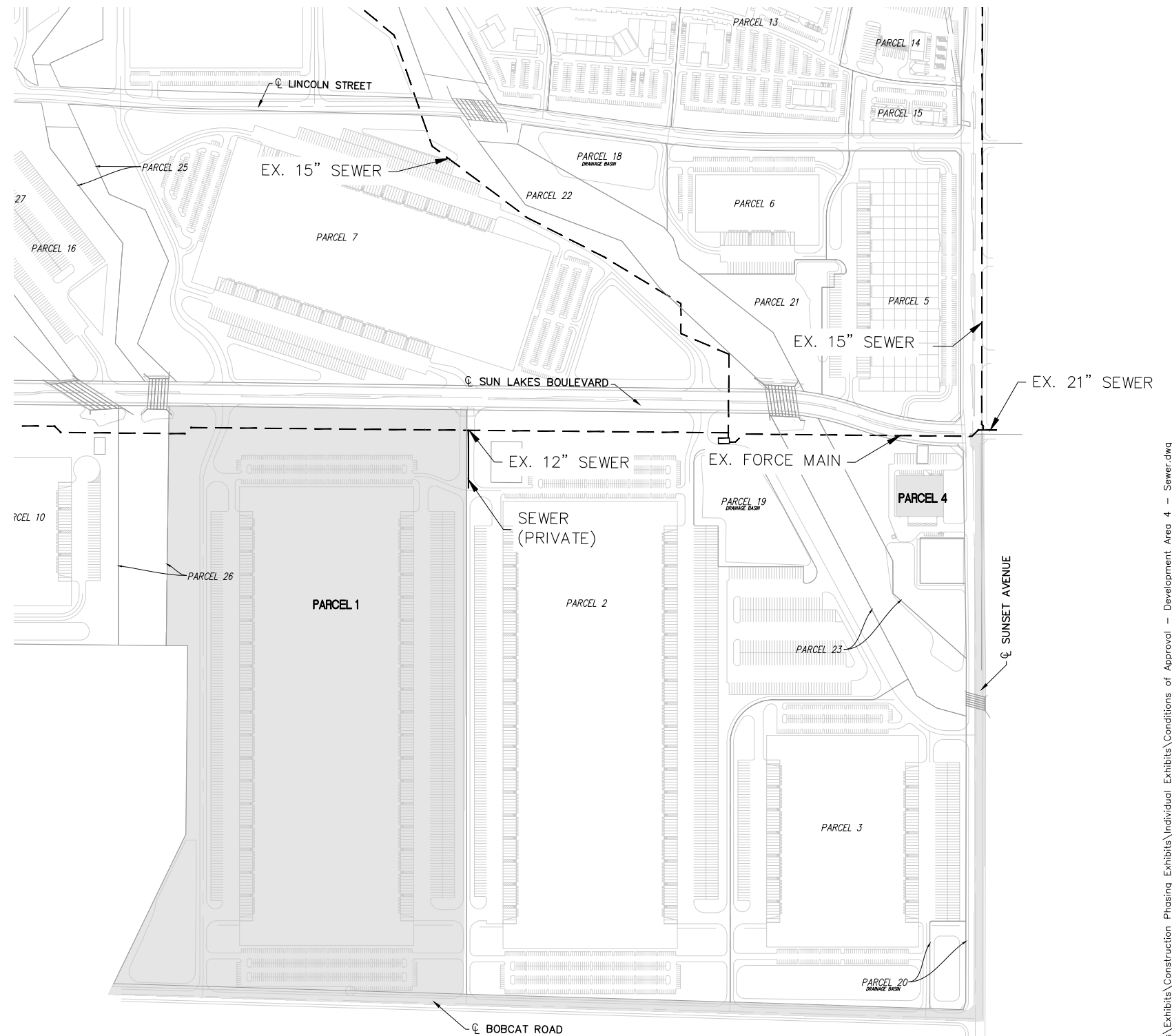
SUNSET AVE  
(NORTH OF SUN LAKES BLVD. TO LINCOLN STREET)



SUNSET AVE  
(SOUTH OF SUN LAKES BLVD.)



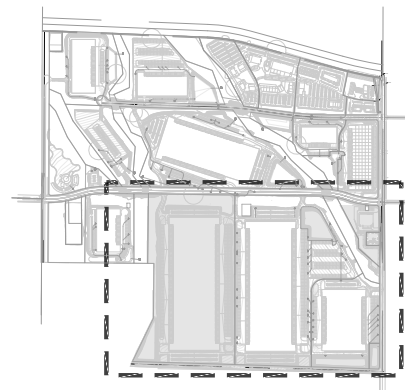
BOBCAT ROAD



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TEMECULA, CA 92590  
951-200-6840

PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 4  
PARCELS 1, 4

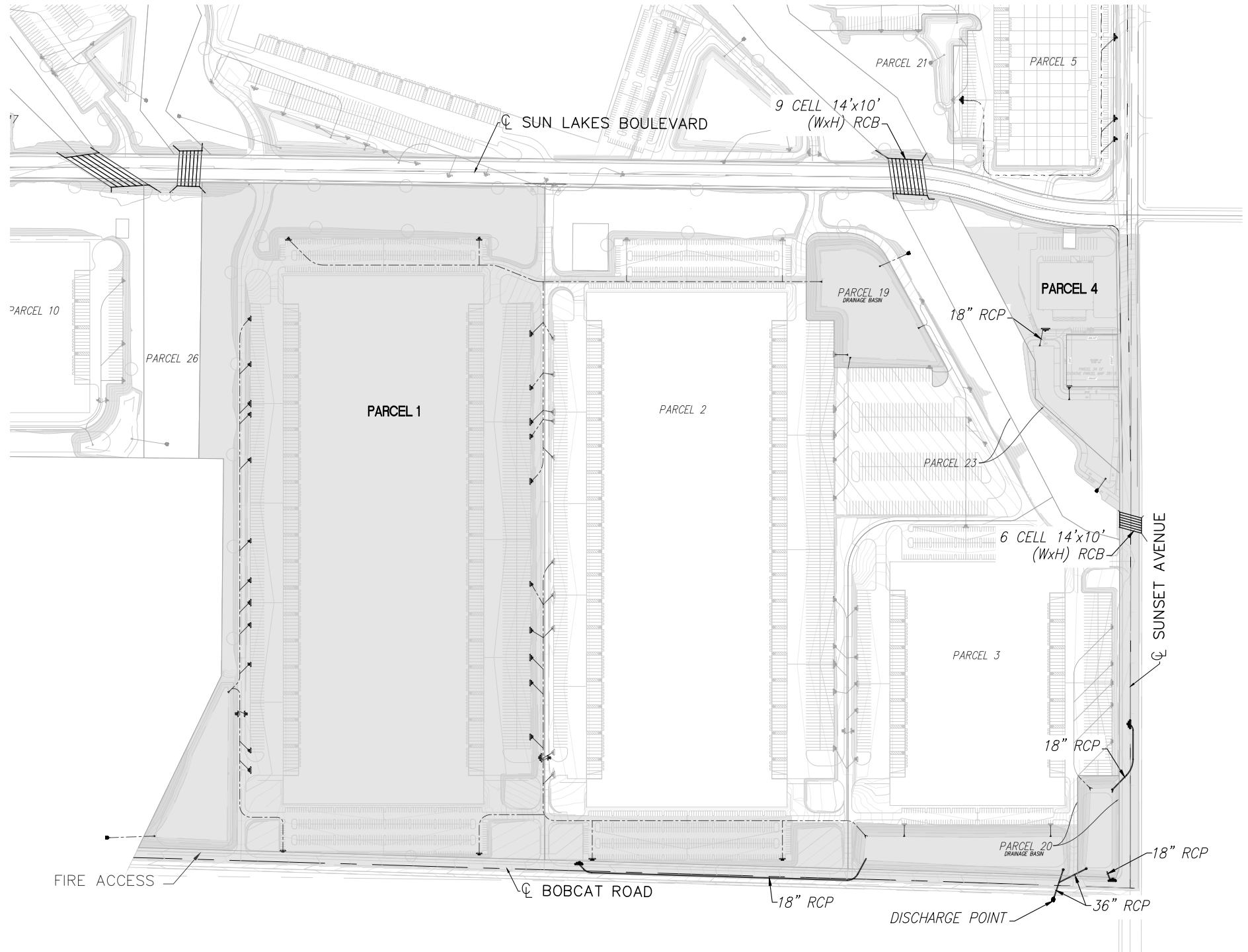
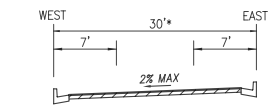
SEWER IMPROVEMENTS  
COA EXHIBIT PW.SEWER.EXB19



INDEX MAP

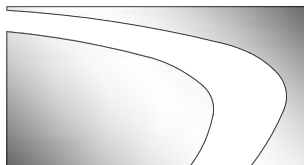
## LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 4
- PROPOSED STORM DRAIN
- STORM DRAIN PER OTHER DEVELOPMENT AREA
- PRIVATE STORM DRAIN (FOR REFERENCE)



### NOTES:

1. DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
2. EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.

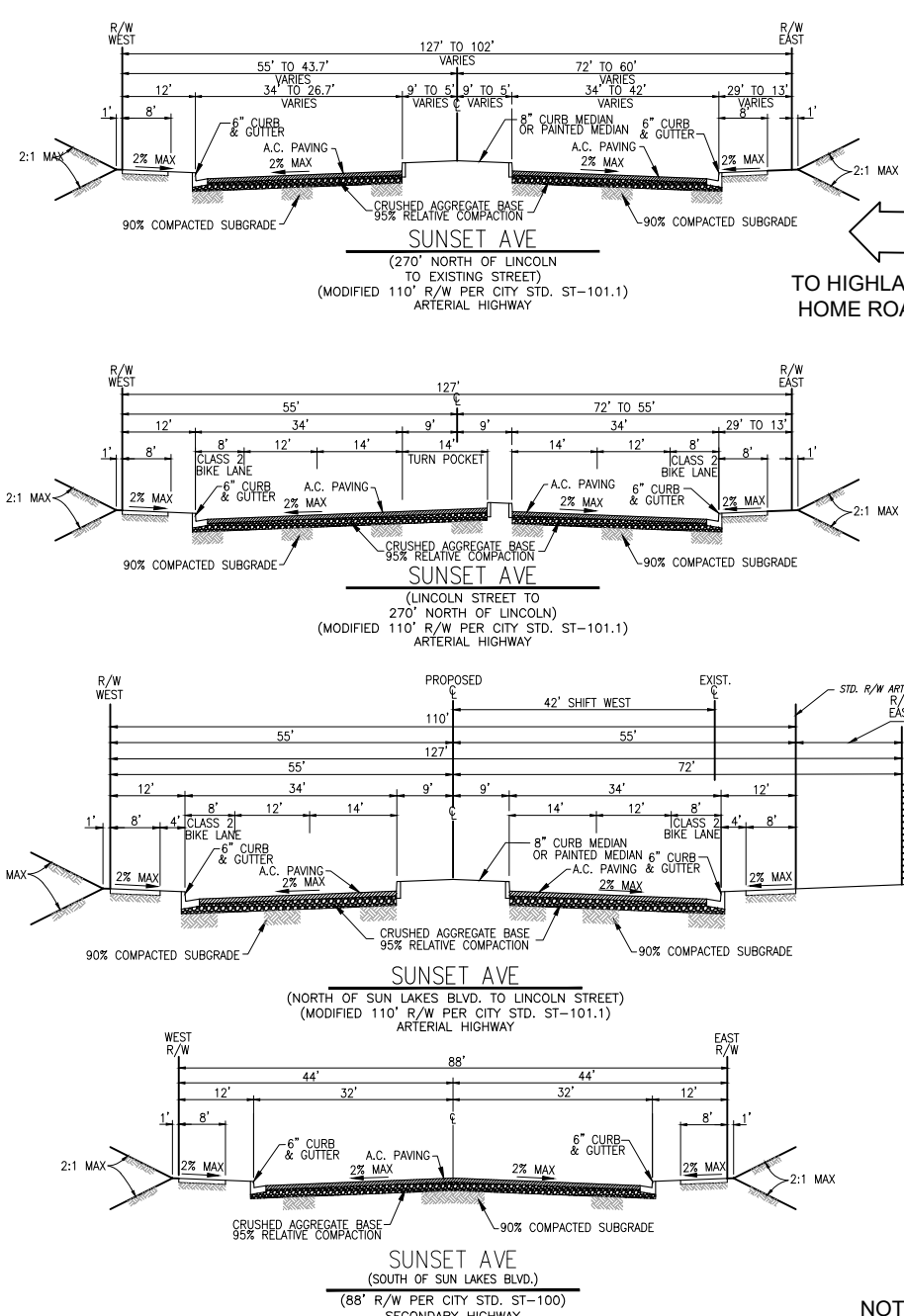
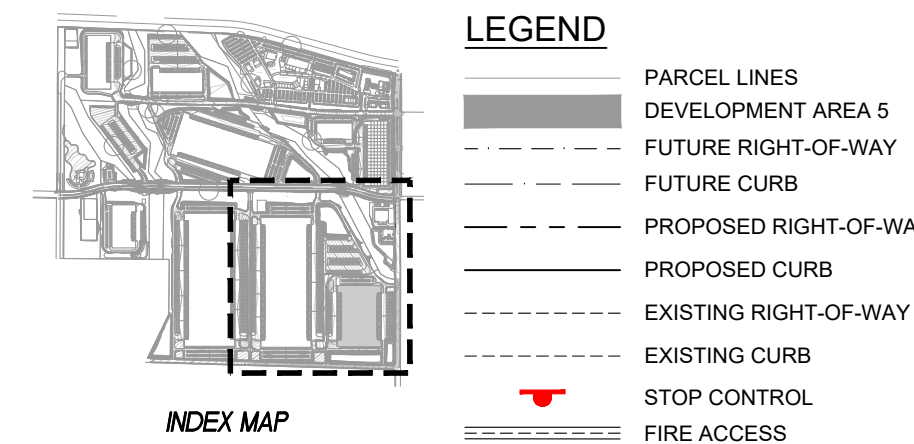


PROACTIVE ENGINEERING  
CONSULTANTS WEST  
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TEMECULA, CA 92590  
951-200-6840

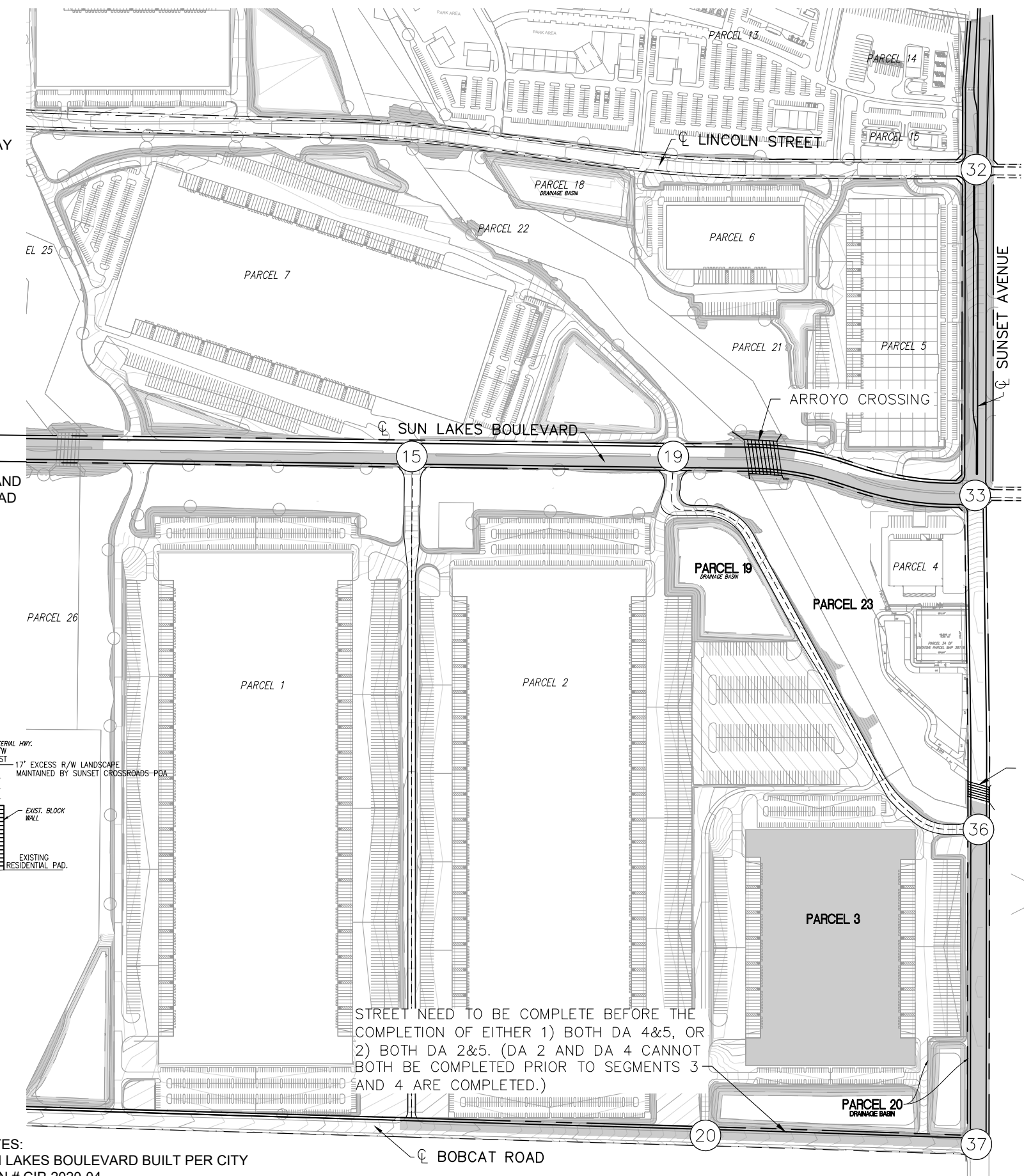
## PUBLIC IMPROVEMENTS EXHIBITS SUNSET CROSSROADS - DEVELOPMENT AREA 4 PARCELS 1, 4

STORM DRAIN IMPROVEMENTS  
COA EXHIBIT PW.STORM.EXB20

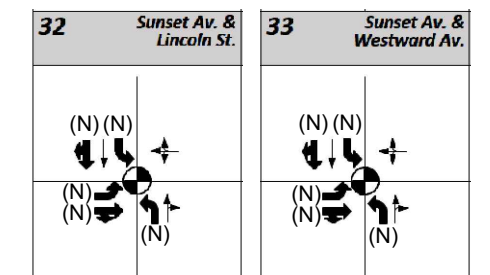
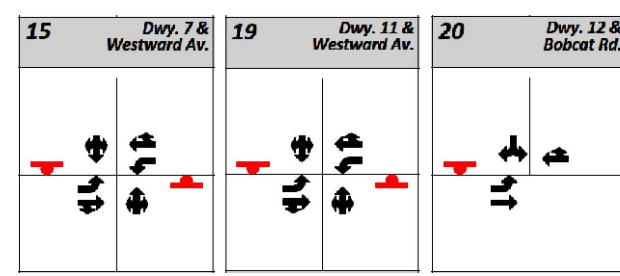




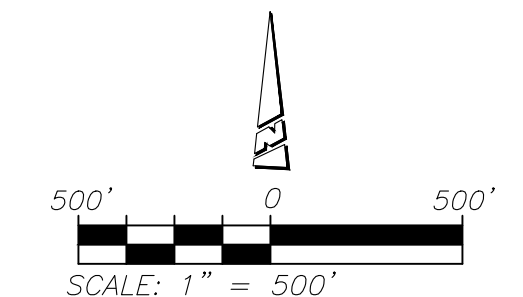
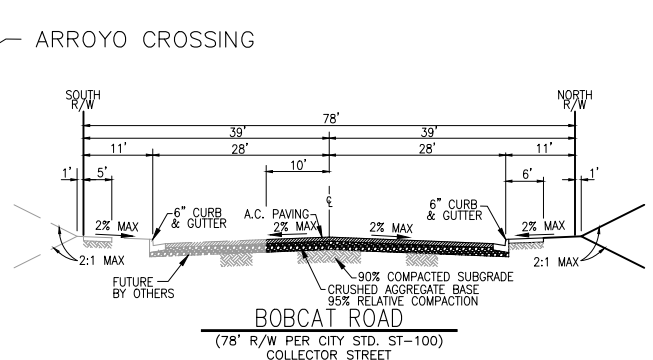
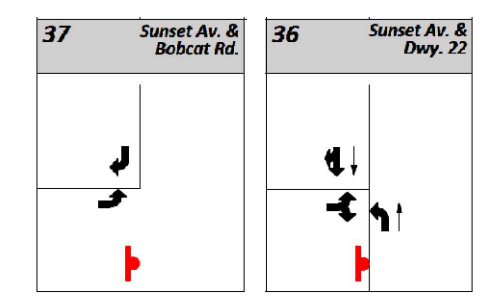
NOTES:  
SUN LAKES BOULEVARD BUILT PER CITY  
PLAN # CIP-2020-04



STREET NEED TO BE COMPLETE BEFORE THE COMPLETION OF EITHER 1) BOTH DA 4&5, OR 2) BOTH DA 2&5. (DA 2 AND DA 4 CANNOT BOTH BE COMPLETED PRIOR TO SEGMENTS 3 AND 4 ARE COMPLETED.)



(N) - INSTALL TRAFFIC SIGNAL



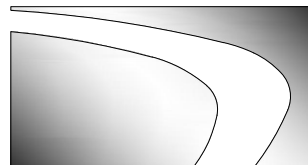
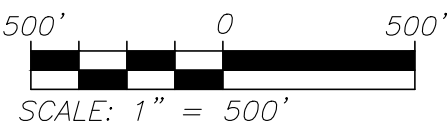
PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840

**PUBLIC IMPROVEMENTS EXHIBITS**  
**SUNSET CROSSROADS - DEVELOPMENT AREA 5**  
**PARCELS 3, 19, 20, 23**

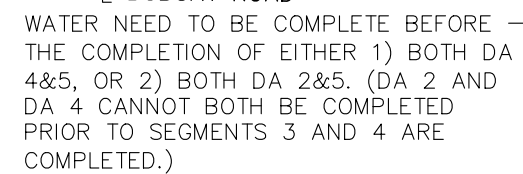
**STREET IMPROVEMENTS**  
**COA EXHIBIT PW.STREETS.EXB21**

 PARCEL LINES  
 DEVELOPMENT AREA 5  
 PROPOSED WATER  
 EXISTING WATER  
 WATER PER OTHER DEVELOPMENT AREA  
 PRIVATE WATER (FOR REFERENCE)

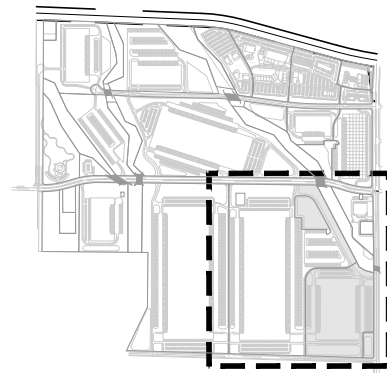
1. DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
2. EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.



***PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 5  
PARCELS 3, 19, 20, 23***



WATER IMPROVEMENTS  
COA EXHIBIT PW.WATER.EXB22



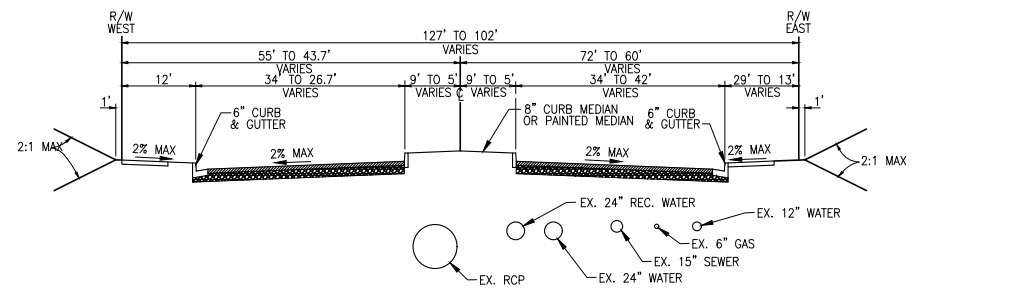
INDEX MAP

## LEGEND

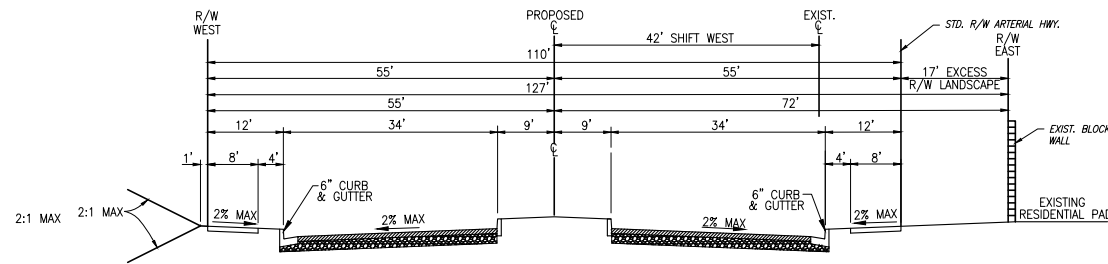
- PARCEL LINES
- DEVELOPMENT AREA 5
- PROPOSED REC WATER
- EXISTING REC. WATER

### NOTES:

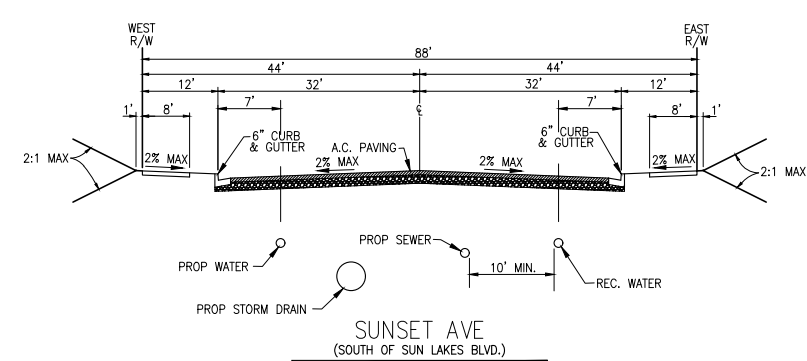
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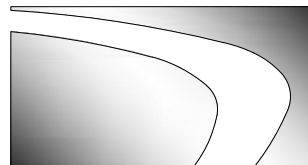
SUNSET AVE  
(NORTH OF LINCOLN TO EXISTING STREET)



SUNSET AVE  
(NORTH OF SUN LAKES BLVD. TO LINCOLN STREET)

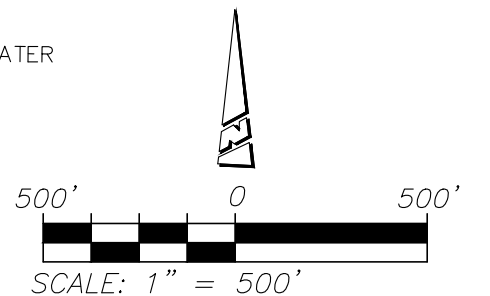
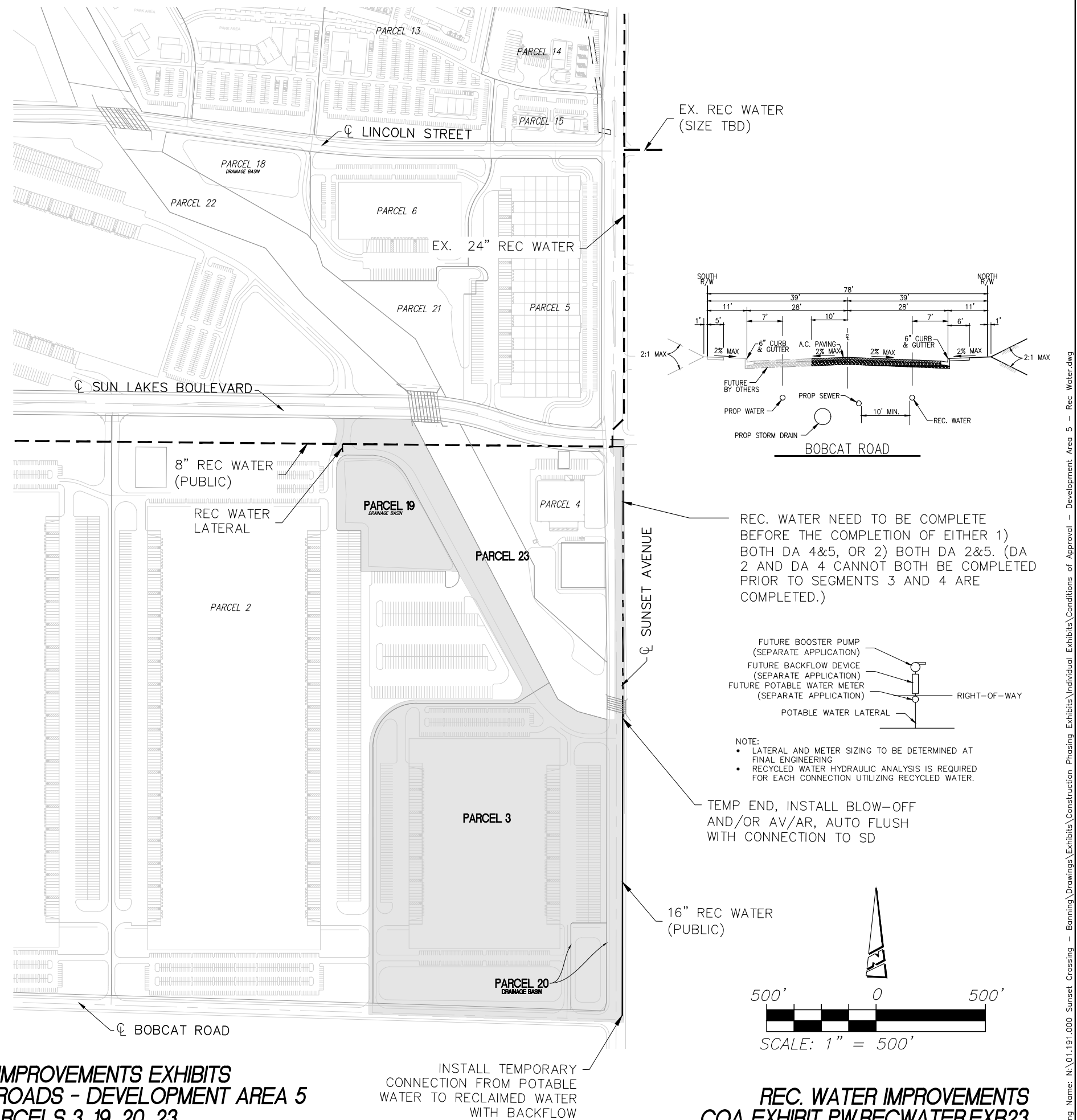


SUNSET AVE  
(SOUTH OF SUN LAKES BLVD.)



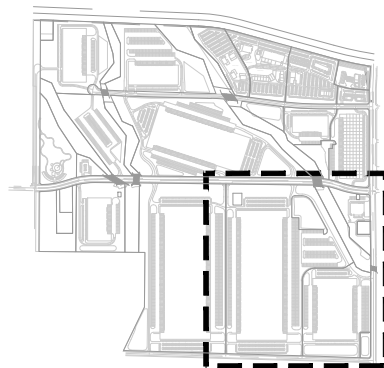
PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840

## PUBLIC IMPROVEMENTS EXHIBITS SUNSET CROSSROADS - DEVELOPMENT AREA 5 PARCELS 3, 19, 20, 23



## REC. WATER IMPROVEMENTS COA EXHIBIT PW.RECWATER.EXB23

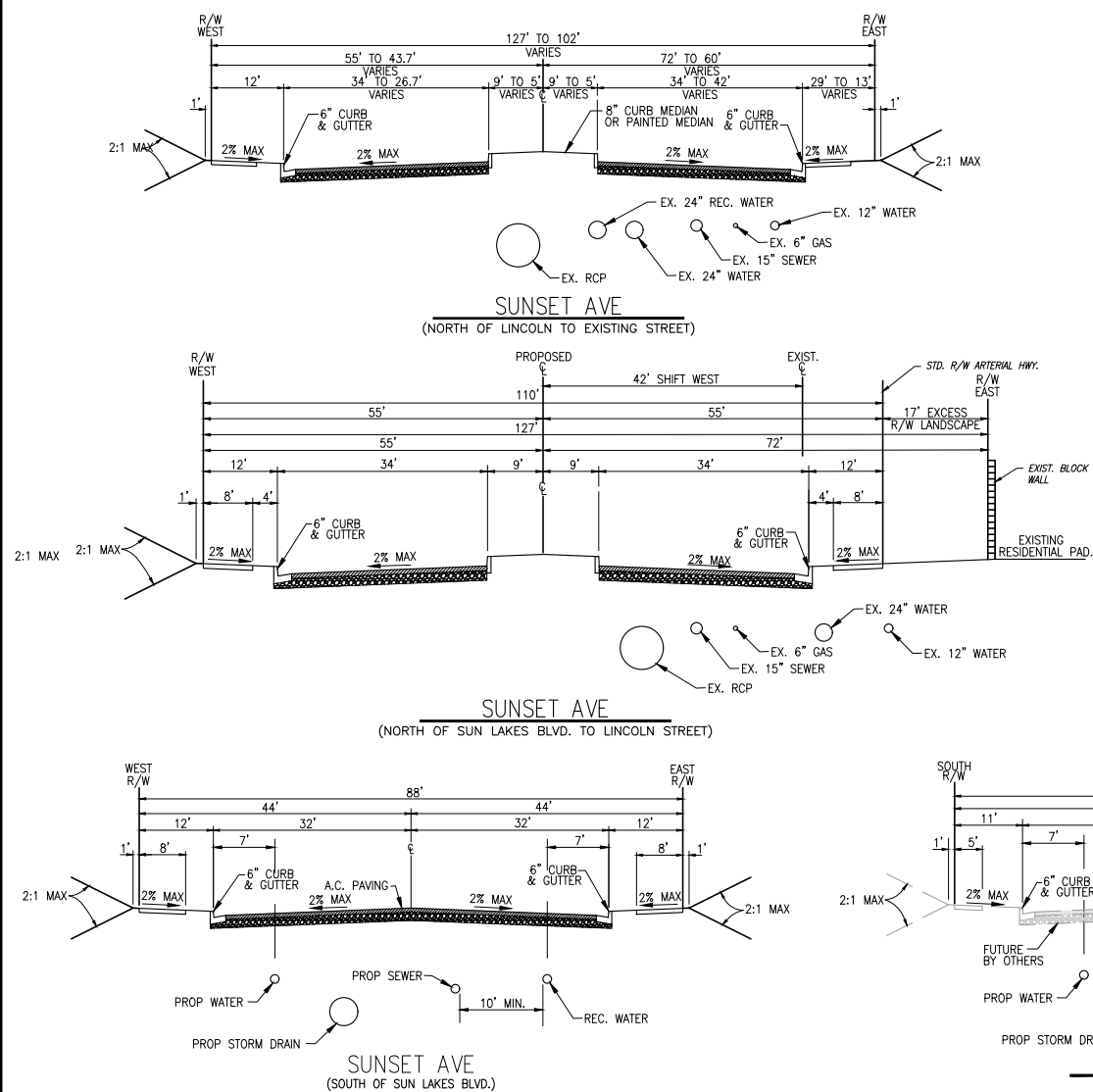




INDEX MAP

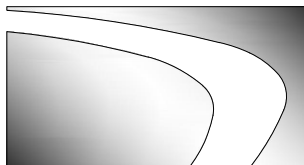
## LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 5
- PROPOSED SEWER
- EXISTING SEWER
- PRIVATE SEWER (FOR REFERENCE)



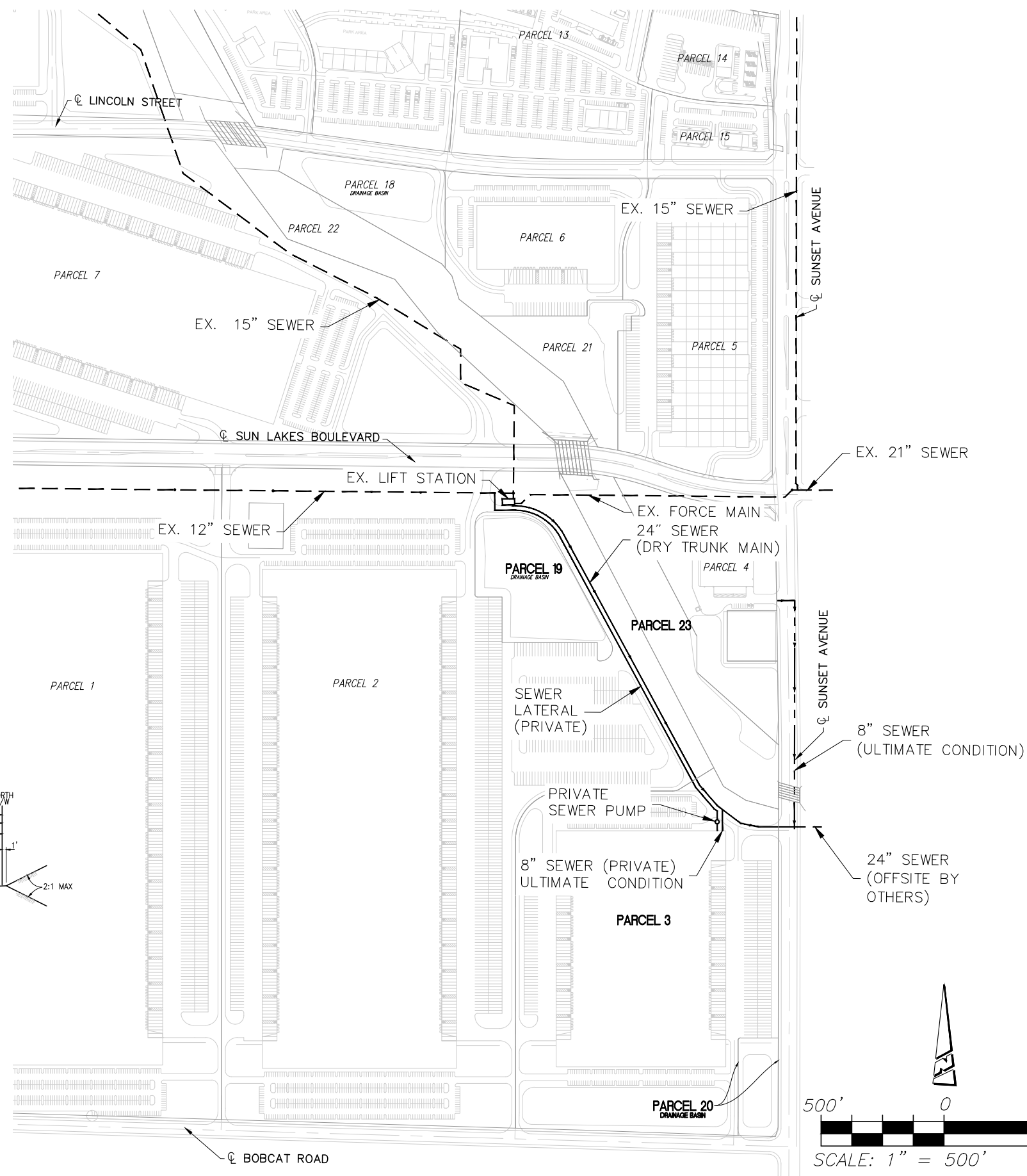
### NOTES:

1. DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
2. EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.
3. PARCEL 4 CANNOT BE BUILT PRIOR TO THE COMPLETION OF THE 24" SEWER MAIN.

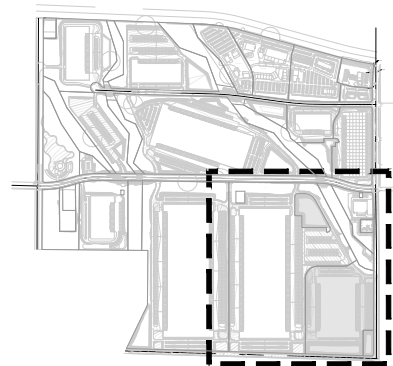


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TEMECULA, CA 92590  
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## PUBLIC IMPROVEMENTS EXHIBITS SUNSET CROSSROADS - DEVELOPMENT AREA 5 PARCELS 3, 19, 20, 23



SEWER IMPROVEMENTS  
COA EXHIBIT PW.SEWER.EXB24



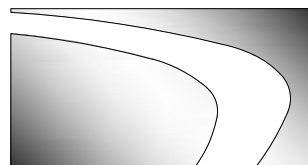
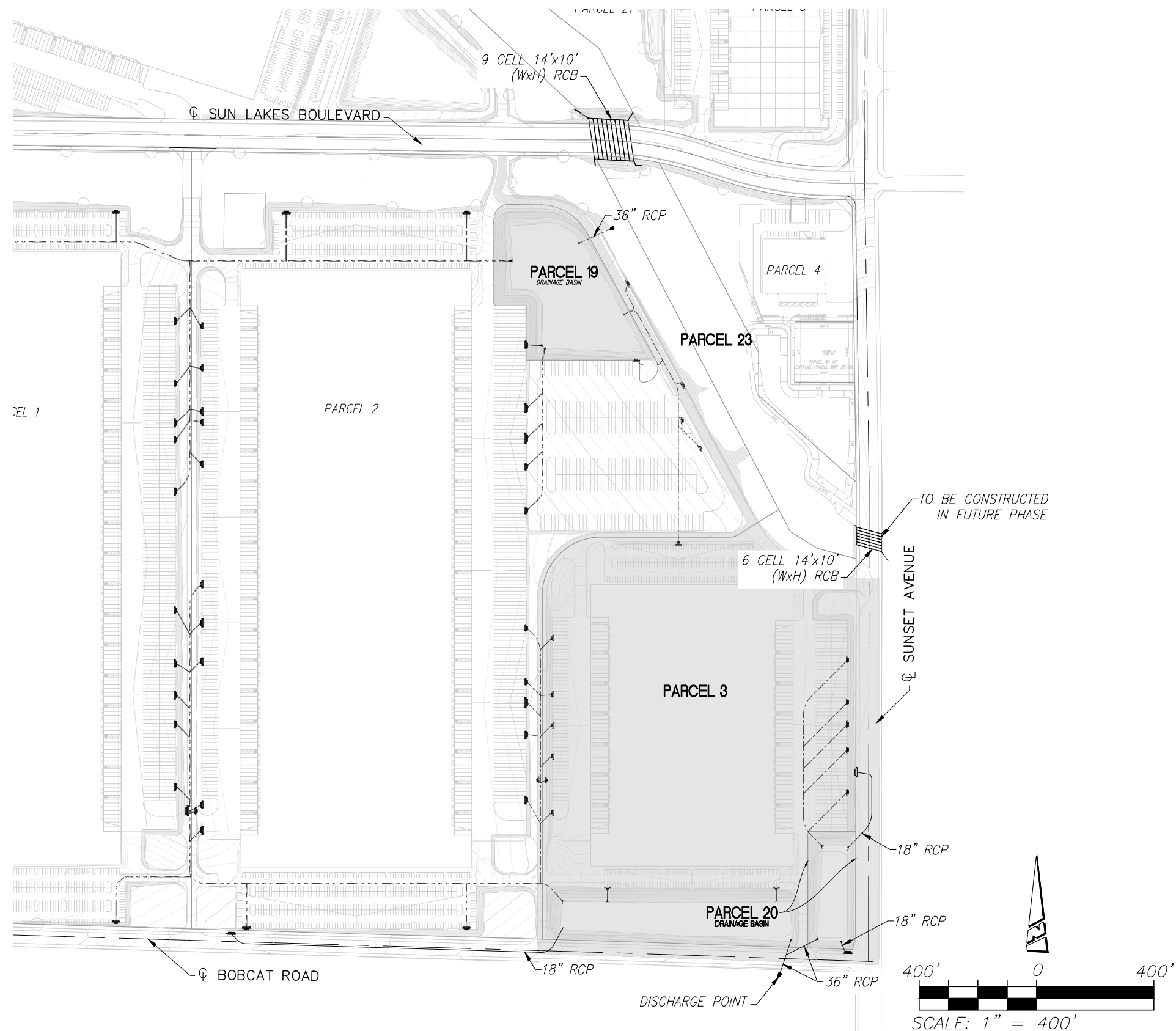
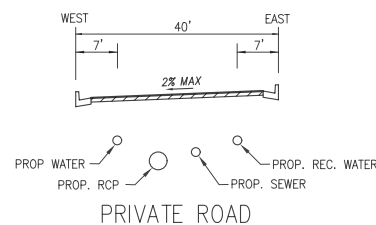
INDEX MAP

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1. DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
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## LEGEND

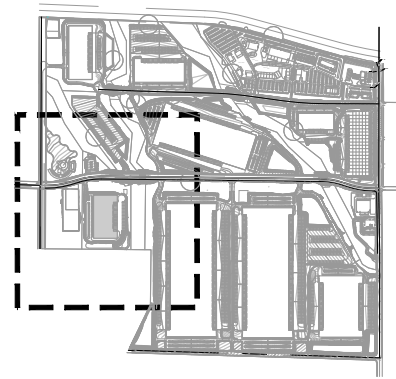
- PARCEL LINES
- DEVELOPMENT AREA 5
- PROPOSED STORM DRAIN
- STORM DRAIN PER OTHER DEVELOPMENT AREA
- PRIVATE STORM DRAIN (FOR REFERENCE)



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PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 5  
PARCELS 3, 19, 20, 23

STORM DRAIN IMPROVEMENTS  
COA EXHIBIT PW.STORM.EXB25

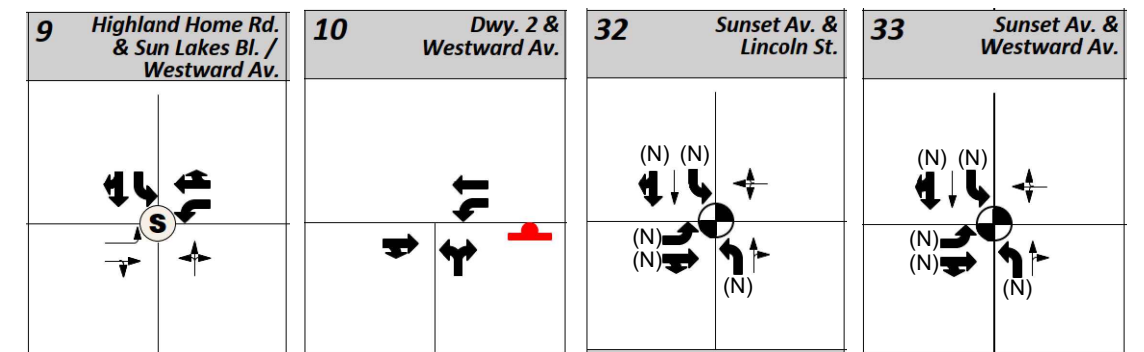
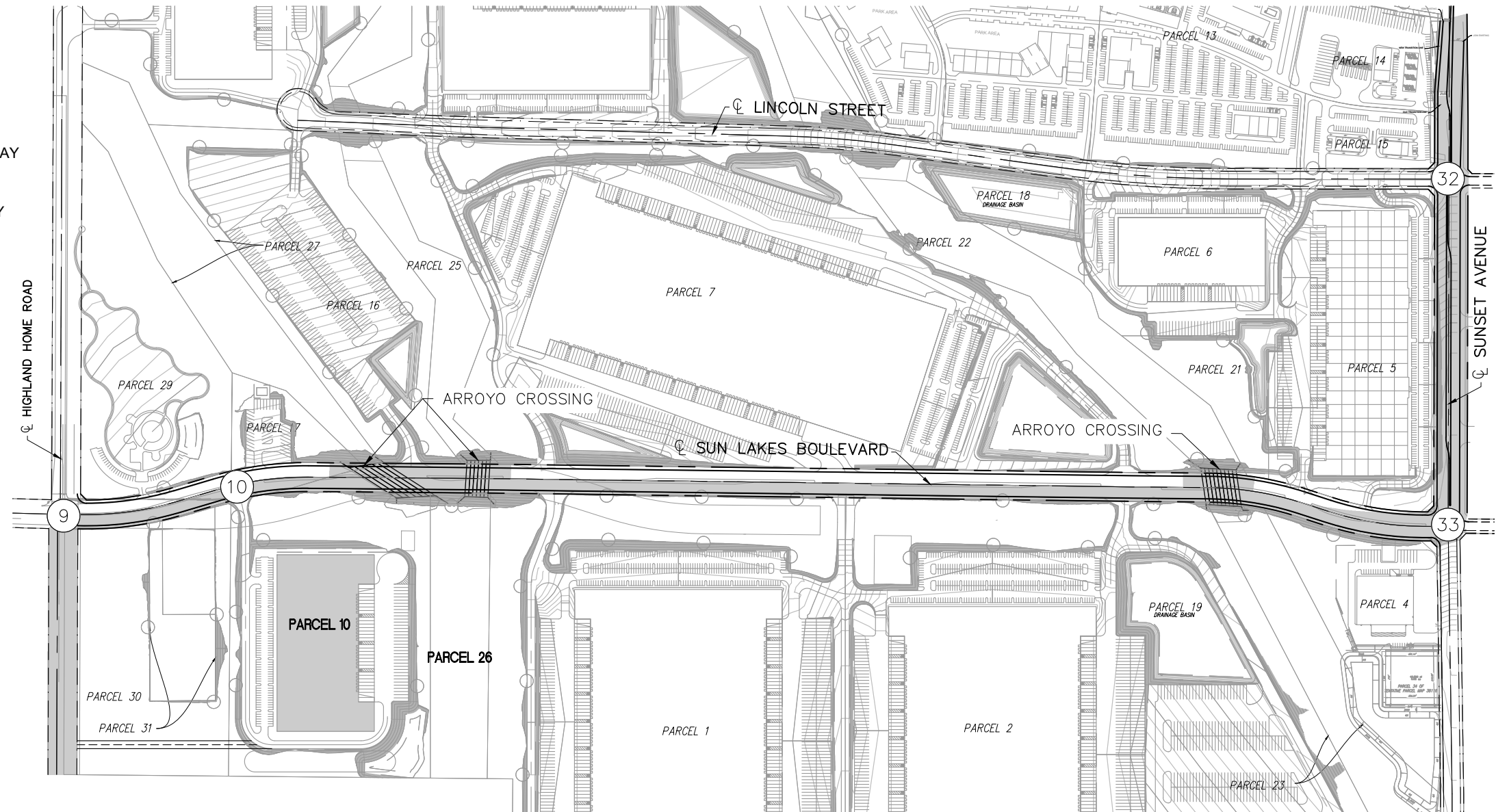
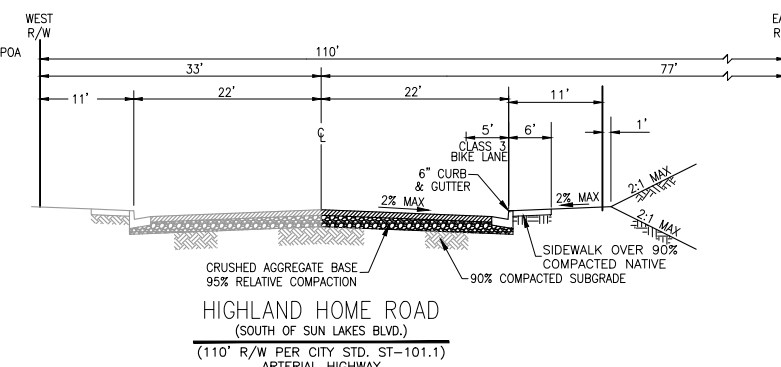
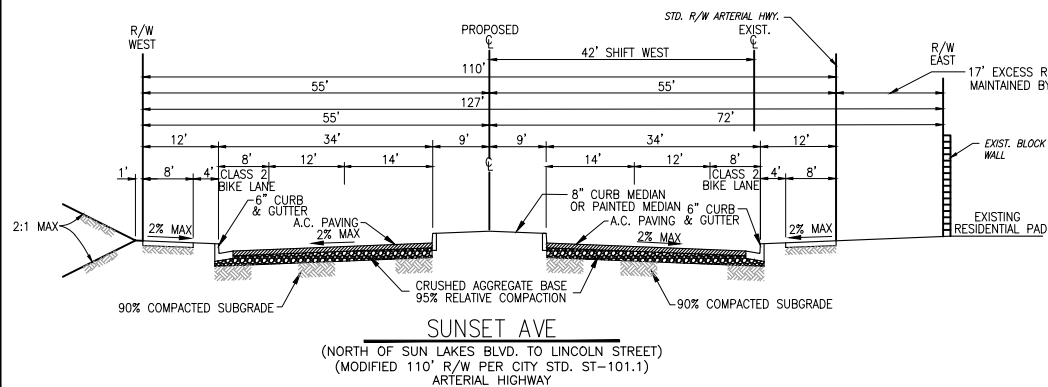
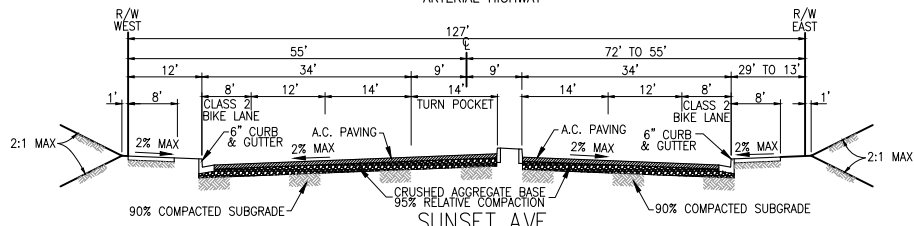
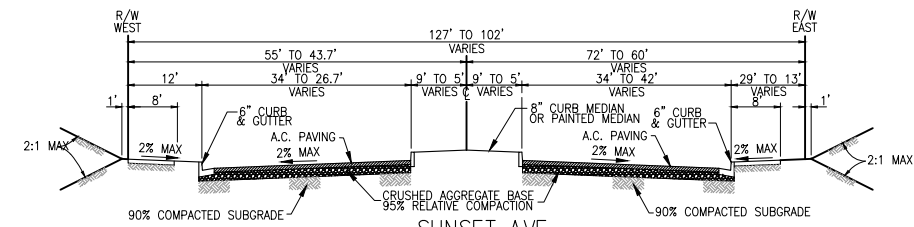


INDEX MAP

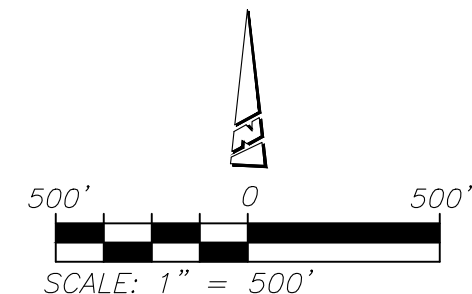
## LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 6
- FUTURE RIGHT-OF-WAY
- FUTURE CURB
- PROPOSED RIGHT-OF-WAY
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY
- EXISTING CURB
- STOP CONTROL
- TRAFFIC SIGNAL
- ALL WAY STOP
- FIRE ACCESS

NOTES:  
SUN LAKES BOULEVARD BUILT PER CITY  
PLAN # CIP-2020-04



(N) - INSTALL TRAFFIC SIGNAL

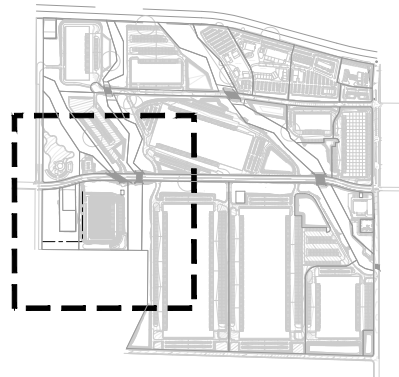


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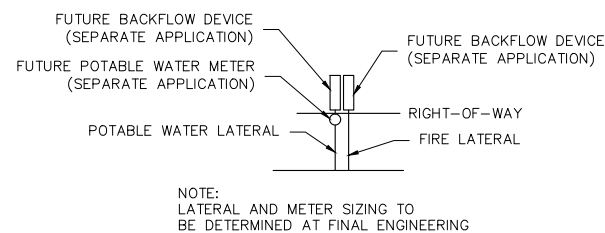
PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 6  
PARCELS 10, 26

STREET IMPROVEMENTS  
COA EXHIBIT PW.STREETS.EXB26



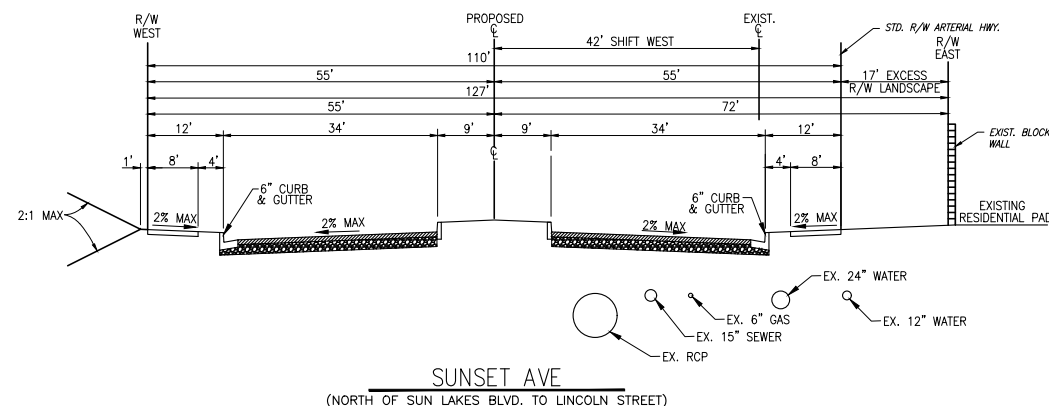
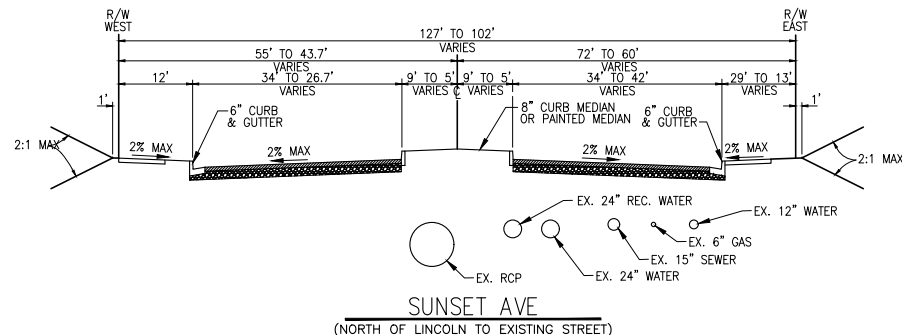
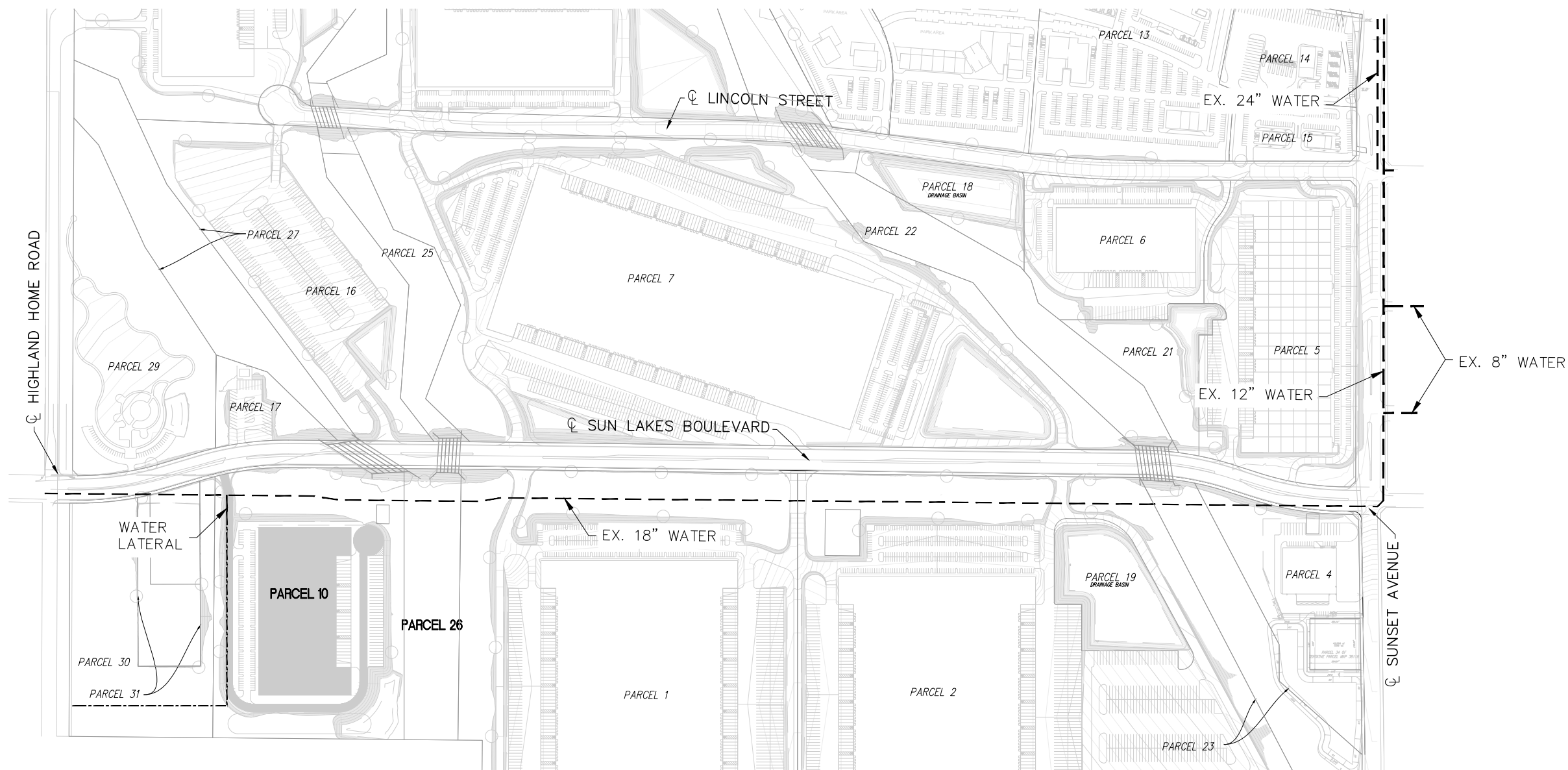


INDEX MAP

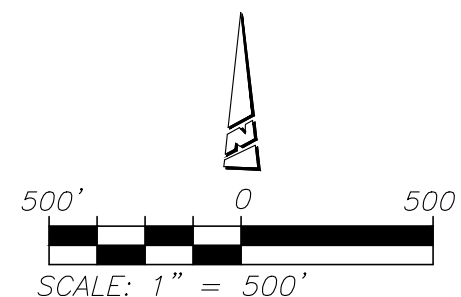


## LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 6
- PROPOSED WATER
- EXISTING WATER
- WATER PER OTHER DEVELOPMENT AREA
- PRIVATE WATER (FOR REFERENCE)



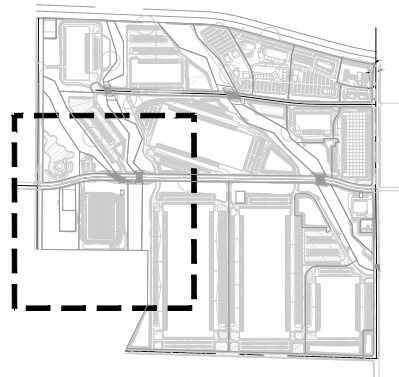
- NOTES:
- DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
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PROACTIVE ENGINEERING  
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951-200-6840

## PUBLIC IMPROVEMENTS EXHIBITS SUNSET CROSSROADS - DEVELOPMENT AREA 6 PARCELS 10, 26

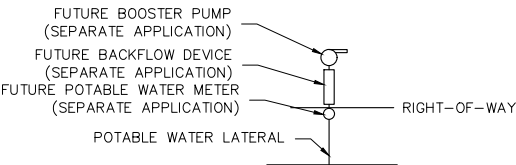
WATER IMPROVEMENTS  
COA EXHIBIT PW.WATER.EXB27



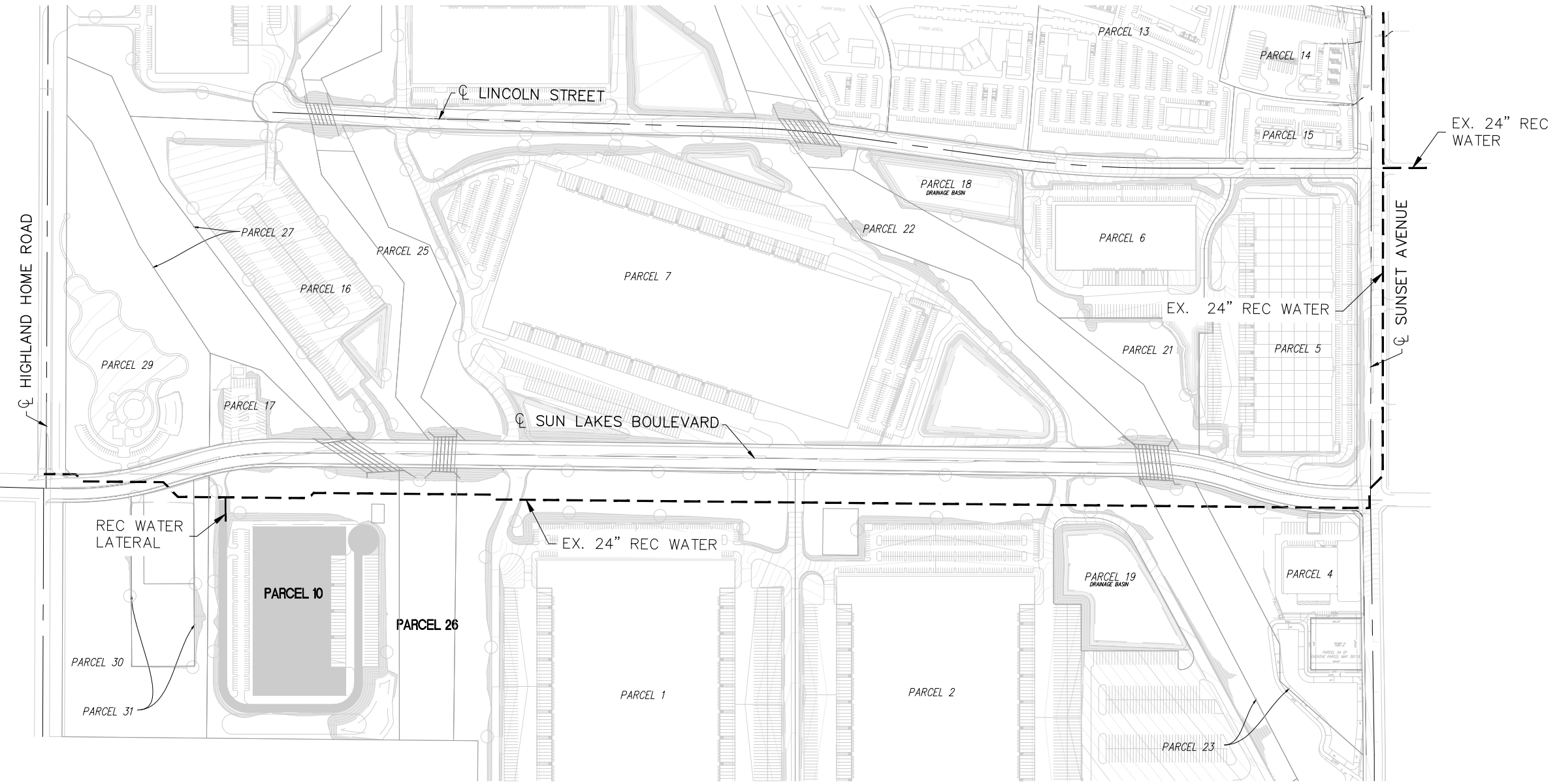
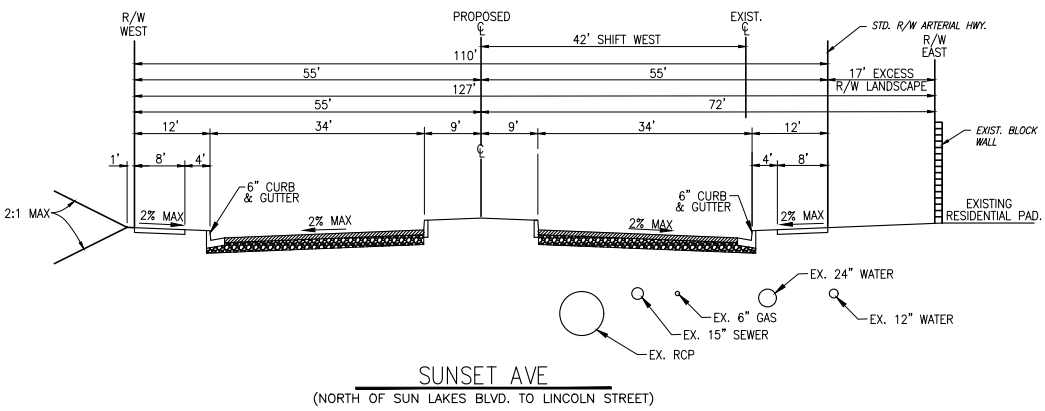
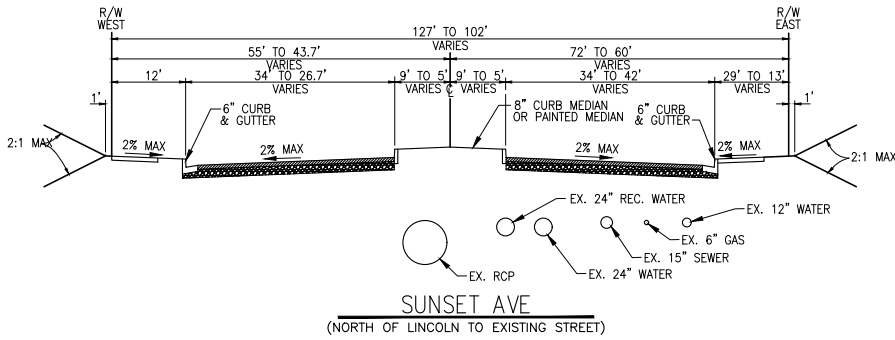
INDEX MAP

LEGEND

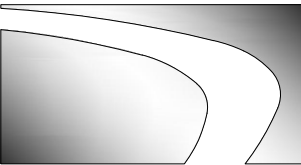
- PARCEL LINES
- DEVELOPMENT AREA 6
- PROPOSED REC WATER
- EXISTING REC. WATER



- NOTE:
- LATERAL AND METER SIZING TO BE DETERMINED AT FINAL ENGINEERING
  - RECYCLED WATER HYDRAULIC ANALYSIS IS REQUIRED FOR EACH CONNECTION UTILIZING RECYCLED WATER.



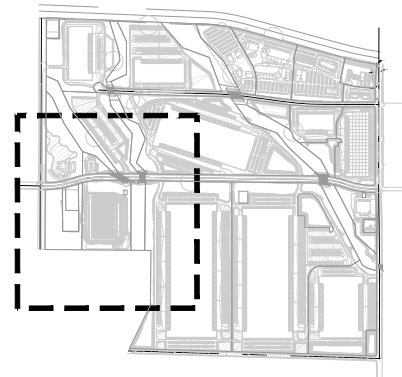
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PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 6  
PARCELS 10, 26

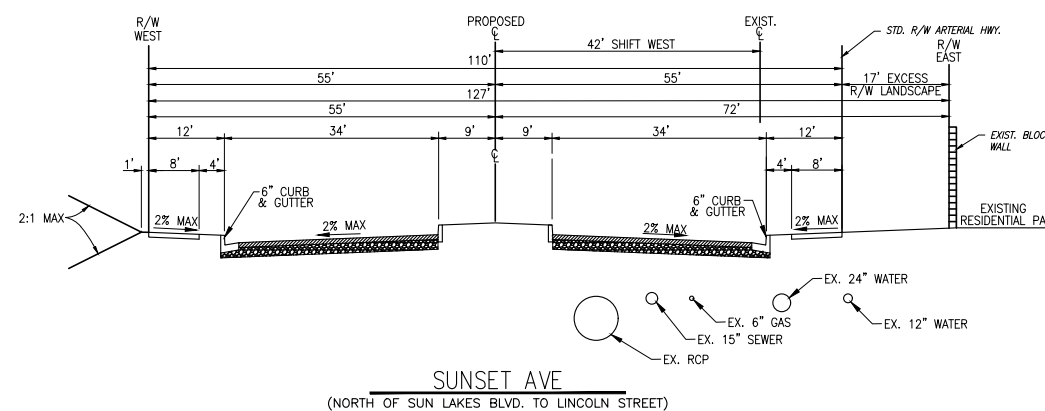
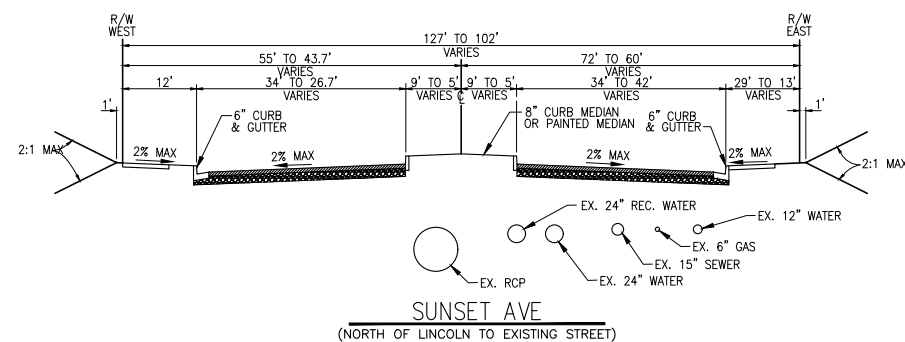
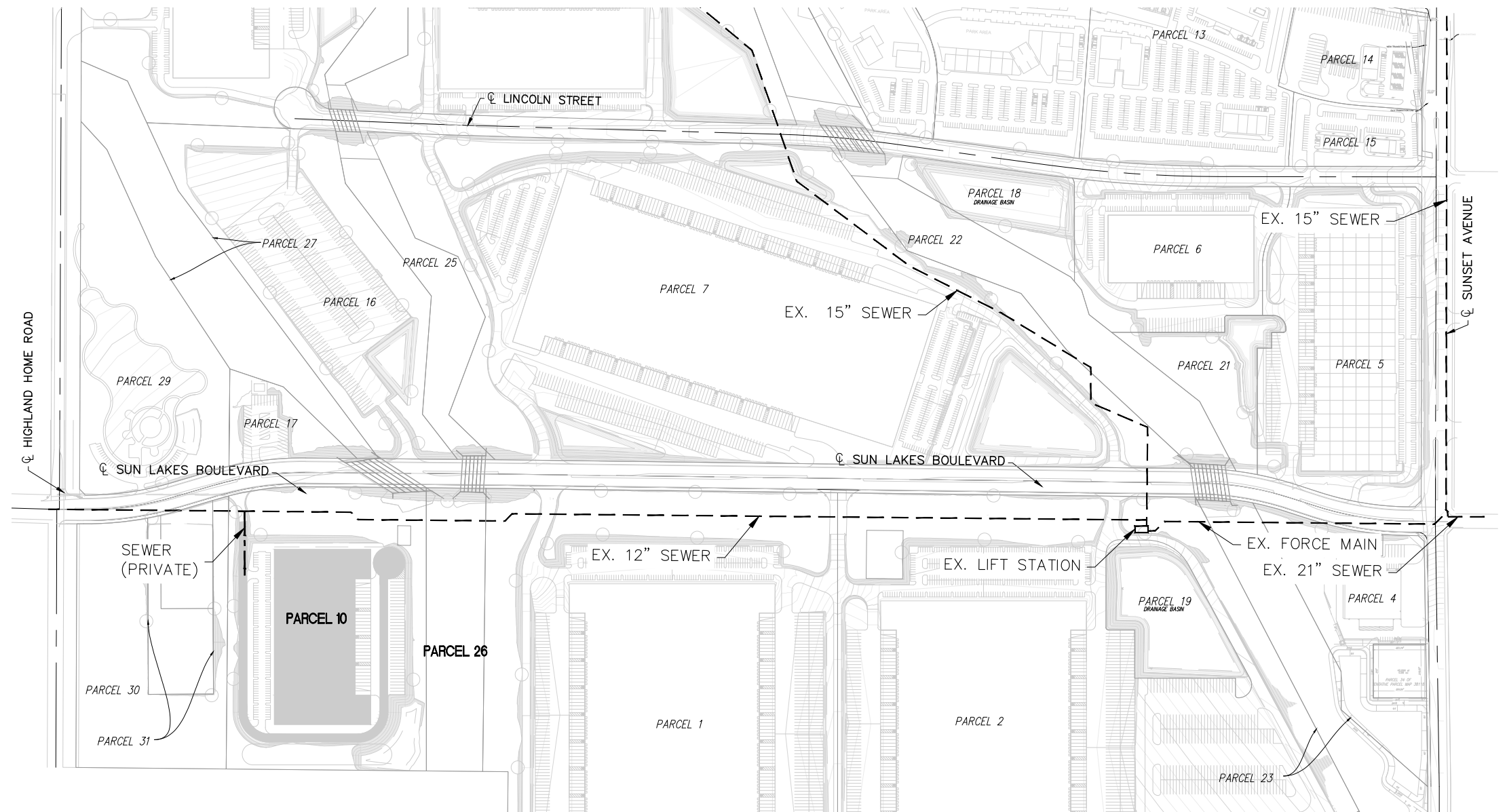
REC. WATER IMPROVEMENTS  
COA EXHIBIT PW.RECWATER.EXB28



INDEX MAP

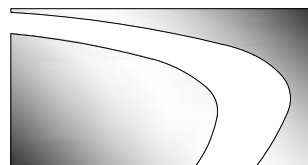
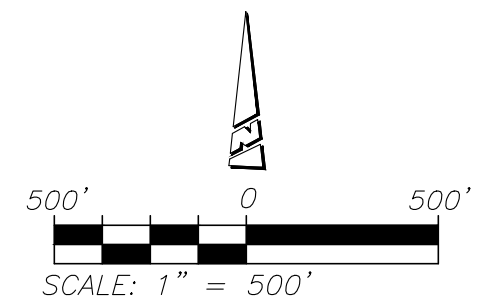
## LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 6
- PROPOSED SEWER
- EXISTING SEWER
- PRIVATE SEWER (FOR REFERENCE)



### NOTES:

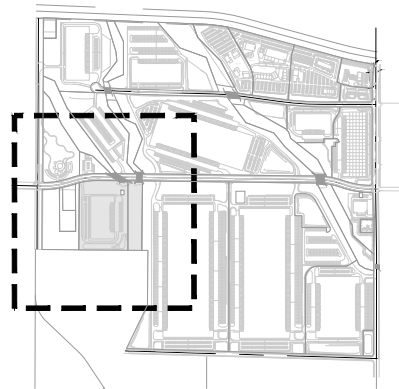
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## PUBLIC IMPROVEMENTS EXHIBITS SUNSET CROSSROADS - DEVELOPMENT AREA 6 PARCELS 10, 26

SEWER IMPROVEMENTS  
COA EXHIBIT PW.SEWER.EXB29



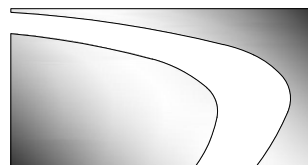
INDEX MAP

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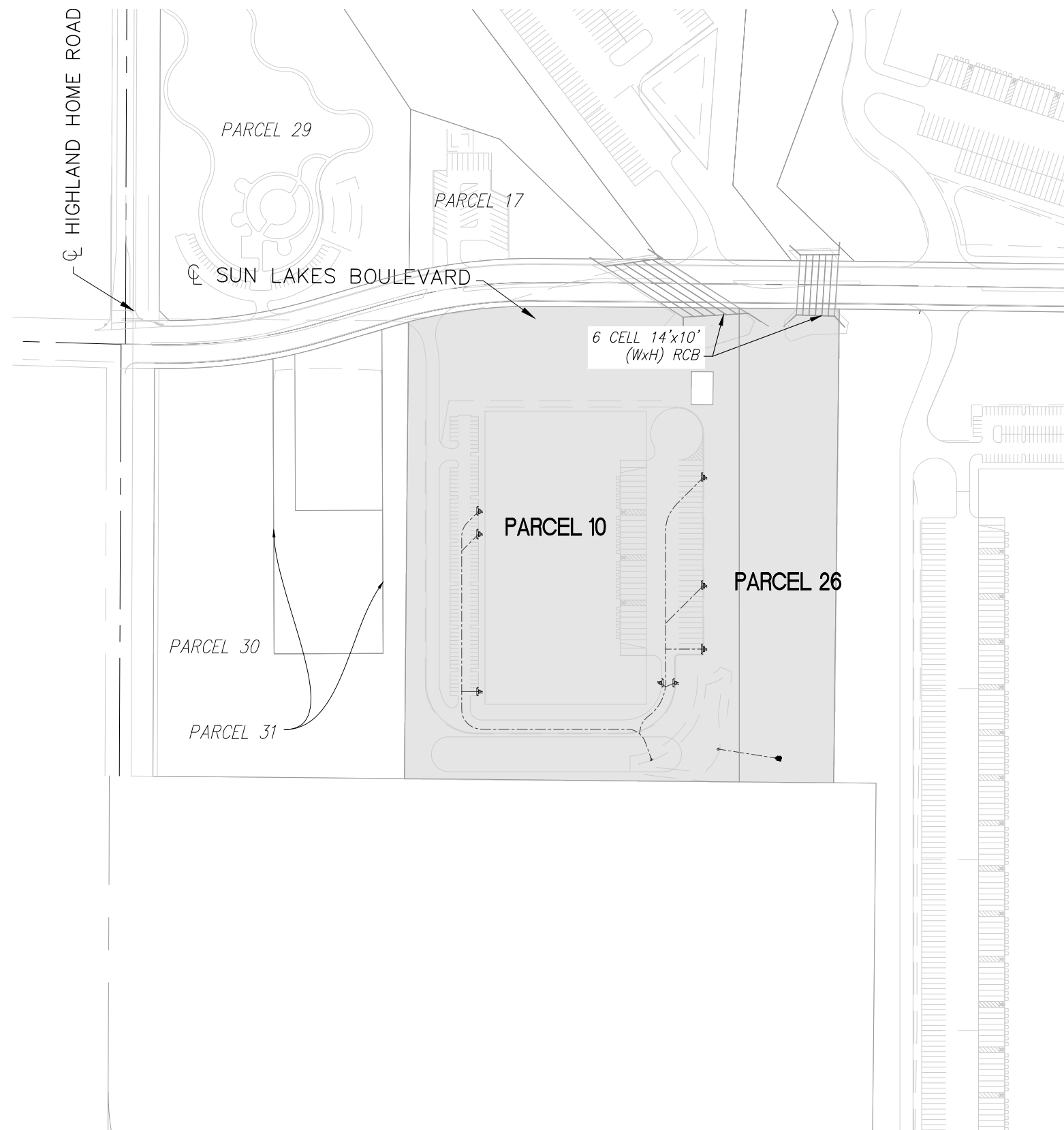
## LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 6
- PROPOSED STORM DRAIN
- - - STORM DRAIN PER OTHER DEVELOPMENT AREA
- - - PRIVATE STORM DRAIN (FOR REFERENCE)



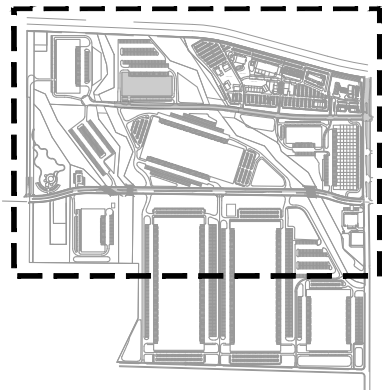
PROACTIVE ENGINEERING  
CONSULTANTS WEST  
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TEMECULA, CA 92590  
951-200-6840

**PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 6  
PARCELS 10, 26**



**STORM DRAIN IMPROVEMENTS  
COA EXHIBIT PW.STORM.EXB30**

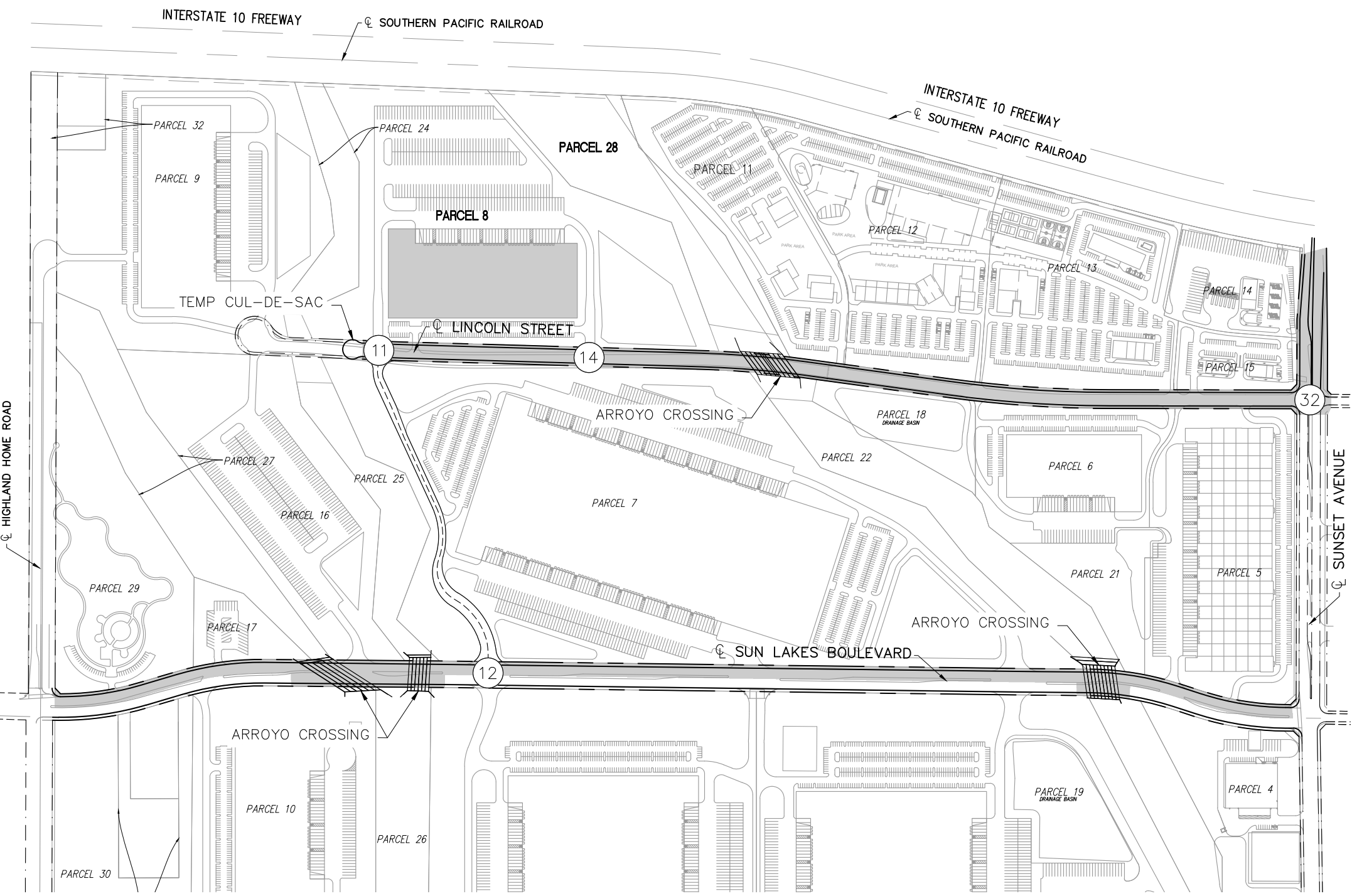
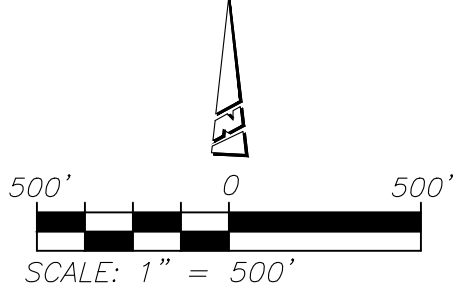
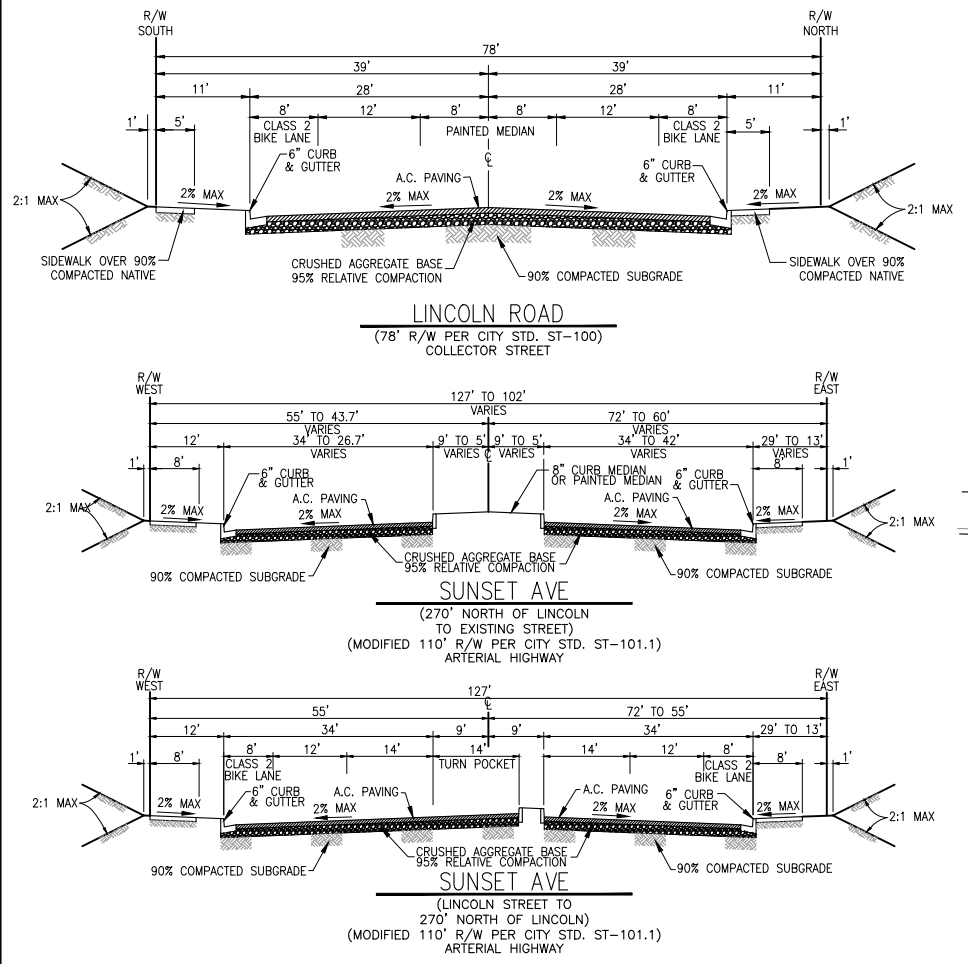




INDEX MAP

LEGEND

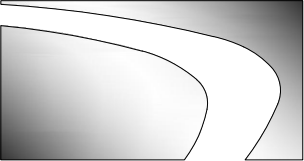
- PARCEL LINES
- DEVELOPMENT AREA 7
- FUTURE RIGHT-OF-WAY
- FUTURE CURB
- PROPOSED RIGHT-OF-WAY
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY
- EXISTING CURB
- STOP CONTROL
- TRAFFIC SIGNAL
- FIRE ACCESS



NOTES:  
SUN LAKES BOULEVARD BUILT PER CITY  
PLAN # CIP-2020-04

| 11 | Dwy. 3 & Lincoln St. | 12 | Dwy. 4 & Westward Av. | 14 | Dwy. 6 & Lincoln St. | 32 | Sunset Av. & Lincoln St. |
|----|----------------------|----|-----------------------|----|----------------------|----|--------------------------|
|    |                      |    |                       |    |                      |    |                          |

(N) - INSTALL TRAFFIC SIGNAL

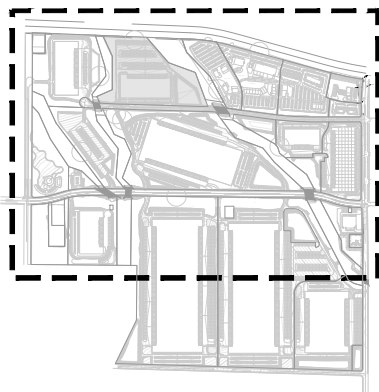


PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840

PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 7  
PARCELS 8, 28

STREET IMPROVEMENTS  
COA EXHIBIT PW.STREETS.EXB31

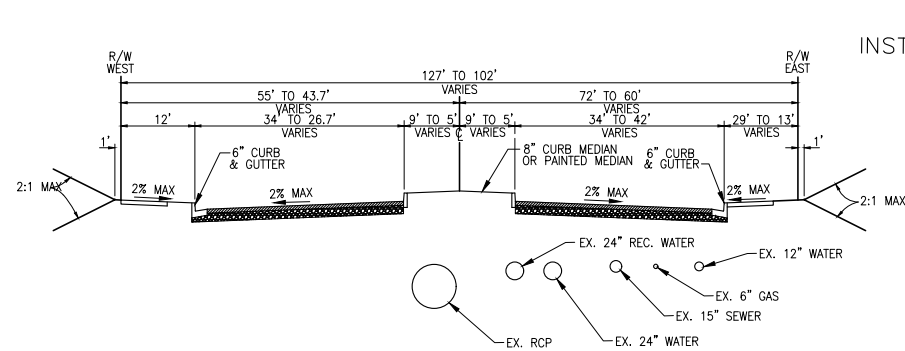




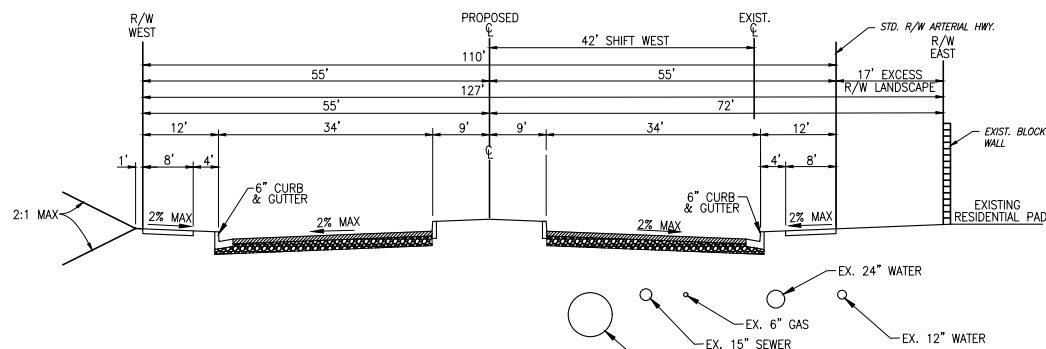
INDEX MAP

## LEGEND

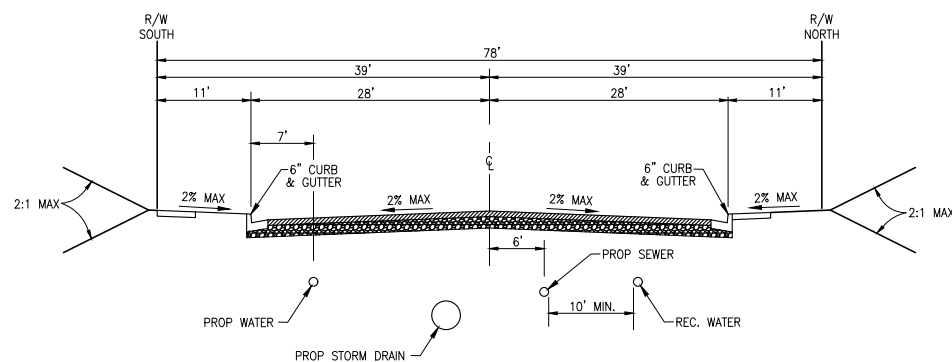
- PARCEL LINES
- DEVELOPMENT AREA 7
- PROPOSED WATER
- EXISTING WATER
- WATER PER OTHER DEVELOPMENT AREA



SUNSET AVE  
(NORTH OF LINCOLN TO EXISTING STREET)

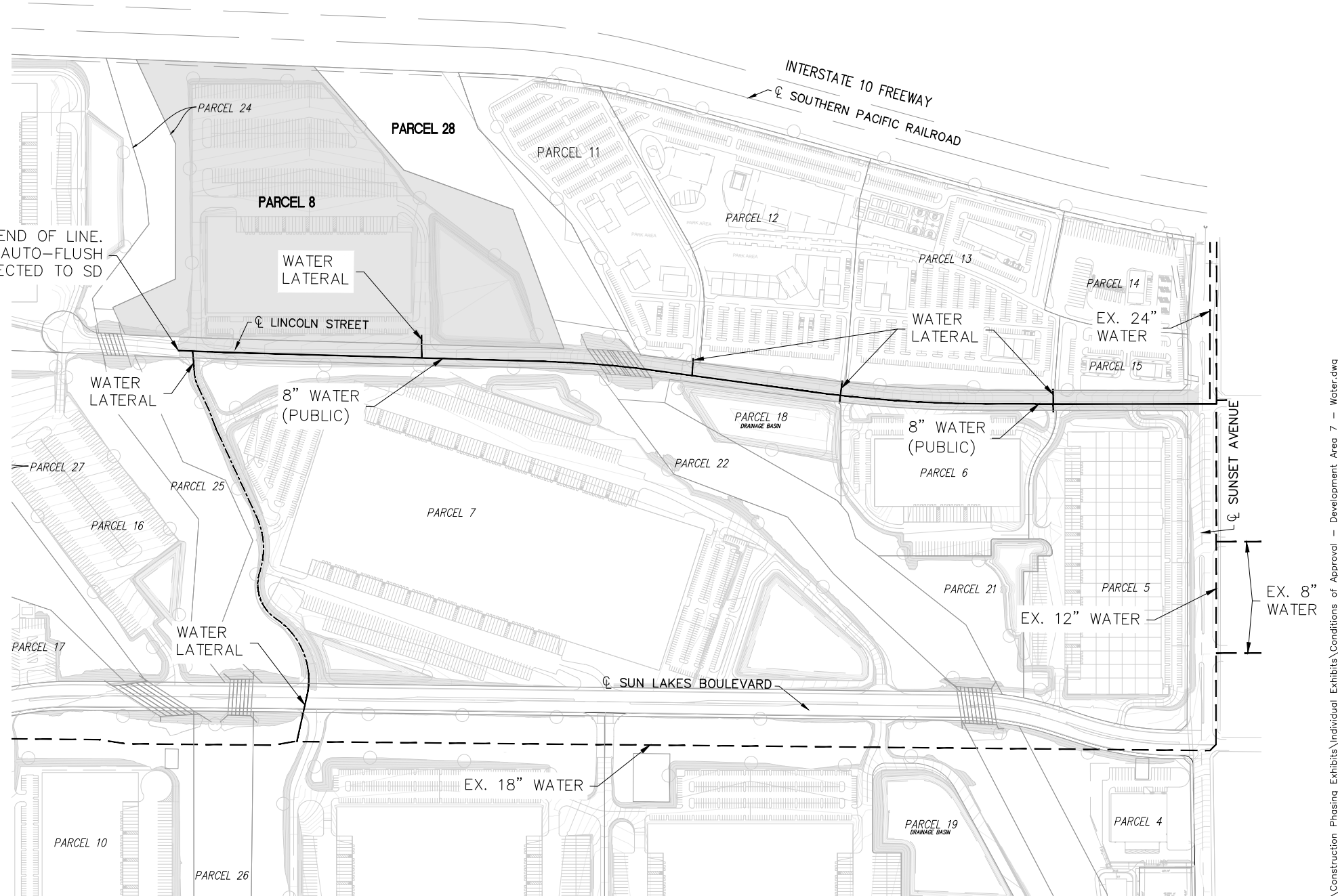


SUNSET AVE  
(NORTH OF SUN LAKES BLVD. TO LINCOLN STREET)



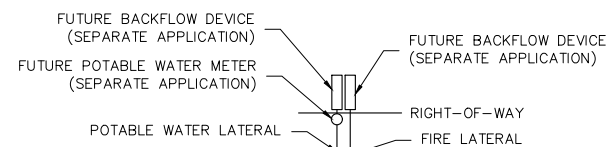
LINCOLN ROAD

TEMP. END OF LINE.  
INSTALL BLOW-OFF AND AUTO-FLUSH  
DEVICE CONNECTED TO SD

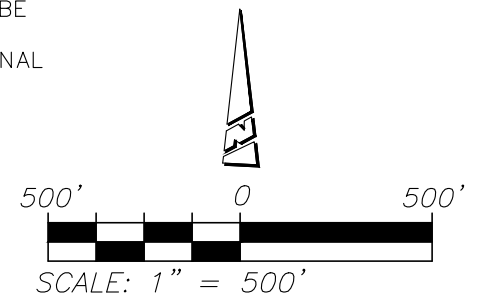


### NOTES:

1. DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
2. EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.



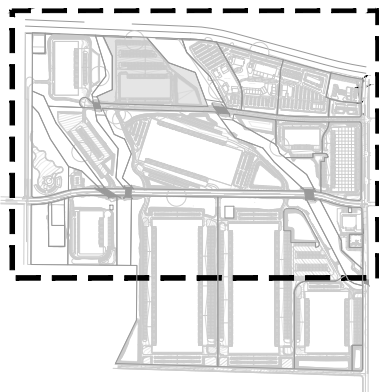
NOTE:  
LATERAL AND METER SIZING TO  
BE DETERMINED AT FINAL ENGINEERING



PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840

PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 7  
PARCELS 8, 28

WATER IMPROVEMENTS  
COA EXHIBIT PW.WATER.EXB32

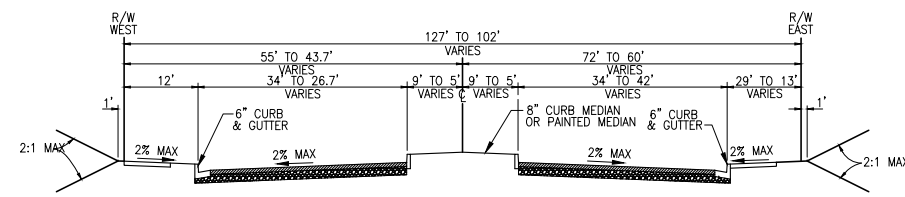


INDEX MAP

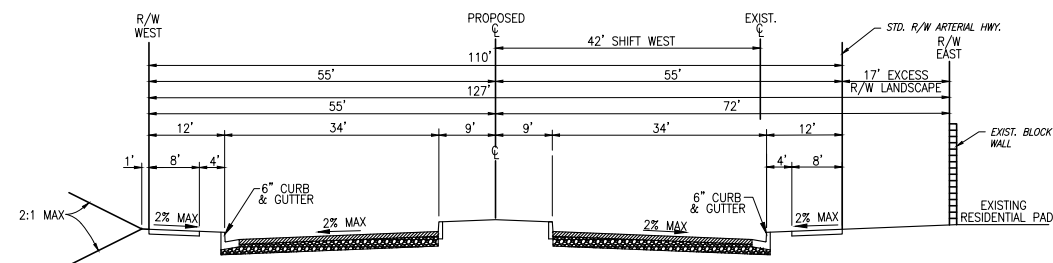
## LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 7
- PROPOSED REC WATER
- EXISTING REC. WATER
- REC. WATER PER OTHER DEVELOPMENT AREA

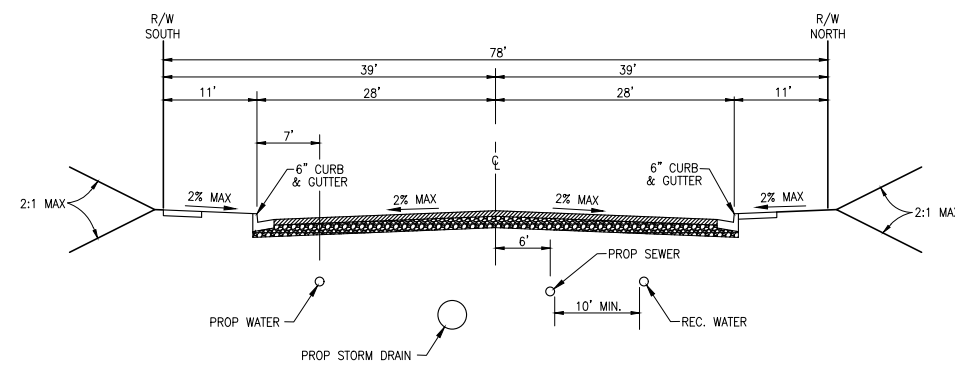
TEMP. END OF LINE.  
INSTALL BLOW-OFF AND AUTO-FLUSH  
DEVICE CONNECTED TO SD



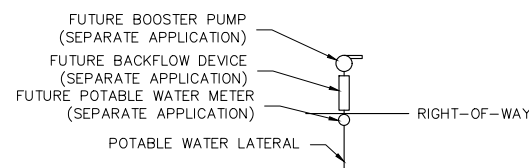
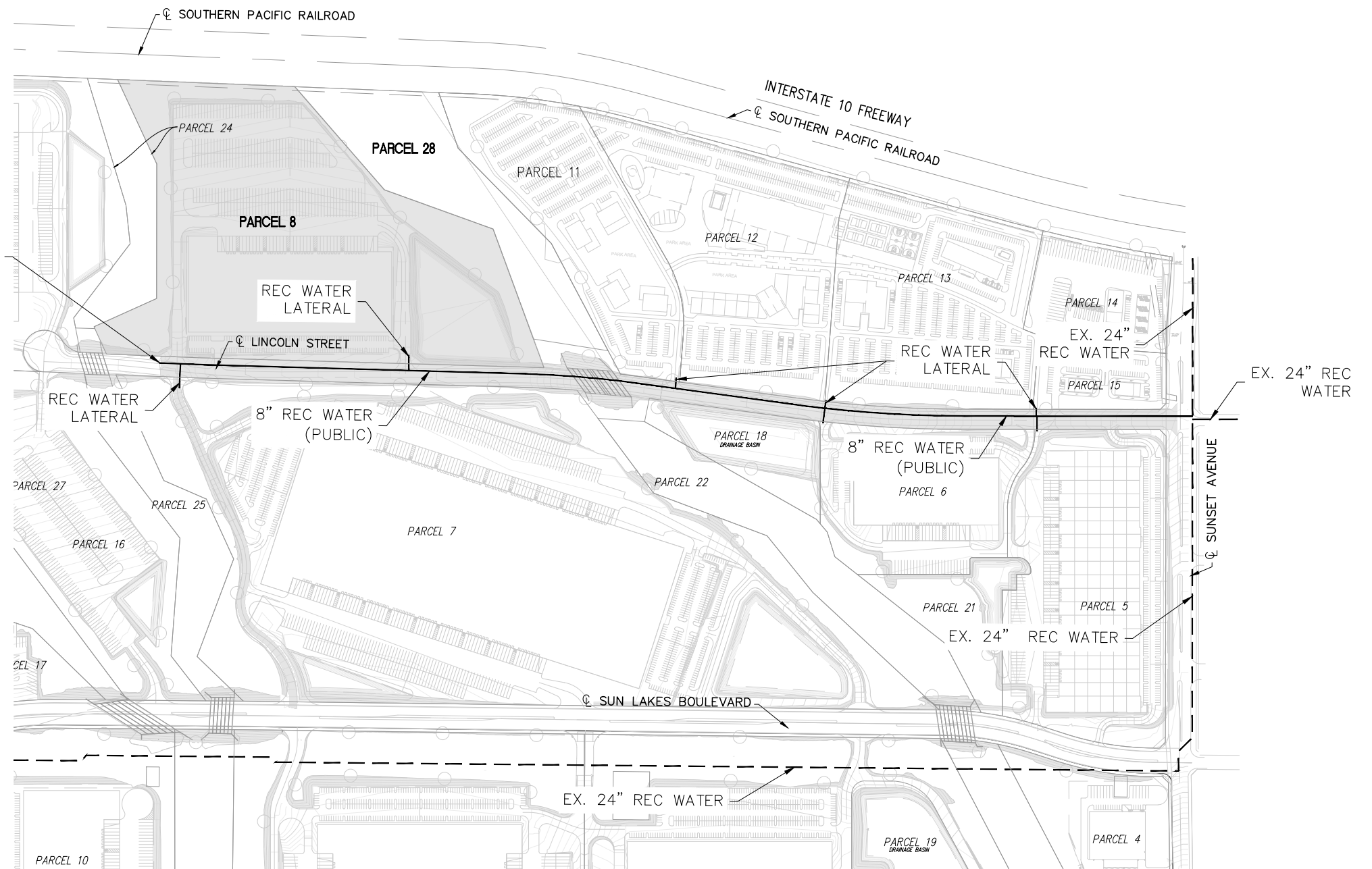
SUNSET AVE  
(NORTH OF LINCOLN TO EXISTING STREET)



SUNSET AVE  
(NORTH OF SUN LAKES BLVD. TO LINCOLN STREET)



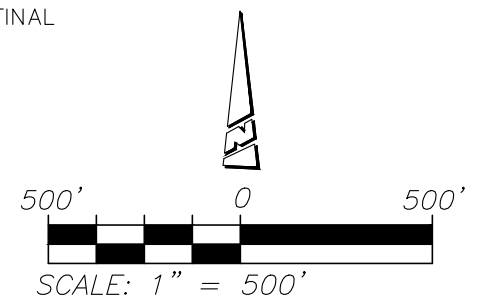
LINCOLN ROAD



- NOTE:
- LATERAL AND METER SIZING TO BE DETERMINED AT FINAL ENGINEERING
  - RECYCLED WATER HYDRAULIC ANALYSIS IS REQUIRED FOR EACH CONNECTION UTILIZING RECYCLED WATER.

### NOTES:

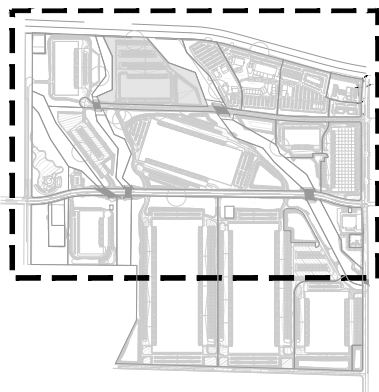
- DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
- EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.



PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
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PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 7  
PARCELS 8, 28

REC WATER IMPROVEMENTS  
COA EXHIBIT PW.RECWATER.EXB33



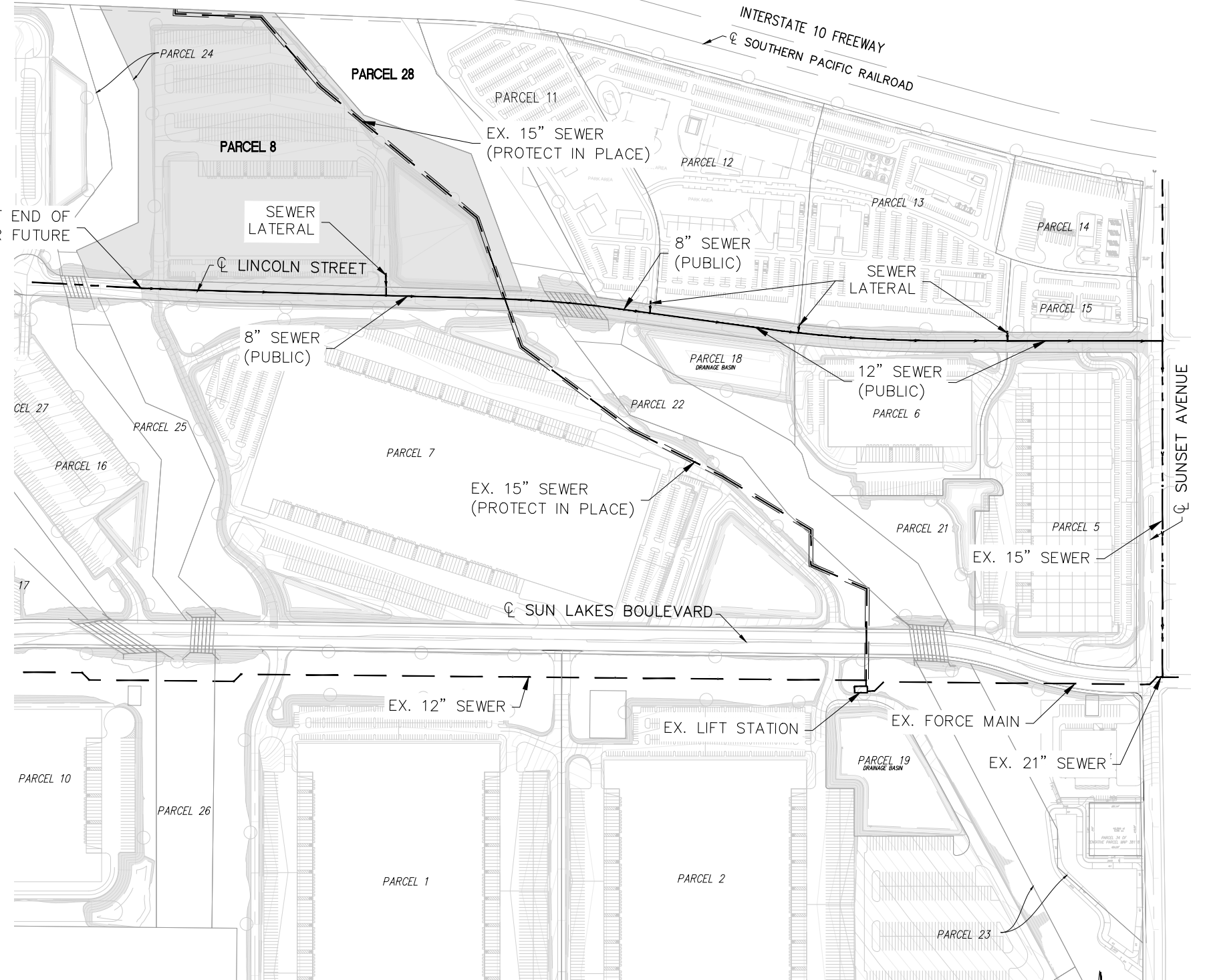
INDEX MAP

## LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 7
- PROPOSED SEWER
- EXISTING SEWER
- SEWER PER OTHER DEVELOPMENT AREA

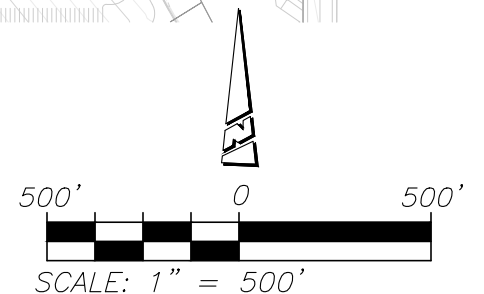
INSTALL MANHOLE AT END OF LINE WITH 5' STUB FOR FUTURE

FREEWAY SOUTHERN PACIFIC RAILROAD



### NOTES:

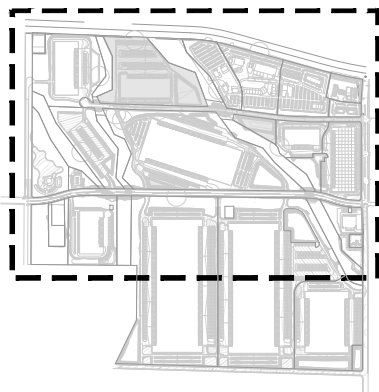
1. DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
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PROACTIVE ENGINEERING  
CONSULTANTS WEST  
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**PUBLIC IMPROVEMENTS EXHIBITS**  
**SUNSET CROSSROADS - DEVELOPMENT AREA 7**  
**PARCELS 8, 28**

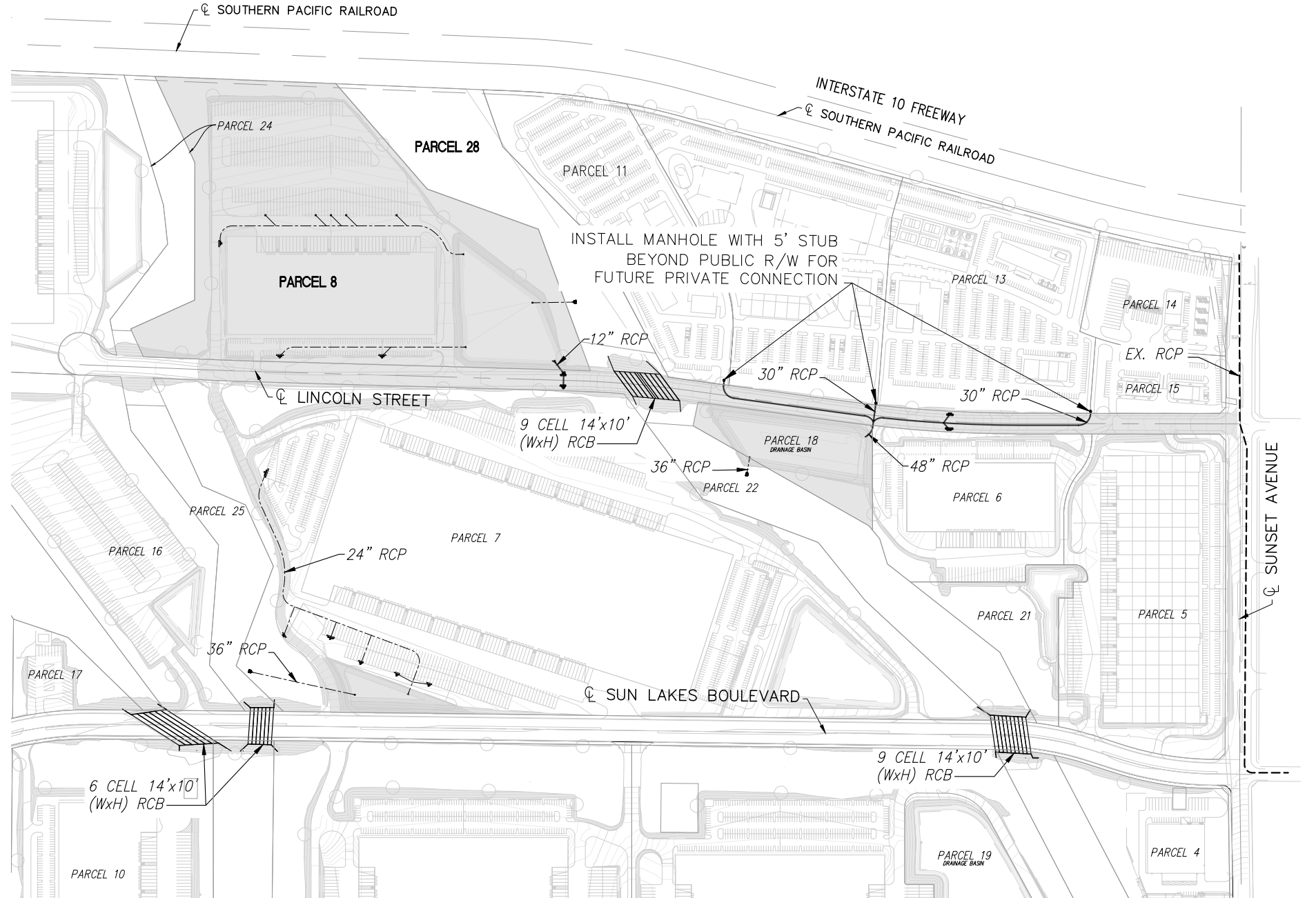
**SEWER IMPROVEMENTS**  
**COA EXHIBIT PW.SEWER.EXB34**



INDEX MAP

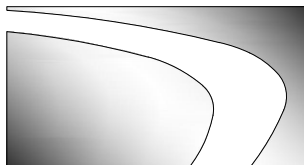
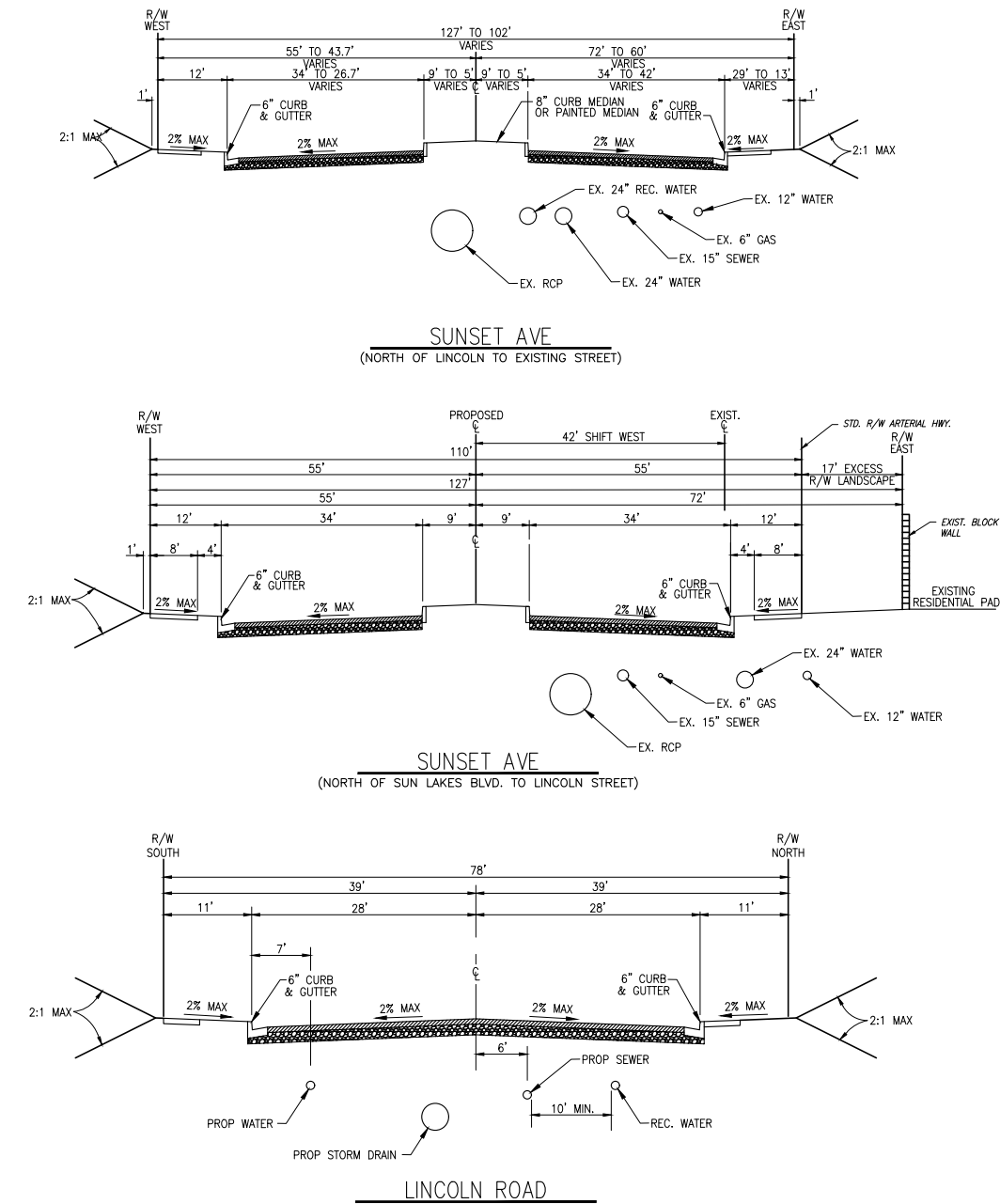
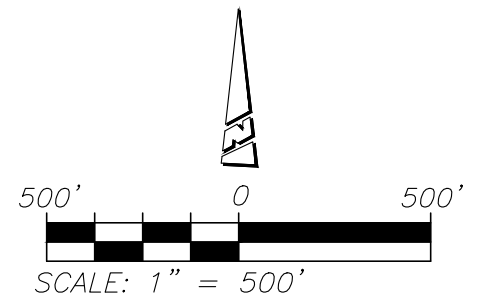
## LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 7
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- STORM DRAIN PER OTHER DEVELOPMENT AREA
- PRIVATE STORM DRAIN (FOR REFERENCE)



### NOTES:

- DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
- EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.

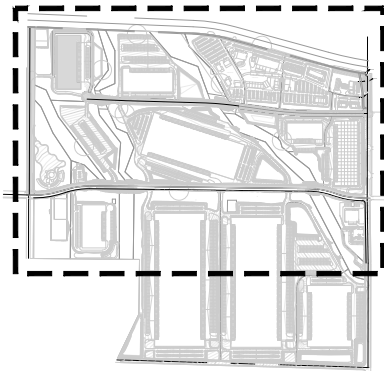


PROACTIVE ENGINEERING  
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TEMECULA, CA 92590  
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PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 7  
PARCELS 8, 28

STORM DRAIN IMPROVEMENTS  
COA EXHIBIT PW.STORM.EXB35

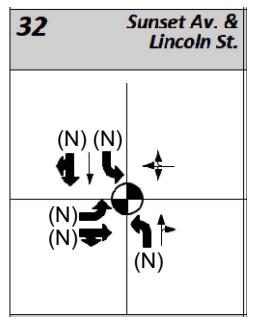
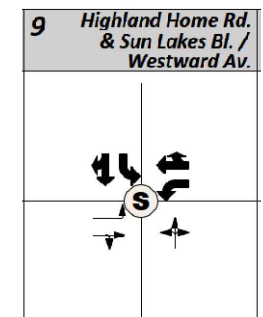
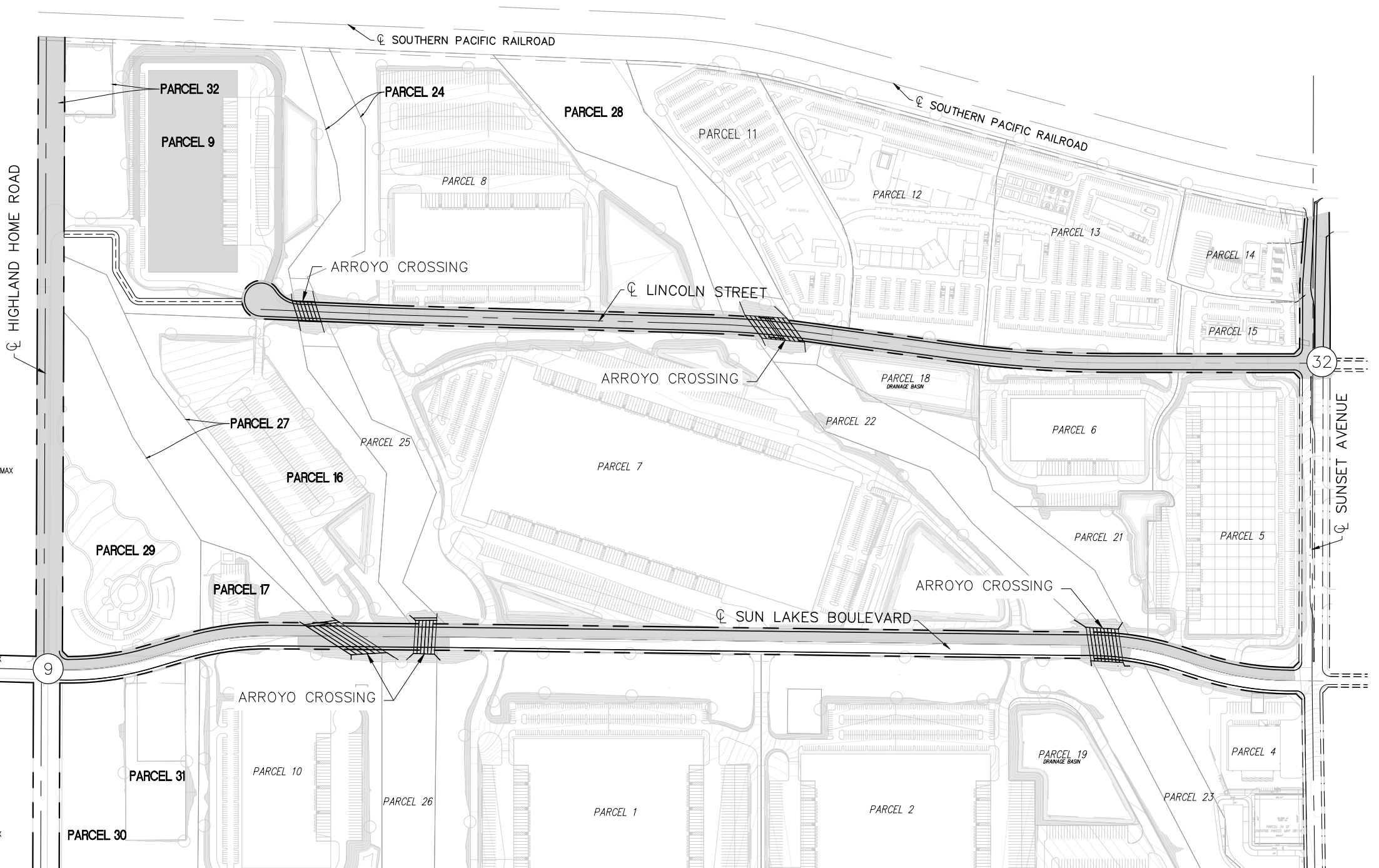
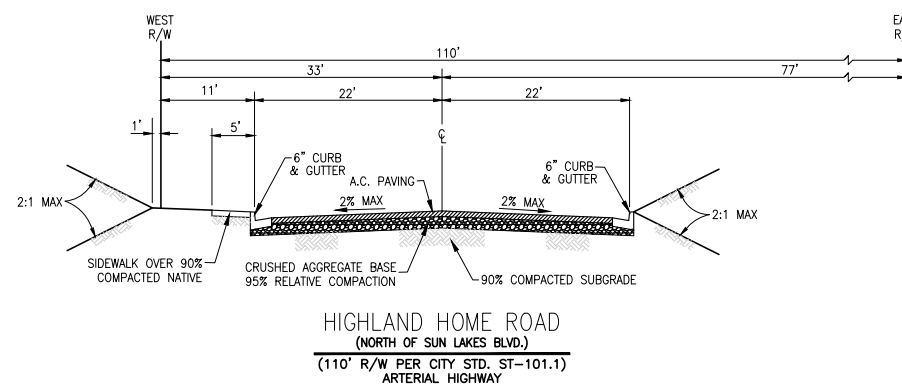
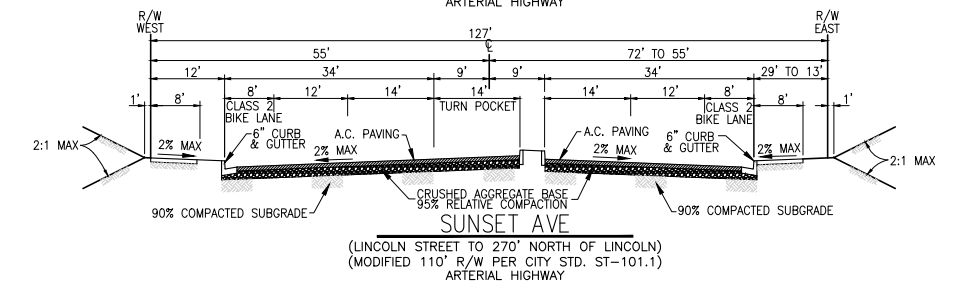
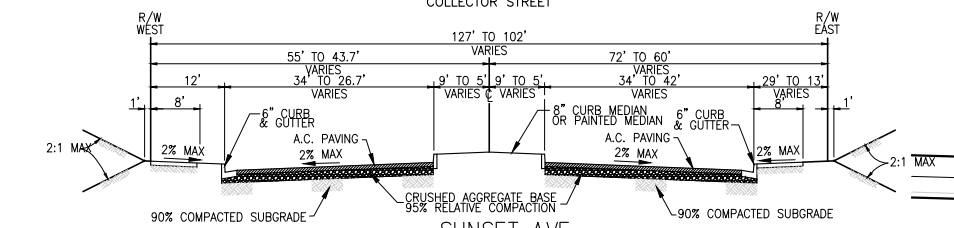
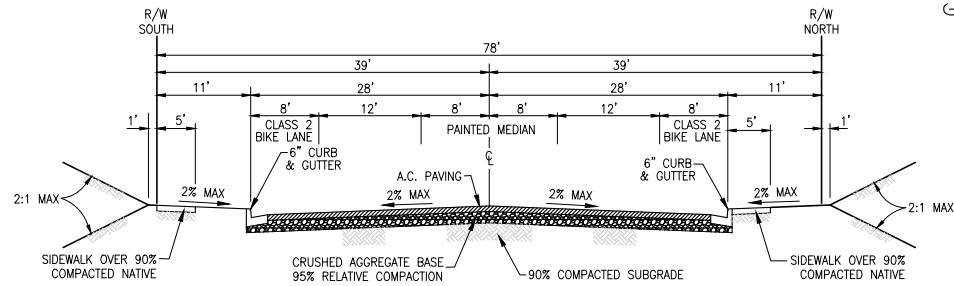




INDEX MAP

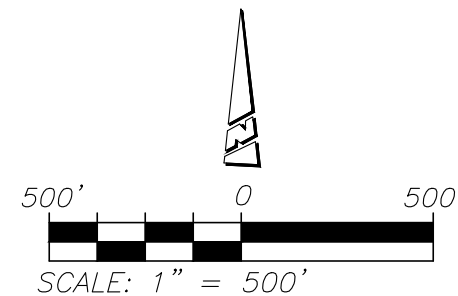
## LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 8
- FUTURE RIGHT-OF-WAY
- FUTURE CURB
- PROPOSED RIGHT-OF-WAY
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY
- EXISTING CURB
- STOP CONTROL
- TRAFFIC SIGNAL
- ALL WAY STOP
- FIRE ACCESS



(N) - INSTALL TRAFFIC SIGNAL

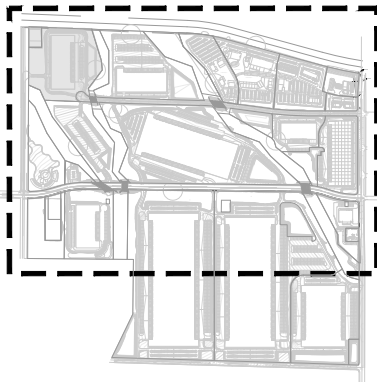
NOTES:  
SUN LAKES BOULEVARD BUILT PER CITY  
PLAN # CIP-2020-04



PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840

## PUBLIC IMPROVEMENTS EXHIBITS SUNSET CROSSROADS - DEVELOPMENT AREA 8 PARCELS 9, 16, 17, 24, 27, 29, 30, 31, 32

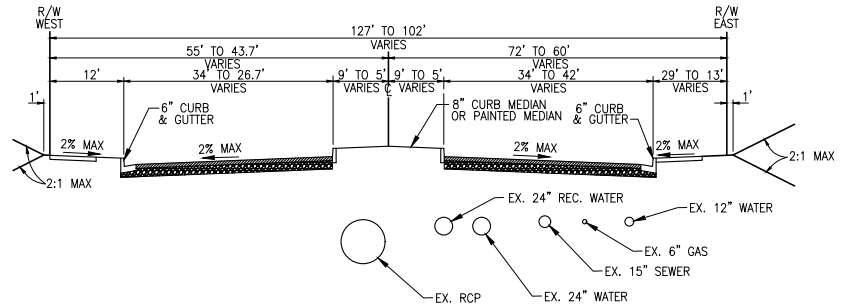
## STREET IMPROVEMENTS COA EXHIBIT PW.STREETS.EXB36



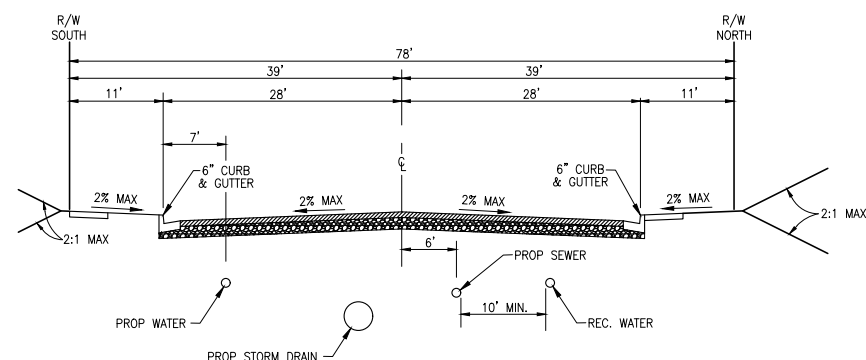
INDEX MAP

# LEGEND

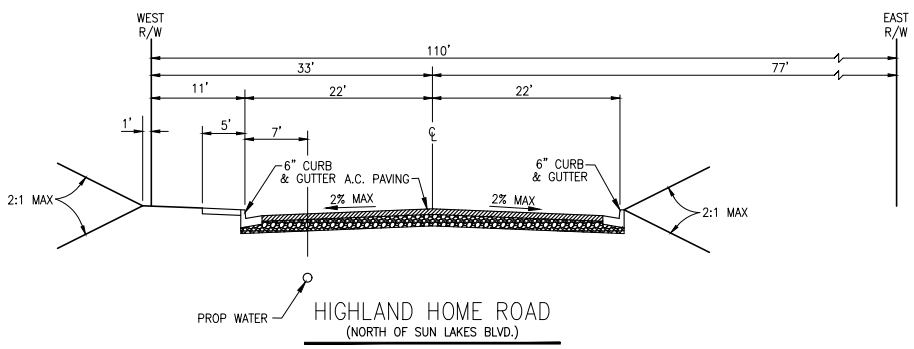
- PARCEL LINES
- DEVELOPMENT AREA 8
- PROPOSED WATER
- EXISTING WATER
- WATER PER OTHER DEVELOPMENT AREA



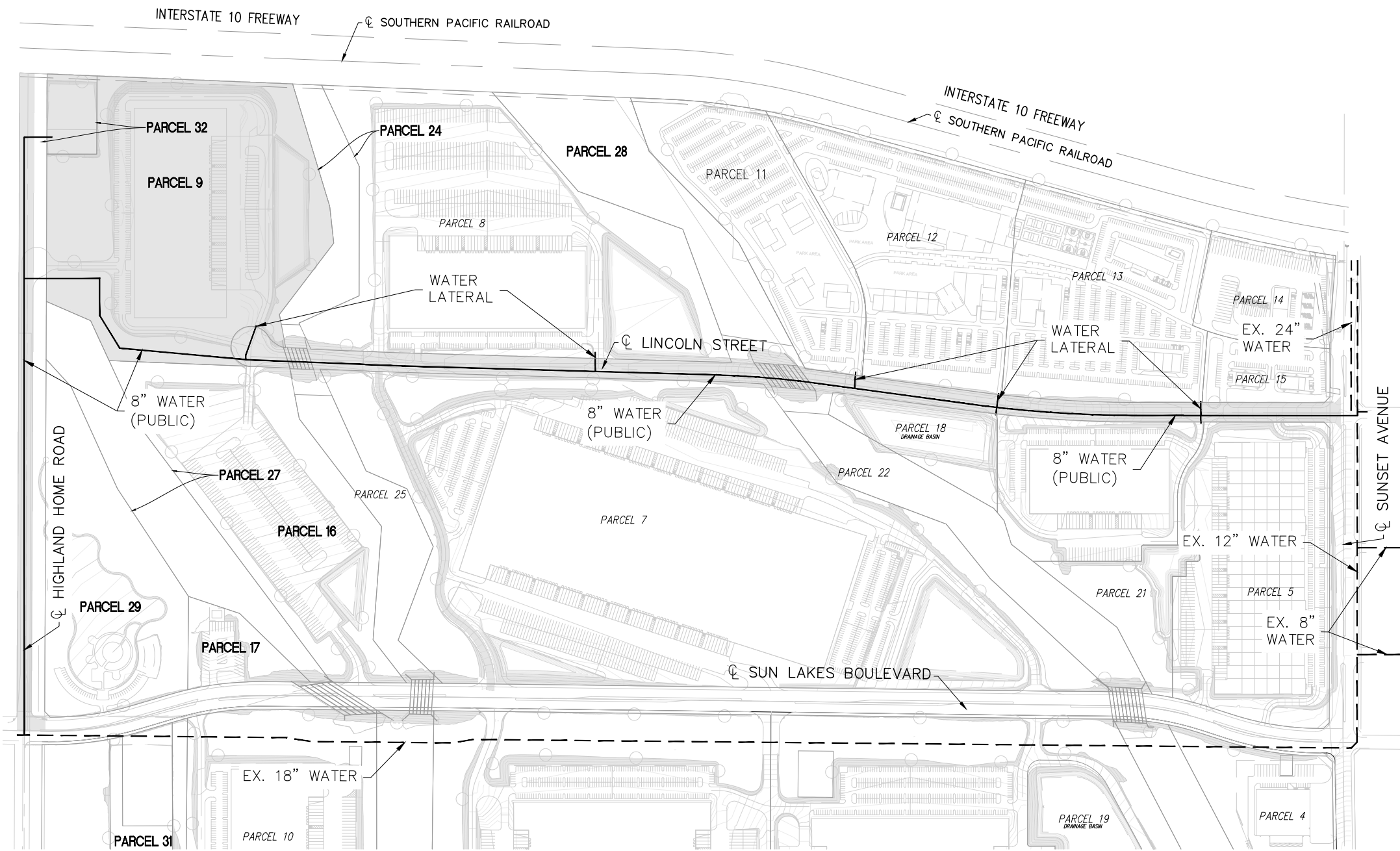
SUNSET AVE  
(NORTH OF LINCOLN TO EXISTING STREET)



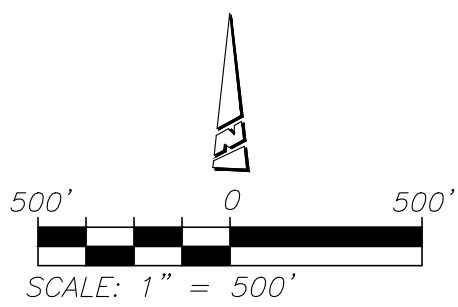
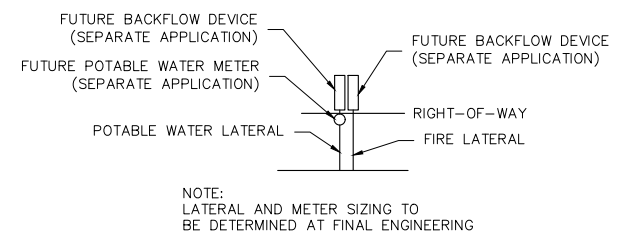
LINCOLN ROAD



PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840

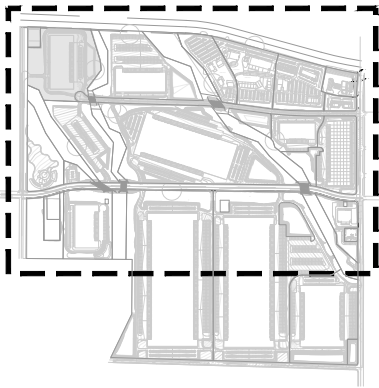


- NOTES:
- DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
  - EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.



## PUBLIC IMPROVEMENTS EXHIBITS SUNSET CROSSROADS - DEVELOPMENT AREA 8 PARCELS 9, 16, 17, 24, 27, 29, 30, 31, 32

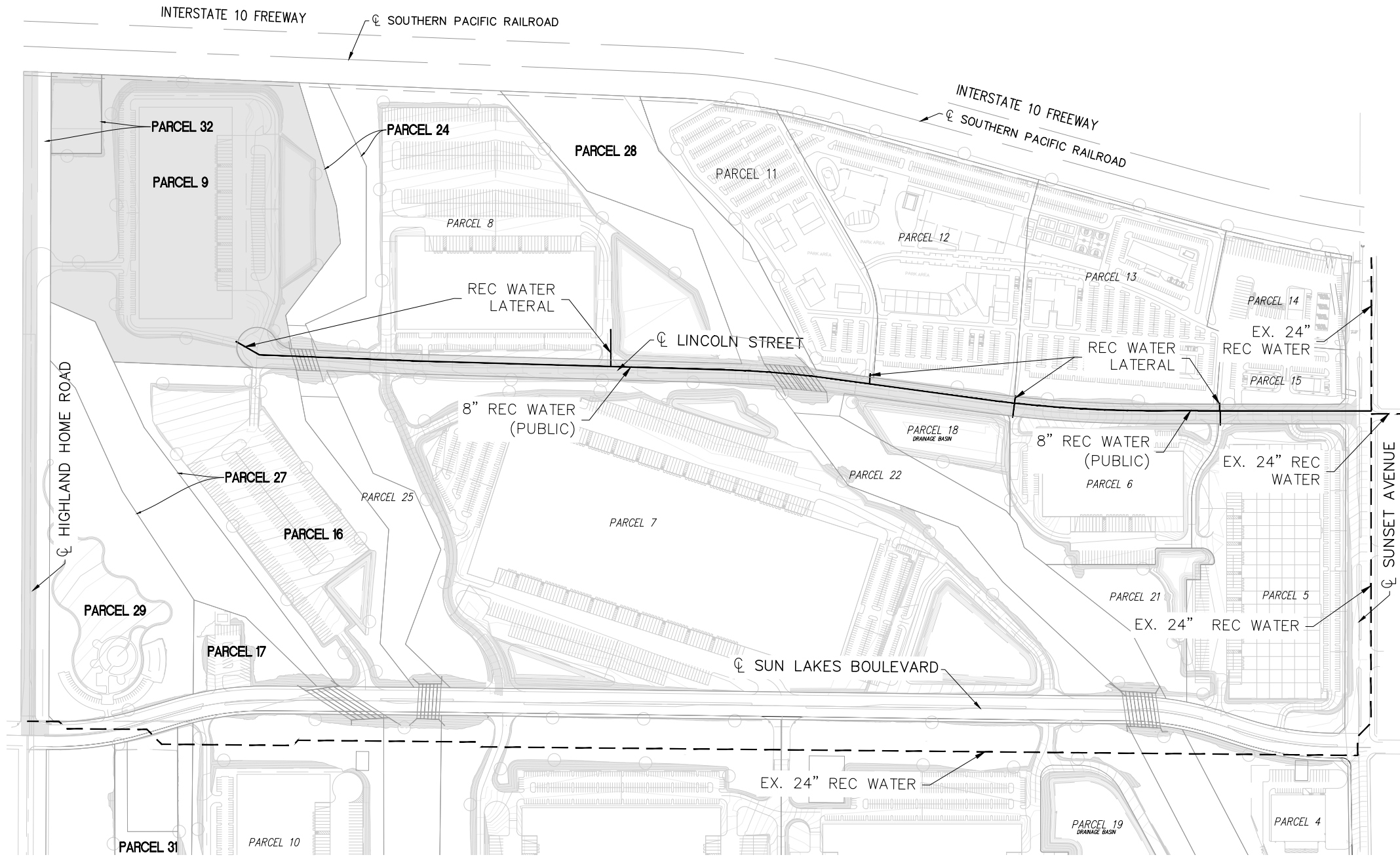
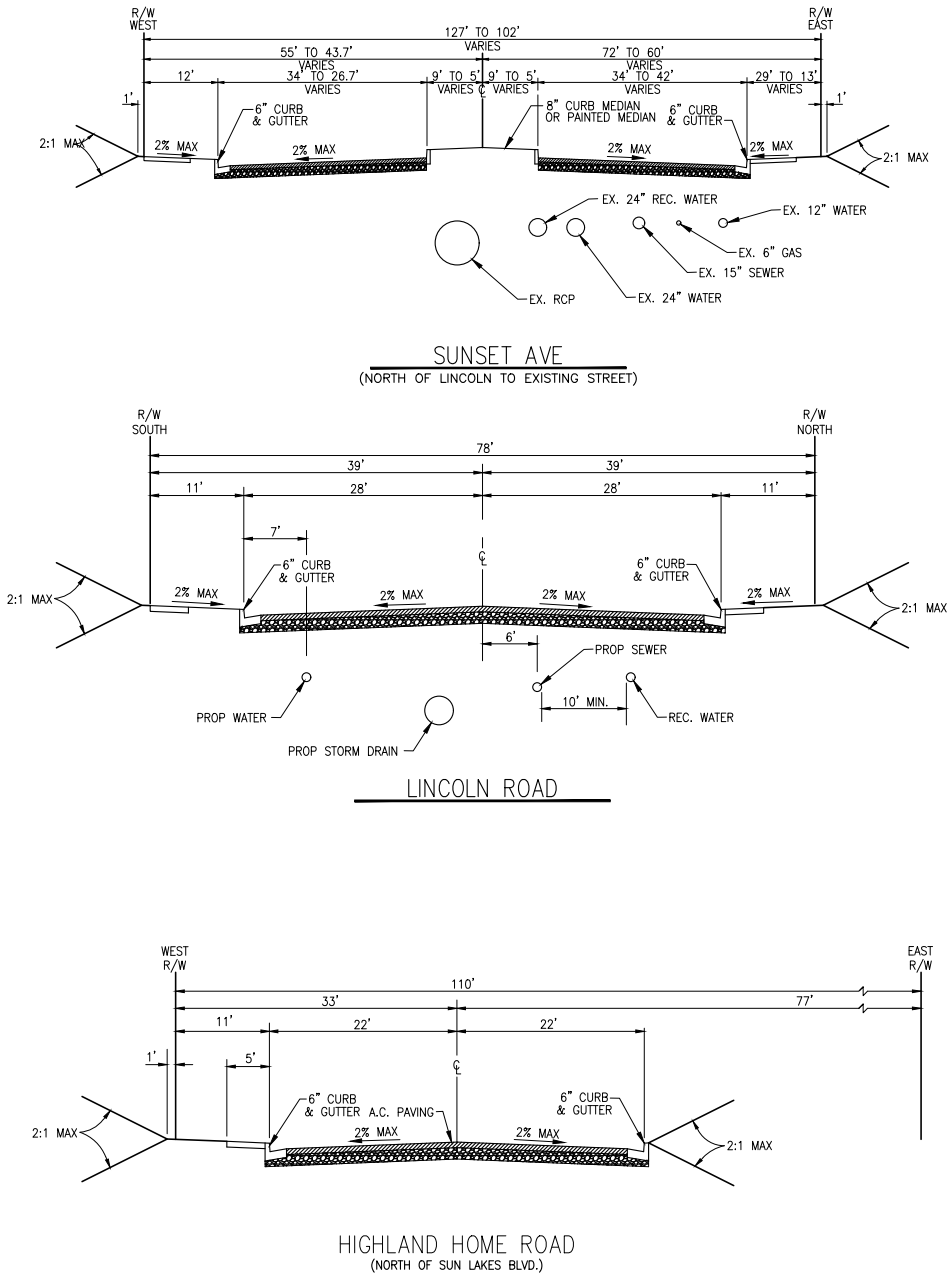
## WATER IMPROVEMENTS COA EXHIBIT PW.WATER.EXB37



INDEX MAP

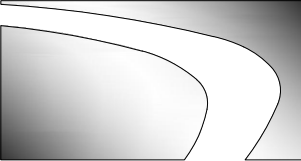
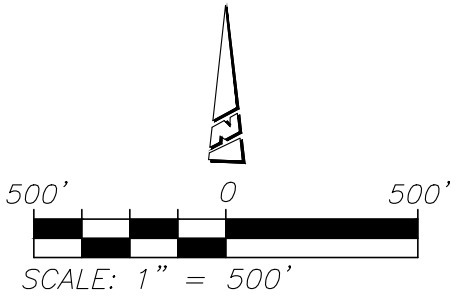
# LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 8
- PROPOSED REC WATER
- EXISTING REC. WATER
- REC. WATER PER OTHER DEVELOPMENT AREA



- NOTE:
- LATERAL AND METER SIZING TO BE DETERMINED AT FINAL ENGINEERING
  - RECYCLED WATER HYDRAULIC ANALYSIS IS REQUIRED FOR EACH CONNECTION UTILIZING RECYCLED WATER.
- FUTURE BOOSTER PUMP (SEPARATE APPLICATION)  
FUTURE BACKFLOW DEVICE (SEPARATE APPLICATION)  
FUTURE POTABLE WATER METER (SEPARATE APPLICATION)  
POTABLE WATER LATERAL

- NOTES:
- DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
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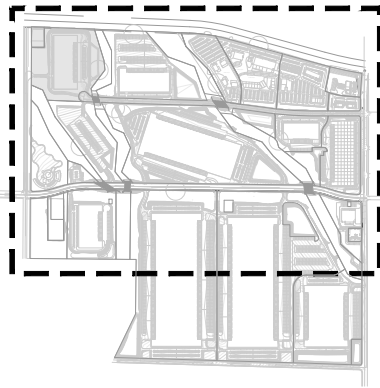


PROACTIVE ENGINEERING  
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27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840

## PUBLIC IMPROVEMENTS EXHIBITS SUNSET CROSSROADS - DEVELOPMENT AREA 8 PARCELS 9, 16, 17, 24, 27, 29, 30, 31, 32

## REC. WATER IMPROVEMENTS COA EXHIBIT PW.RECWATER.EXB38

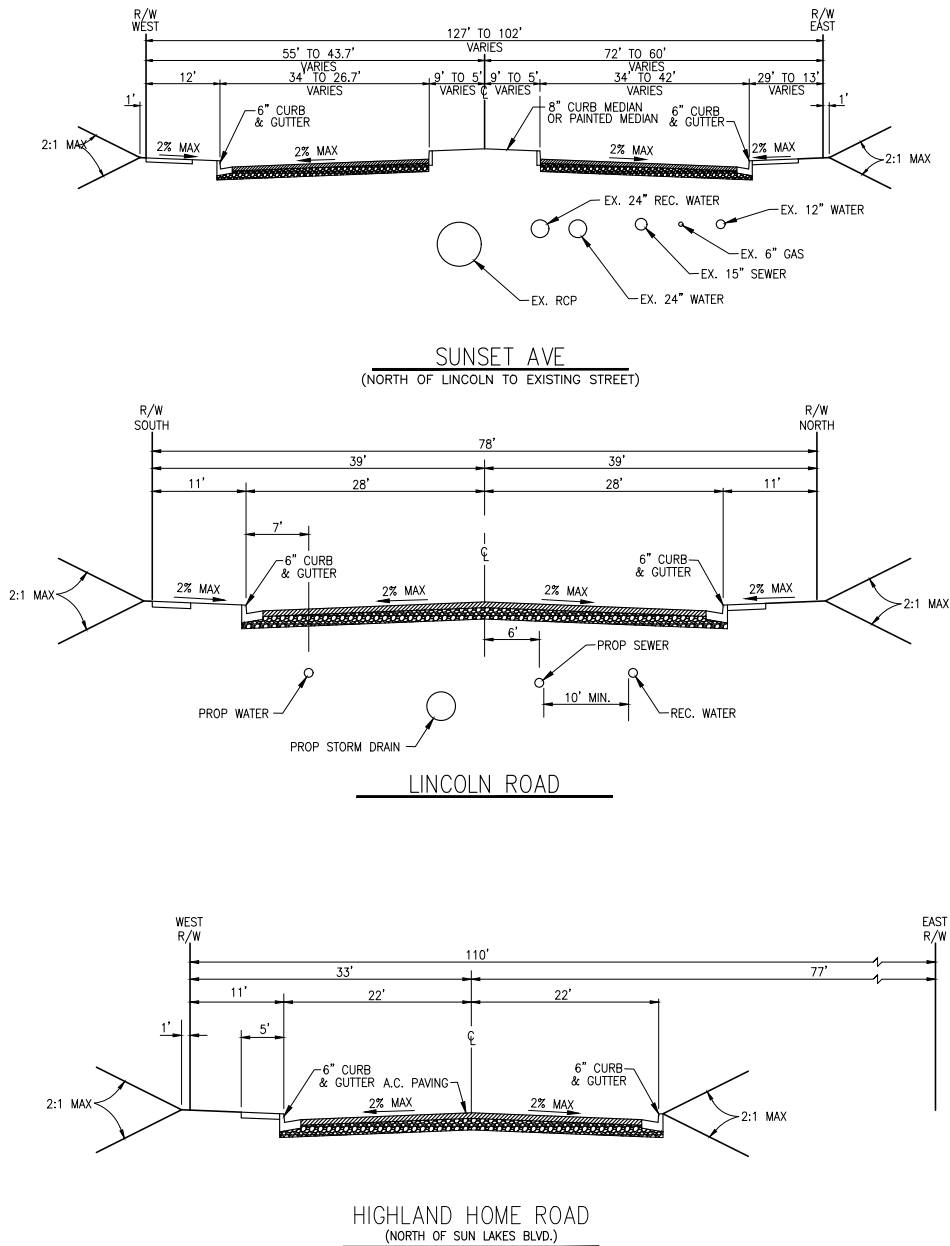




INDEX MAP

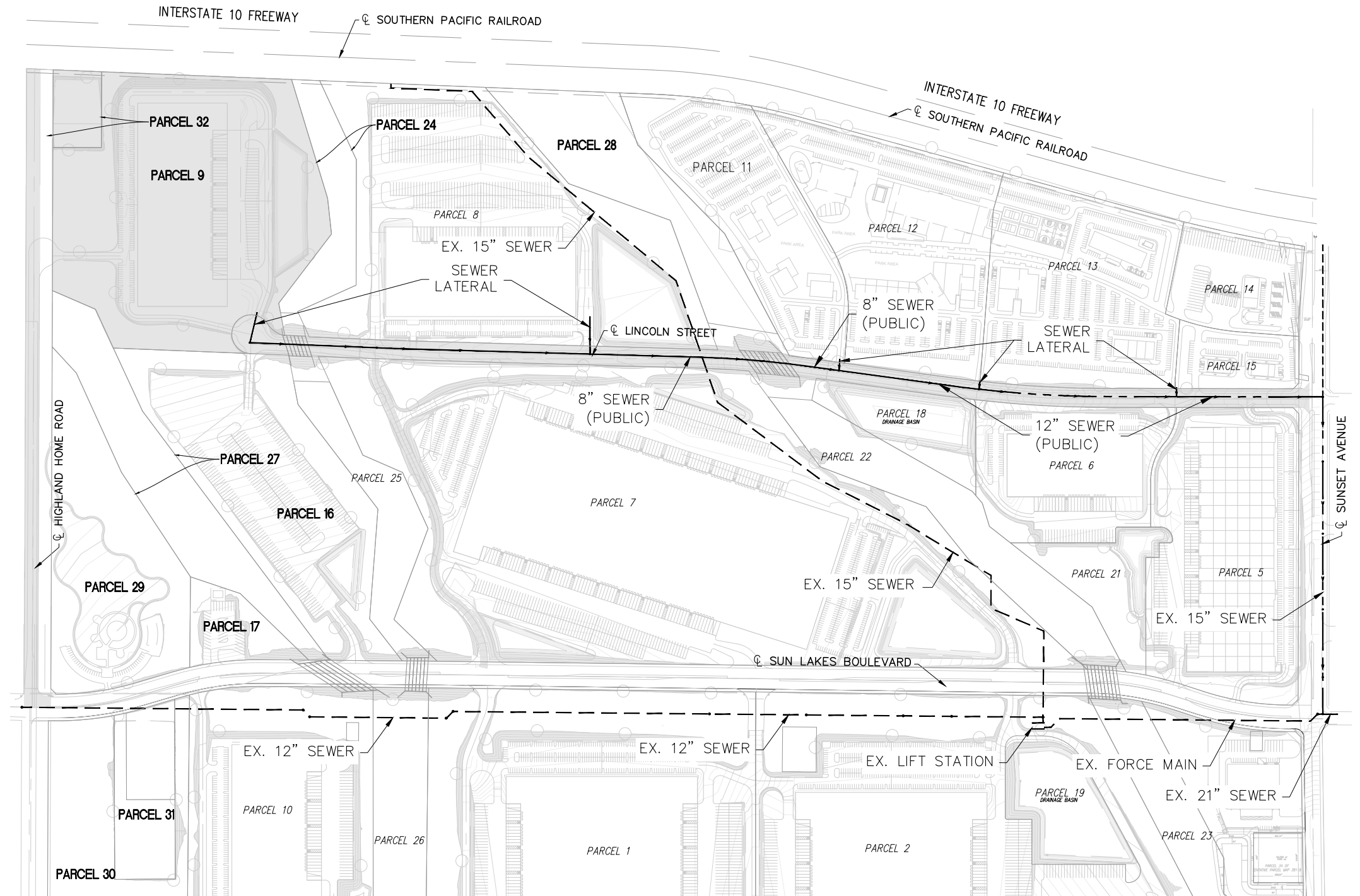
## LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 8
- PROPOSED SEWER
- EXISTING SEWER
- SEWER PER OTHER DEVELOPMENT AREA



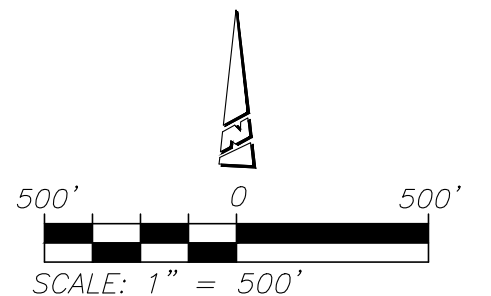
HIGHLAND HOME ROAD  
(NORTH OF SUN LAKES BLVD.)

PROACTIVE ENGINEERING  
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TEMECULA, CA 92590  
951-200-6840



### NOTES:

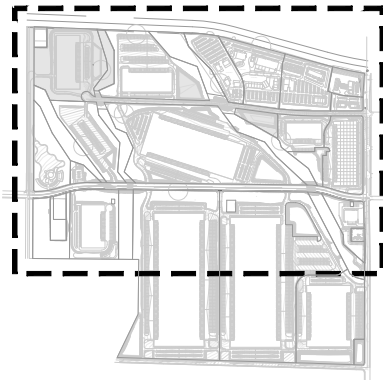
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**PUBLIC IMPROVEMENTS EXHIBITS**  
**SUNSET CROSSROADS - DEVELOPMENT AREA 8**  
**PARCELS 9, 16, 17, 24, 27, 29, 30, 31, 32**

**SEWER IMPROVEMENTS**  
**COA EXHIBIT PW.SEWER.EXB39**

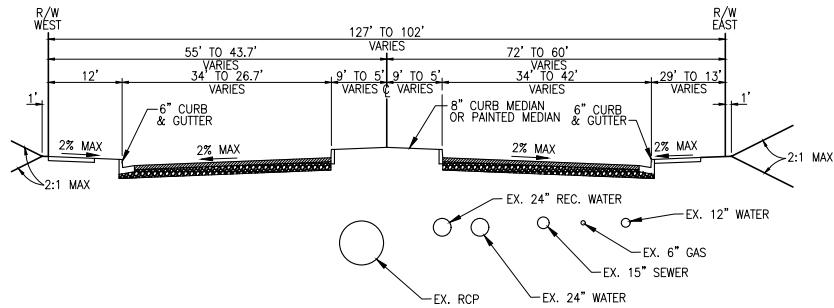




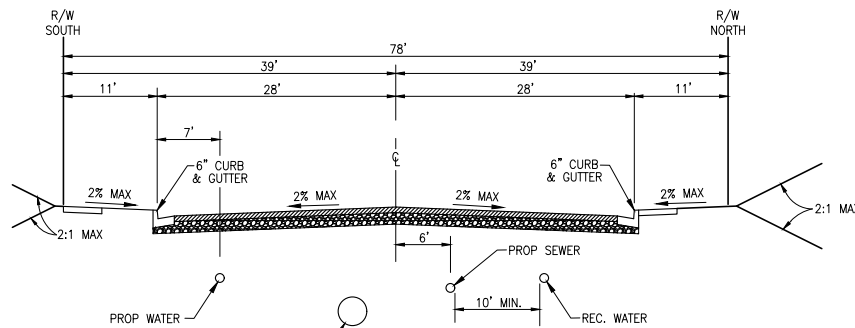
INDEX MAP

## LEGEND

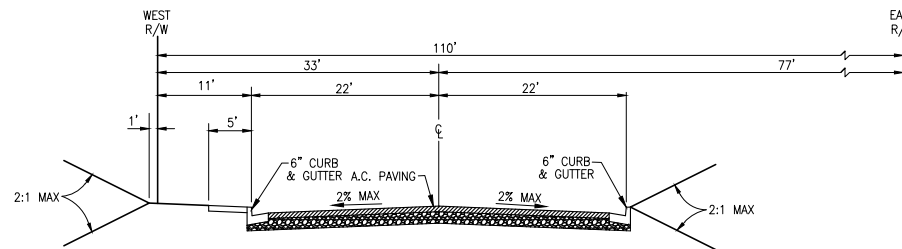
- PARCEL LINES
- DEVELOPMENT AREA 8
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- STORM DRAIN PER OTHER DEVELOPMENT AREA
- PRIVATE STORM DRAIN (FOR REFERENCE)



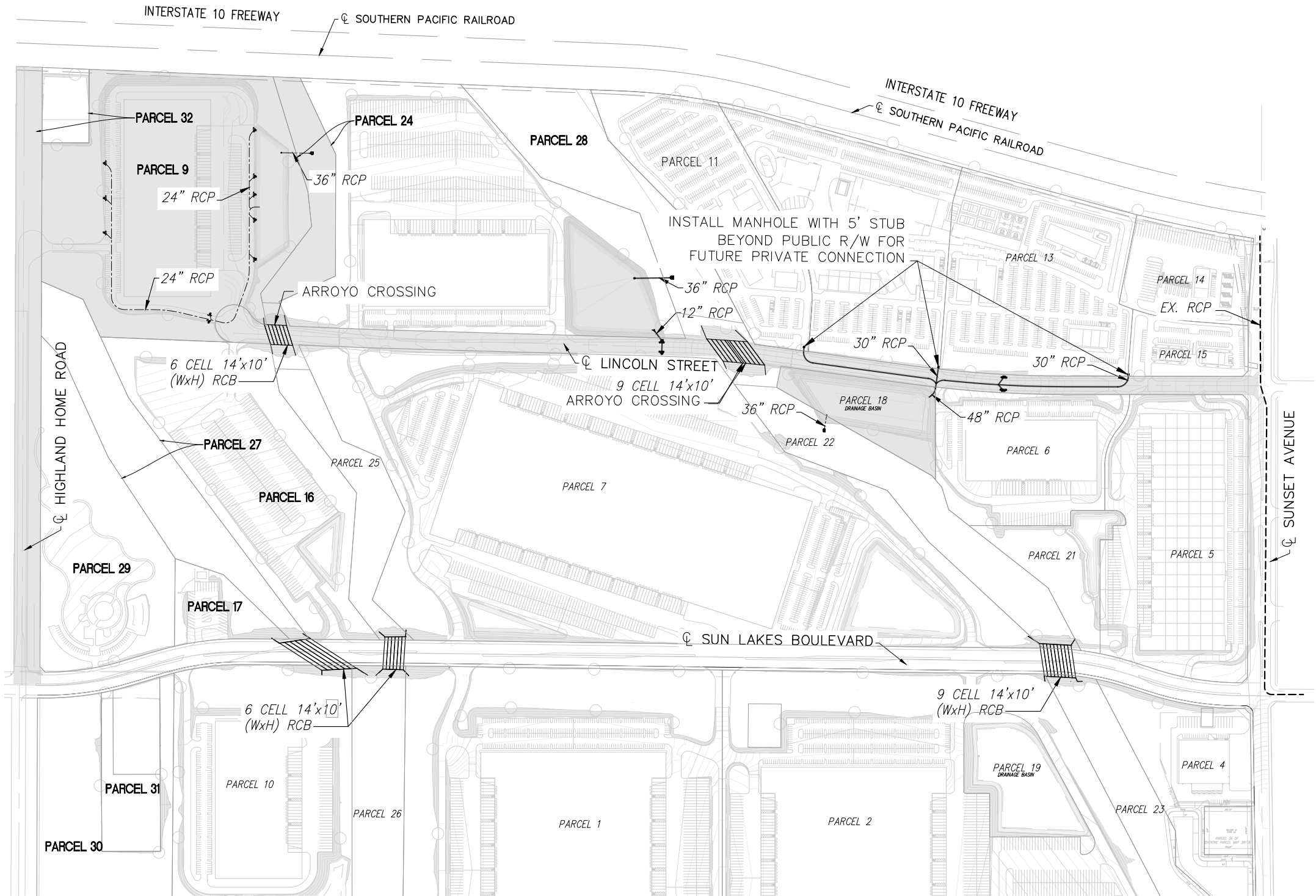
SUNSET AVE  
(NORTH OF LINCOLN TO EXISTING STREET)



LINCOLN ROAD

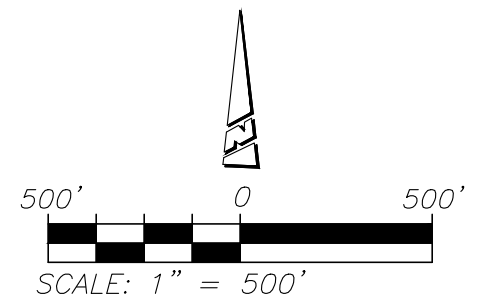


HIGHLAND HOME ROAD  
(NORTH OF SUN LAKES BLVD.)



### NOTES:

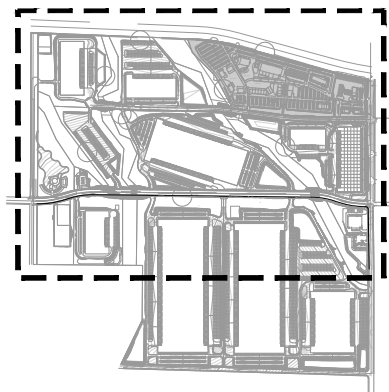
- DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
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PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840

PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 8  
PARCELS 9, 16, 17, 24, 27, 29, 30, 31, 32

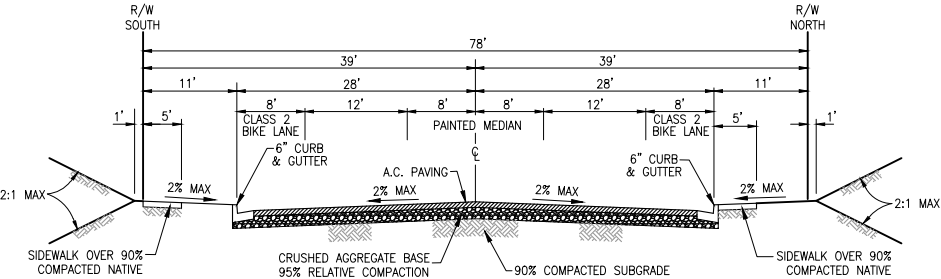
STORM DRAIN IMPROVEMENTS  
COA EXHIBIT PW.STORM.EXB40



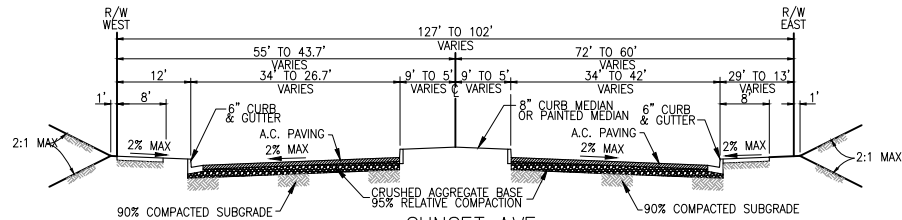
INDEX MAP

LEGEND

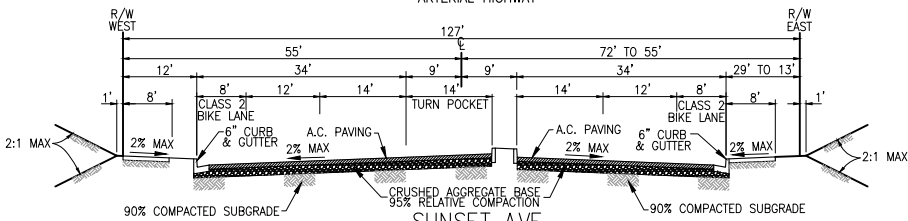
- PARCEL LINES
- DEVELOPMENT AREA 9
- FUTURE RIGHT-OF-WAY
- FUTURE CURB
- PROPOSED RIGHT-OF-WAY
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY
- EXISTING CURB
- STOP CONTROL
- TRAFFIC SIGNAL



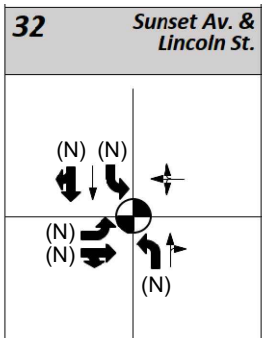
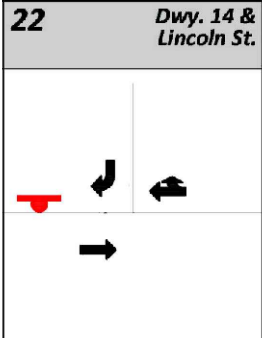
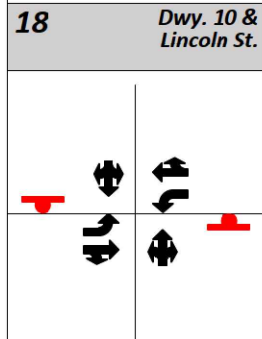
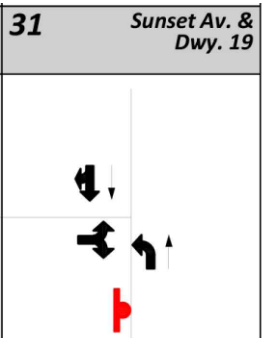
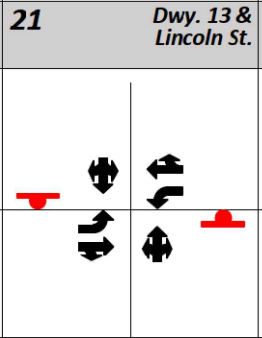
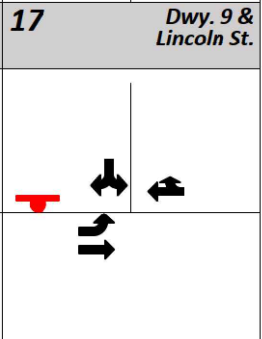
LINCOLN ROAD  
(78' R/W PER CITY STD. ST-100)  
COLLECTOR STREET



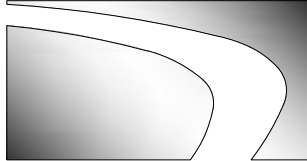
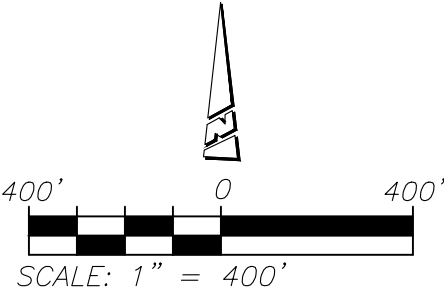
SUNSET AVE  
(270' NORTH OF LINCOLN  
TO EXISTING STREET)  
(MODIFIED 110' R/W PER CITY STD. ST-101.1)  
ARTERIAL HIGHWAY



SUNSET AVE  
(LINCOLN STREET TO  
270' NORTH OF LINCOLN)  
(MODIFIED 110' R/W PER CITY STD. ST-101.1)  
ARTERIAL HIGHWAY

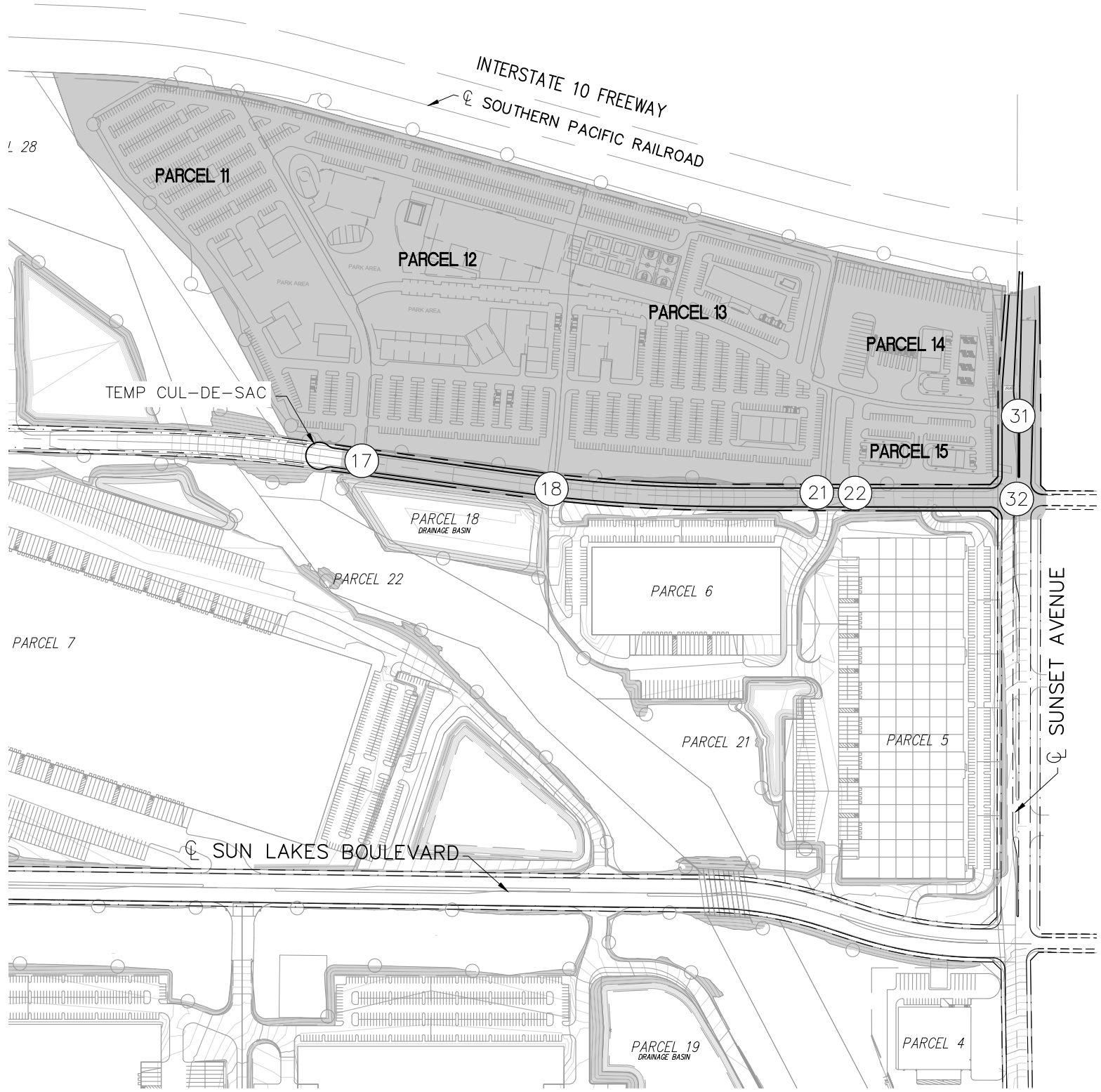


(N) - INSTALL TRAFFIC SIGNAL

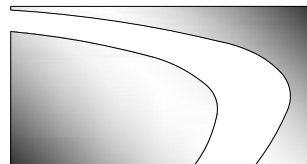


PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840

PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 9  
PARCELS 11, 12, 13, 14, 15



STREET IMPROVEMENTS  
COA EXHIBIT PW.STREETS.EXB41



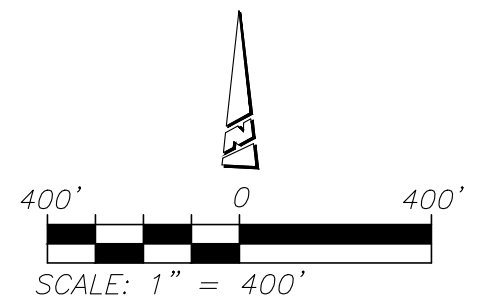
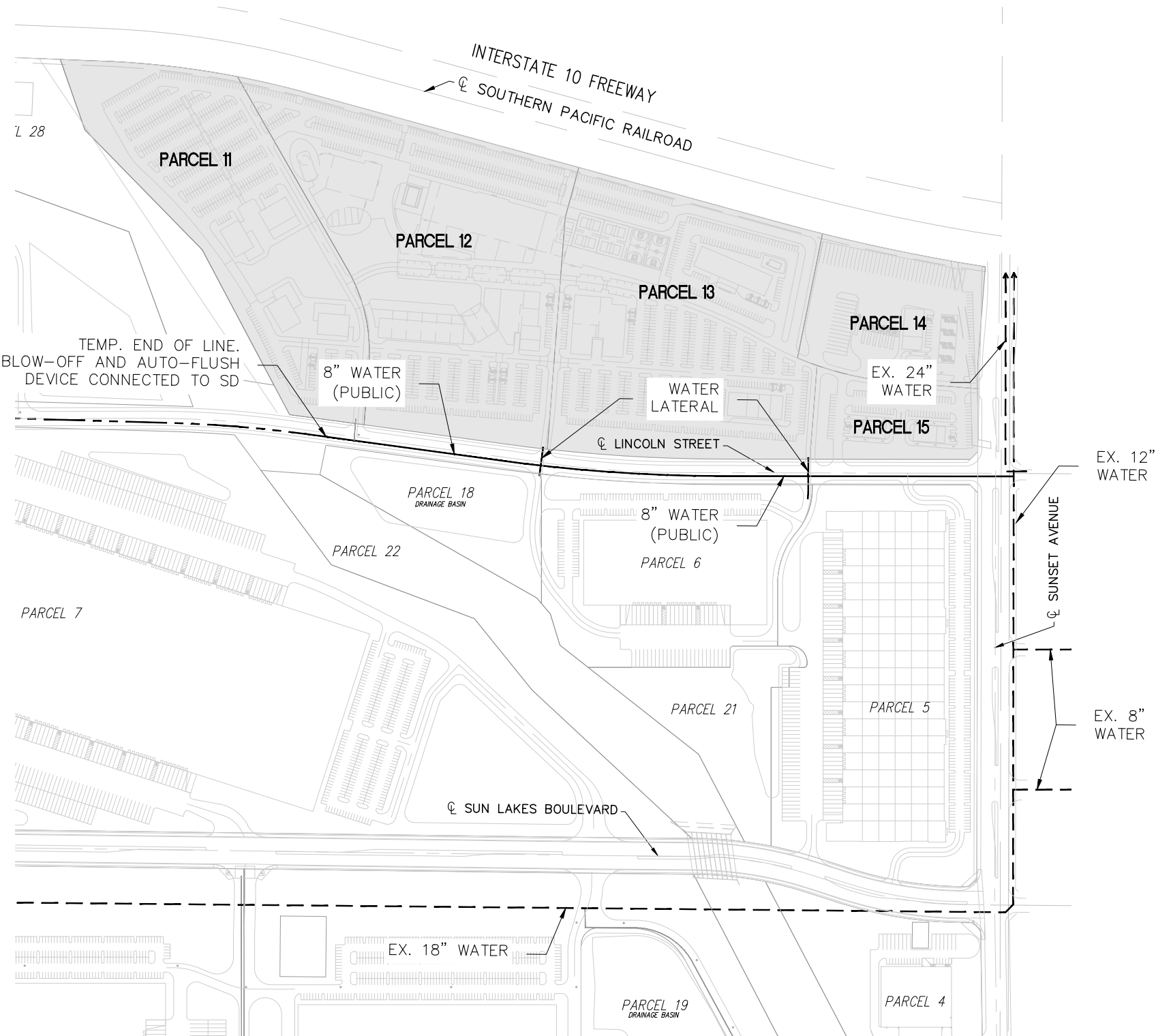
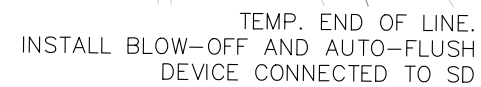
PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840



-  PARCEL LINES  
 DEVELOPMENT AREA 9  
 PROPOSED WATER  
 EXISTING WATER  
 WATER PER OTHER DEVELOPMENT AREA

NOTES:

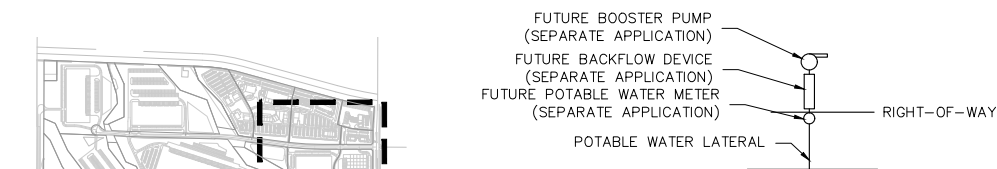
1. DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
2. EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.



**PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 9  
PARCELS 11, 12, 13, 14, 15**

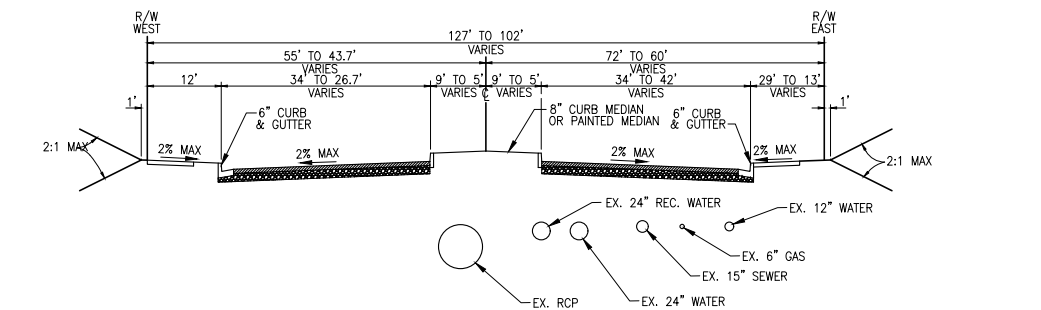
WATER IMPROVEMENTS  
COA EXHIBIT PW.WATER.EXB42



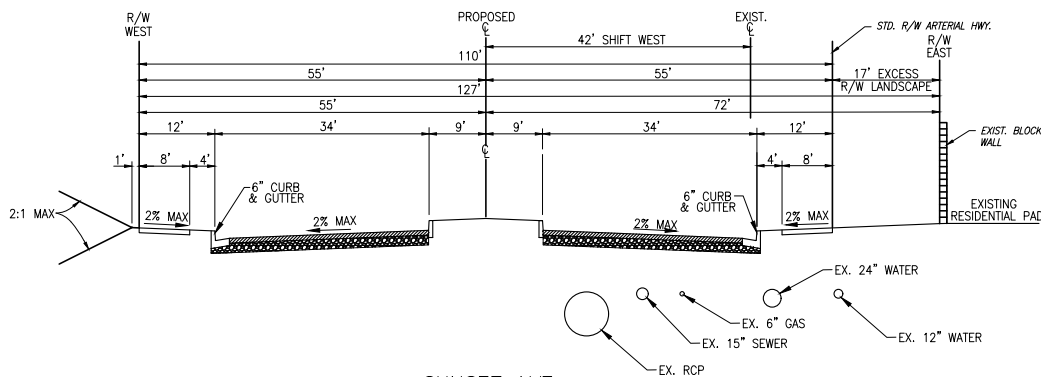


- NOTE:
- LATERAL AND METER SIZING TO BE DETERMINED AT FINAL ENGINEERING
  - RECYCLED WATER HYDRAULIC ANALYSIS IS REQUIRED FOR EACH CONNECTION UTILIZING RECYCLED WATER.

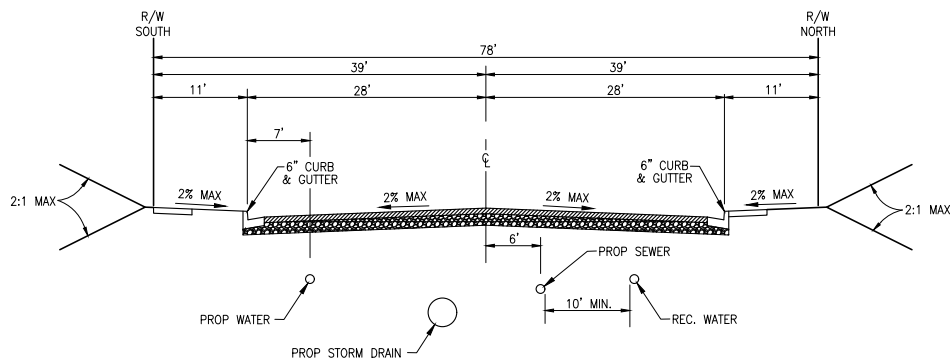
INDEX MAP



SUNSET AVE  
(NORTH OF LINCOLN TO EXISTING STREET)



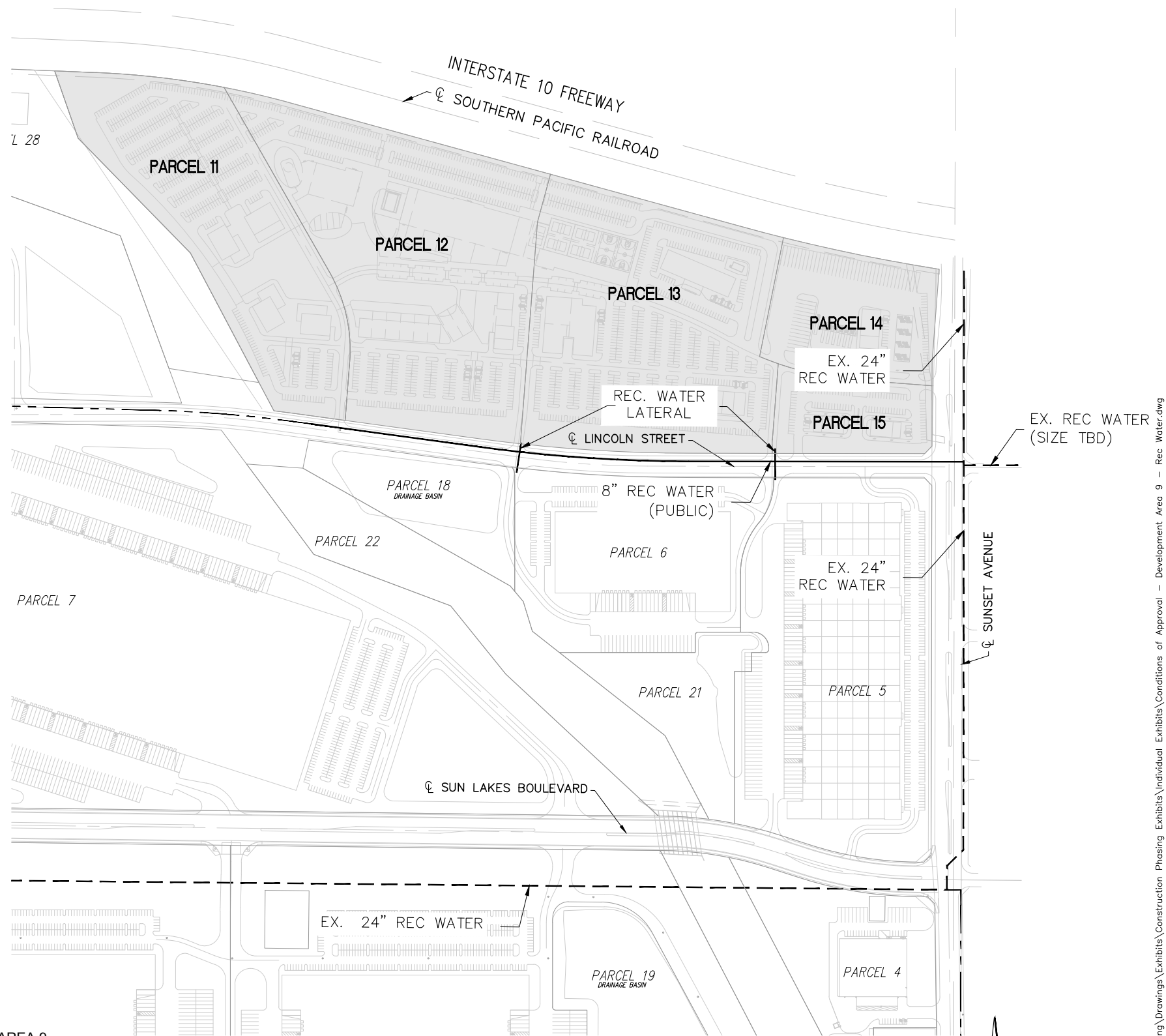
SUNSET AVE  
(NORTH OF SUN LAKES BLVD. TO LINCOLN STREET)



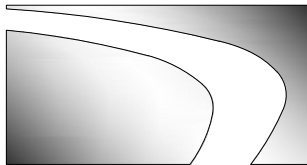
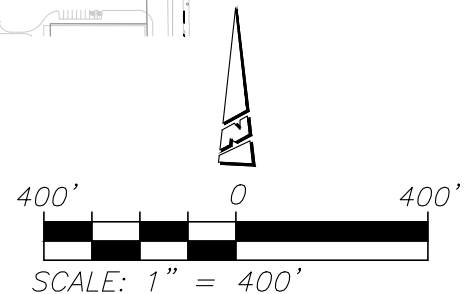
LINCOLN ROAD

## LEGEND

- PARCEL LINES
- DEVELOPMENT AREA 9
- PROPOSED REC WATER
- EXISTING REC. WATER
- REC. WATER PER OTHER DEVELOPMENT AREA



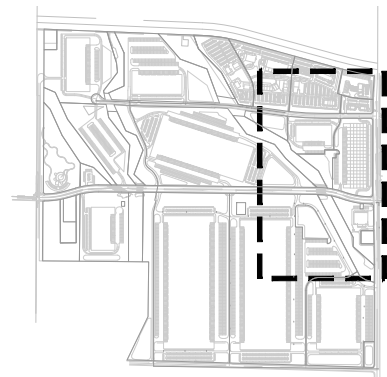
- NOTES:
- DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
  - EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.



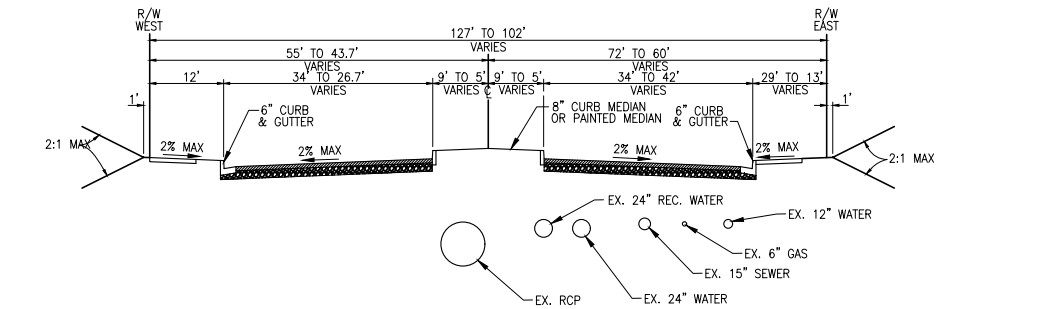
PROACTIVE ENGINEERING  
CONSULTANTS WEST  
27404 VIA INDUSTRIA  
TEMECULA, CA 92590  
951-200-6840

PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 9  
PARCELS 11, 12, 13, 14, 15

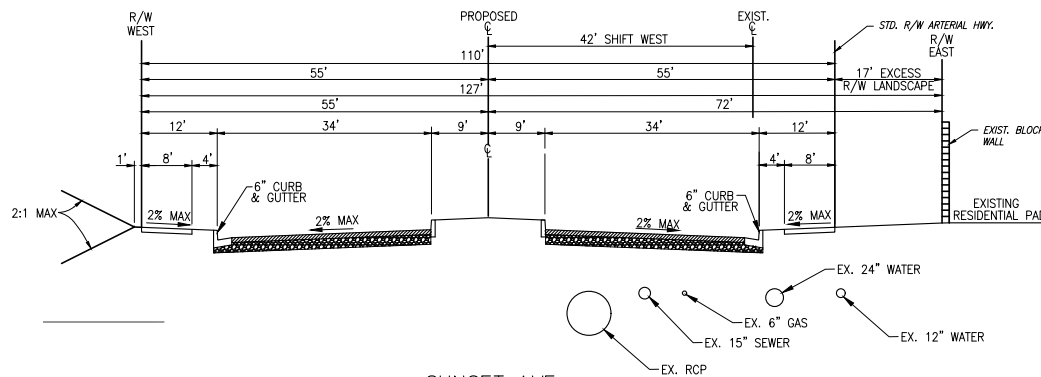
REC WATER IMPROVEMENTS  
COA EXHIBIT PW.WATER.EXB43



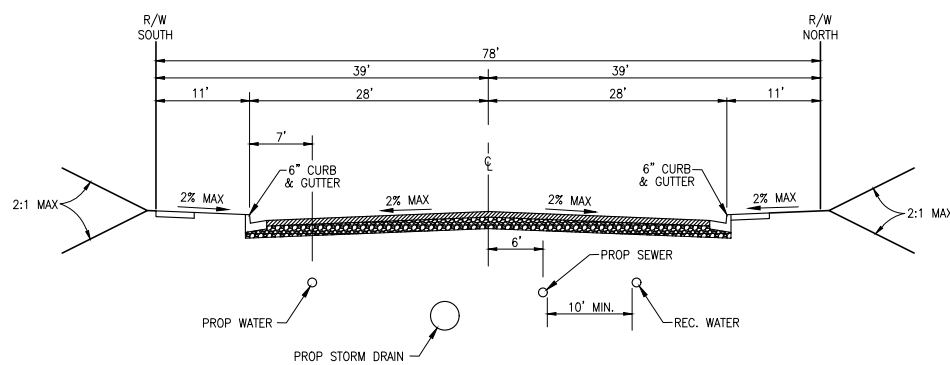
INDEX MAP



SUNSET AVE  
(NORTH OF LINCOLN TO EXISTING STREET)



SUNSET AVE  
(NORTH OF SUN LAKES BLVD. TO LINCOLN STREET)

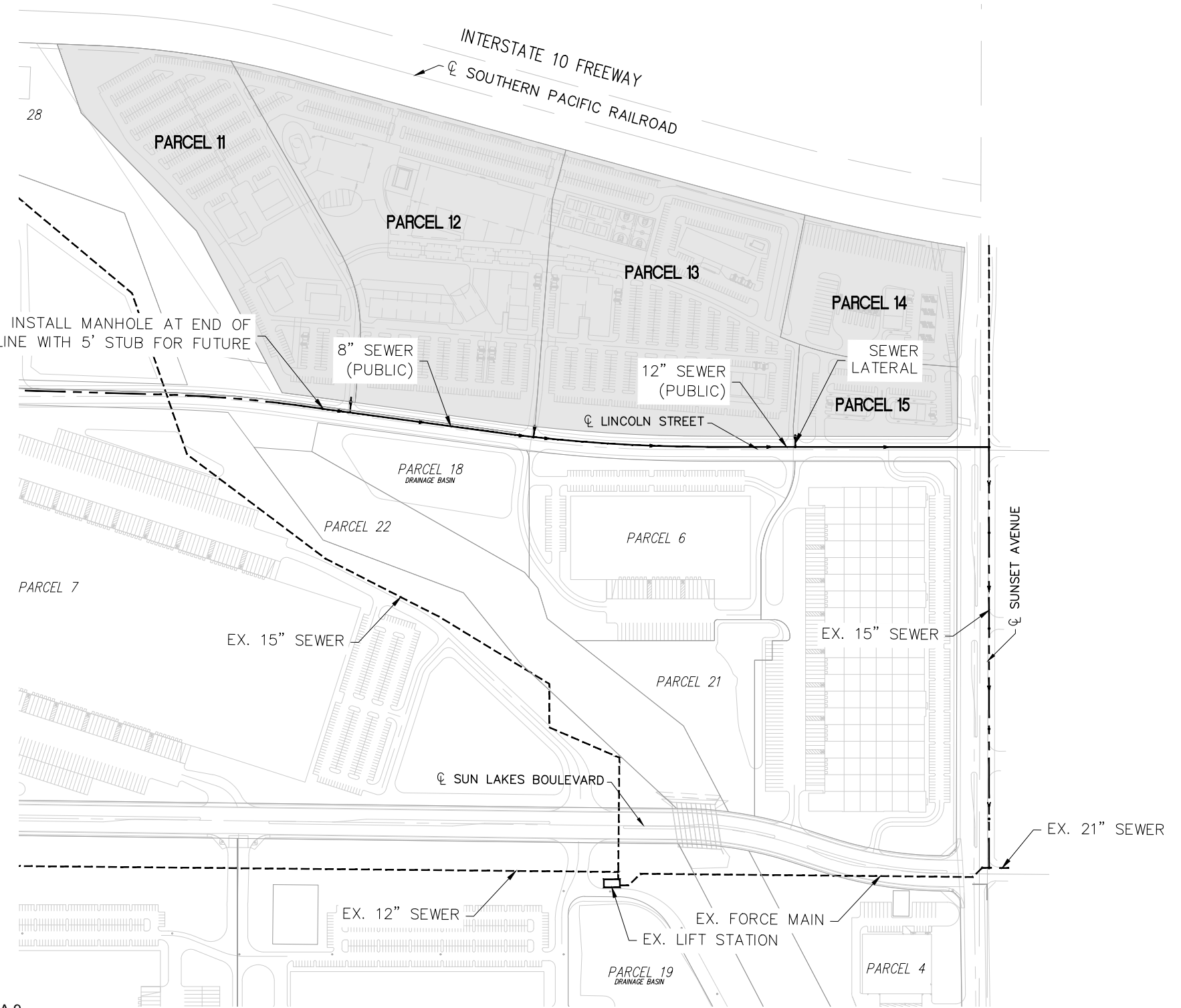


LINCOLN ROAD

## LEGEND

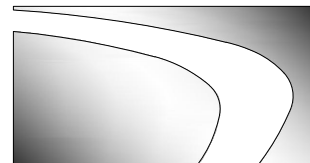
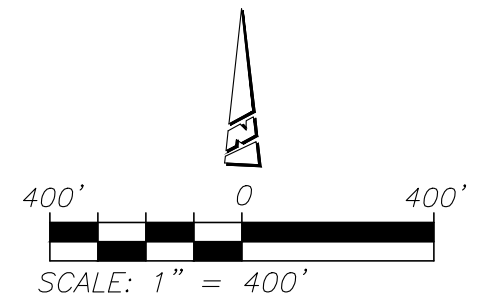
- PARCEL LINES
- DEVELOPMENT AREA 9
- PROPOSED SEWER
- - - EXISTING SEWER
- - - SEWER PER OTHER DEVELOPMENT AREA
- - - PRIVATE SEWER (FOR REFERENCE)

INSTALL MANHOLE AT END OF LINE WITH 5' STUB FOR FUTURE



### NOTES:

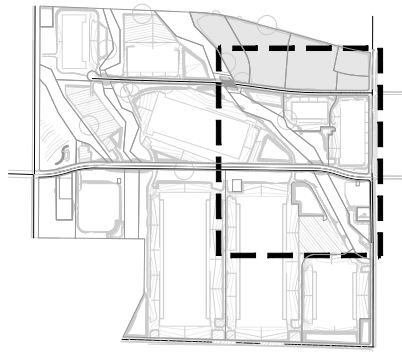
1. DEVELOPER HAS REQUESTED HORIZONTAL REALIGNMENT OF SUNSET AVE. CITY UTILITIES WILL NOT BE PERMITTED UNDER PROPOSED CURBS, PARKWAYS, OR MEDIANS. ANY UTILITIES IN CONFLICT WITH THIS REQUIREMENT SHALL BE RELOCATED SOLELY AT DEVELOPERS EXPENSE.
2. EXISTING WET AND DRY UTILITY LOCATIONS WILL BE VERIFIED UPON FINAL ENGINEERING DESIGN.



PROACTIVE ENGINEERING  
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**PUBLIC IMPROVEMENTS EXHIBITS**  
**SUNSET CROSSROADS - DEVELOPMENT AREA 9**  
**PARCELS 11, 12, 13, 14, 15**

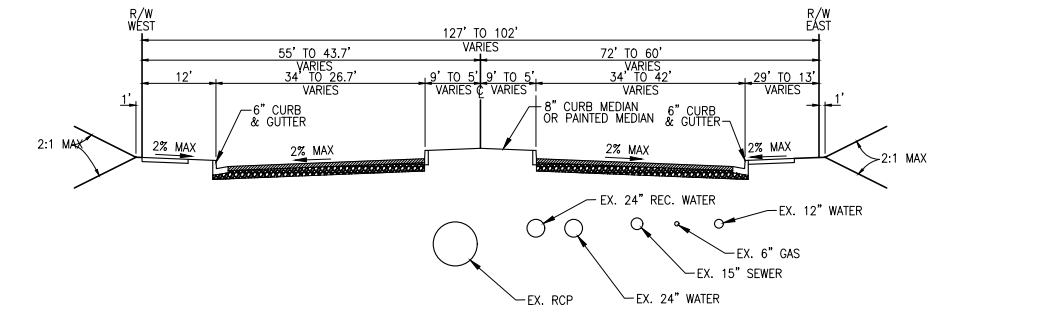
**SEWER IMPROVEMENTS**  
**COA EXHIBIT PW.SEWER.EXB44**



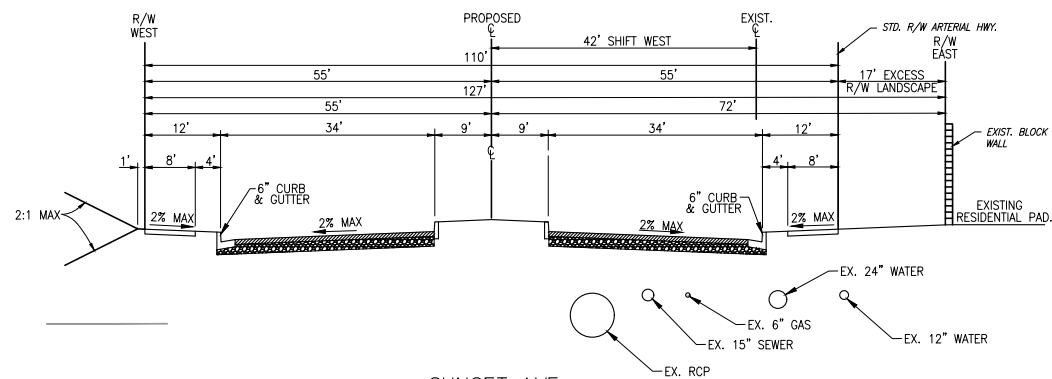
INDEX MAP

## LEGEND

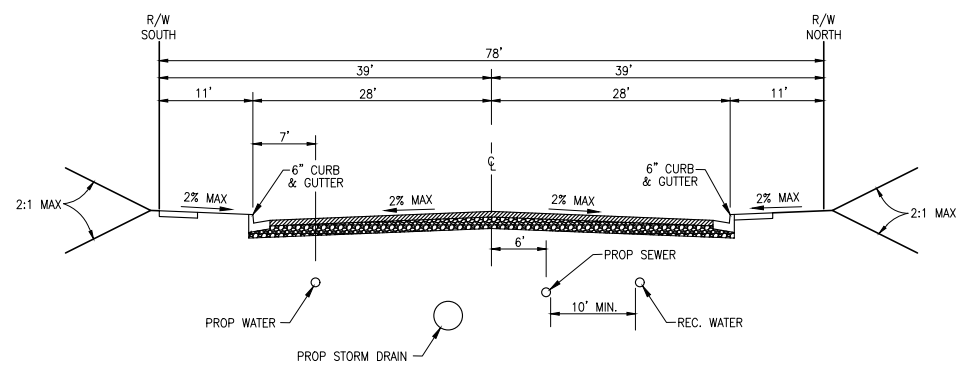
- PARCEL LINES
- DEVELOPMENT AREA 9
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- STORM DRAIN PER OTHER DEVELOPMENT AREA
- PRIVATE STORM DRAIN (FOR REFERENCE)



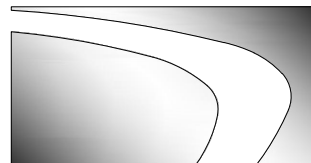
SUNSET AVE  
(NORTH OF LINCOLN TO EXISTING STREET)



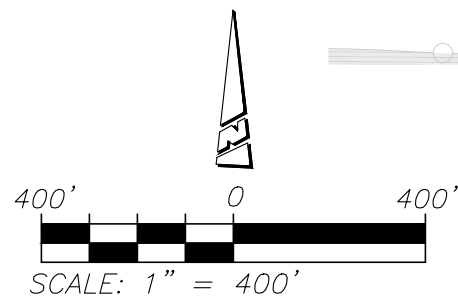
SUNSET AVE  
(NORTH OF SUN LAKES BLVD. TO LINCOLN STREET)



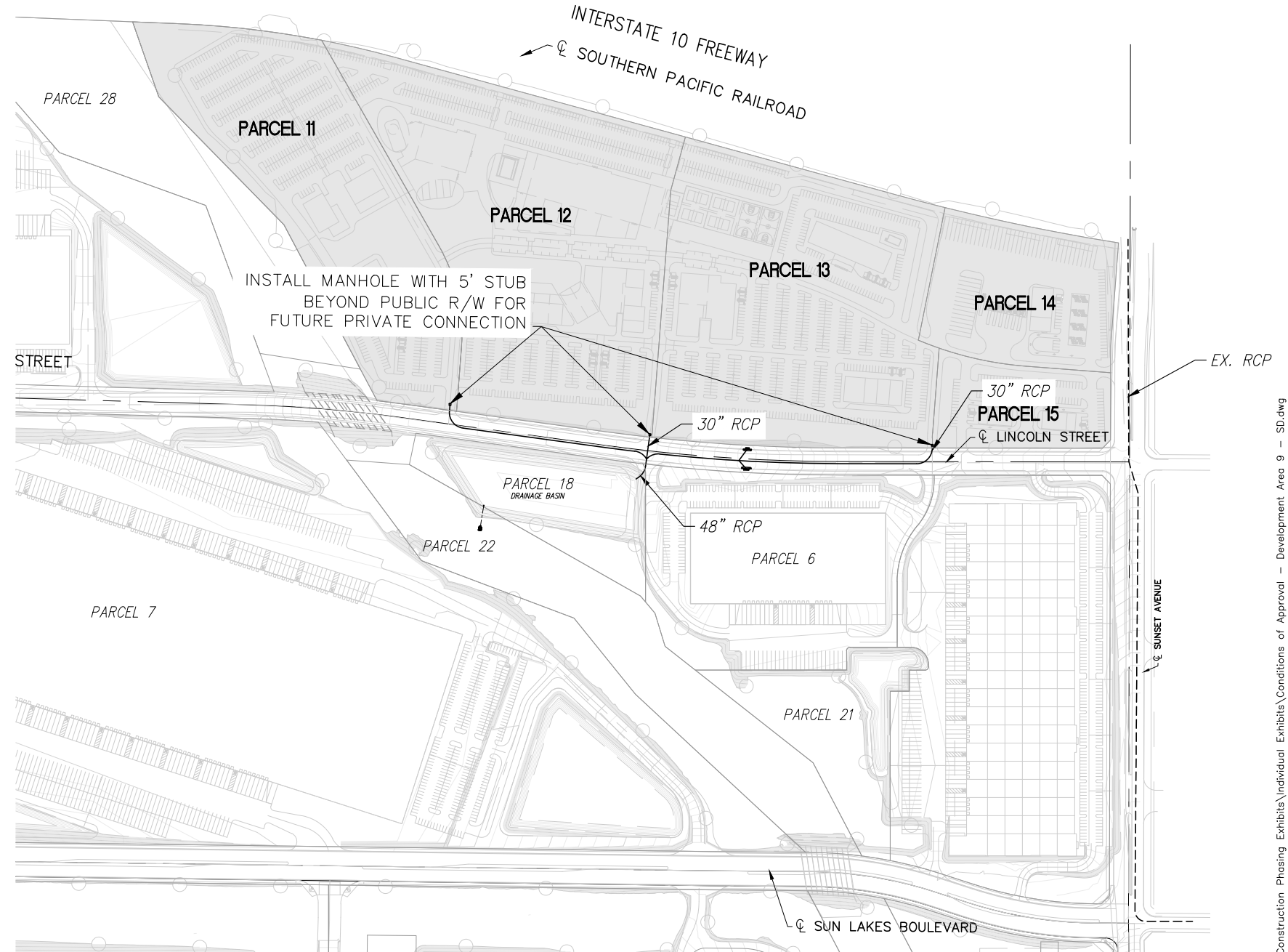
LINCOLN ROAD



PROACTIVE ENGINEERING  
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SCALE: 1" = 400'



### NOTES:

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PUBLIC IMPROVEMENTS EXHIBITS  
SUNSET CROSSROADS - DEVELOPMENT AREA 9  
PARCELS 11, 12, 13, 14, 15

STORM DRAIN IMPROVEMENTS  
COA EXHIBIT PW.STORM.EXB45