

**AGENDA  
REGULAR MEETING  
CITY OF BANNING  
BANNING, CALIFORNIA**

January 28, 2014  
5:00 p.m.

Banning Civic Center  
Council Chambers  
99 E. Ramsey St.

*The following information comprises the agenda for a regular meeting of the City Council and a Joint Meeting of the City Council and the Banning Housing Authority.*

*Per City Council Resolution No. 2010-38 matters taken up by the Council before 9:00 p.m. may be concluded, but no new matters shall be taken up after 9:00 p.m. except upon a unanimous vote of the council members present and voting, but such extension shall only be valid for one hour and each hour thereafter shall require a renewed action for the meeting to continue.*

**I. CALL TO ORDER**

- Invocation – Pastor Harv Hernandez, New Creation Church
- Pledge of Allegiance
- Roll Call – Councilmembers Miller, Peterson, Welch, Westholder, Mayor Franklin

**II. REPORT ON CLOSED SESSION**

**III. PUBLIC COMMENTS/CORRESPONDENCE/PRESENTATIONS**

**PUBLIC COMMENTS** – *On Items Not on the Agenda*

A five-minute limitation shall apply to each member of the public who wishes to address the Mayor and Council on a matter not on the agenda. No member of the public shall be permitted to “share” his/her five minutes with any other member of the public. (Usually, any items received under this heading are referred to staff for future study, research, and appropriate Council Action.) See last page. PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.

**CORRESPONDENCE:** Items received under the category may be received and filed or referred to staff for future research or a future agenda.

*The City of Banning promotes and supports a high quality of life that ensures a safe and friendly environment, fosters new opportunities and provides responsive, fair treatment to all and is the pride of its citizens*

PRESENTATIONS

- 1. Proclamation – National Wear Red Day . . . . . 1
- 2. Presentation - Dennis Green regarding Sunset Grade Project Information (ORAL)
- 3. Introduction of New Employees – Interim City Manager (ORAL)

**VI. CONSENT ITEMS**

*(The following items have been recommended for approval and will be acted upon simultaneously, unless a member of the City Council wishes to remove an item for separate consideration.)*

**Motion: That the City Council approve Consent Item 1 through 6  
Items to be pulled \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ for discussion.**

*(Resolutions require a recorded majority vote of the total membership of the City Council)*

- 1. Approval of Minutes – Special Meeting – 1/14/14 (Closed Session) . . . . . 3
- 2. Approval of Minutes – Regular Meeting – 1/14/14 . . . . . 4
- 3. Ordinance No. 1476 – 2<sup>nd</sup> Reading: An Ordinance of the City Council of the City of Banning, California, Amending the Zoning Ordinance Pertaining to Various Land Uses Related to Their Permitting Process in the Commercial and Industrial Zones, and Garages in the Residential Zones . . . . . 34
- 4. Approval of Accounts Payable and Payroll Warrants for Month of November 2013 . . . . . 41
- 5. Review and Approve the 2012-13 Annual Report of Development Impact Fees . . . . . 44
- 6. Resolution No. 2014-06, Initiating Proceedings for the Vacation of a Portion of Livingston Street, Alessandro Road and Adjacent Alleys and Setting the Date, Time and Place for the Public Hearing as February 25, 2014, at 6:00 p.m. in the City Council Chambers, 99 E. Ramsey St. . . . . 48

- Open for Public Comments
- Make Motion

**RECESS REGULAR CITY COUNCIL MEETING AND CALL TO ORDER A JOINT MEETING OF THE BANNING CITY COUNCIL AND THE BANNING HOUSING AUTHORITY.**

**V. REPORTS OF OFFICERS**

- 1. Resolution No. 2014-02 and Resolution No. 2014-01 HA, Allowing the City to Participate in the Riverside County Mortgage Credit Certificate. Staff Report . . . . . 68
- Recommendations:

**1) That the City Council adopt Resolution No. 2014-02, Allowing the City to Participate in the Riverside County Mortgage Credit Certificate Program and Mortgage Loans Available to First Time Home Buyers in Banning.**

- 2) That the Banning Housing Authority adopt Resolution No. 2014-01 HA, Allowing the City to Participate in the Riverside County Mortgage Credit Certificate (MCC) Program for Mortgage Loans Available to First Time Home Buyers in Banning.

**Recess joint meeting and reconvene the regular City Council Meeting.**

**VI. PUBLIC HEARINGS**

*(The Mayor will ask for the staff report from the appropriate staff member. The City Council will comment, if necessary on the item. The Mayor will open the public hearing for comments from the public. The Mayor will close the public hearing. The matter will then be discussed by members of the City Council prior to taking action on the item.)*

1. General Plan Amendment to GPA 13-2506 Related to the Adoption of the 2013-2021 Housing Element.

Staff Report ..... 68

**Recommendations: That the City Council adopt Resolution No. 201-05:**

- 1) Finding that the Addendum to the Initial Study/Mitigated Negative Declaration prepared for the proposed project satisfies the requirement of CEQA (California Environmental Quality Act); and 2) Approving General Plan amendment No. 13-2506 for the 2013-2021 Housing Element.

**VII. REPORTS OF OFFICERS**

1. Set Calendar for Community Meetings – Mayor Franklin *(ORAL)*

**VIII. ANNOUNCEMENTS/REPORTS *(Upcoming Events/Other Items if any)***

- City Council
- City Committee Reports
- Report by City Attorney
- Report by City Manager

**IX. ITEMS FOR FUTURE AGENDAS**

New Items – None

Pending Items

1. Schedule Meetings with Our State and County Elected Officials
2. Discussion on how to handle loans or distributions to charities.
3. Discussion on how the City Council handles donations to the City.

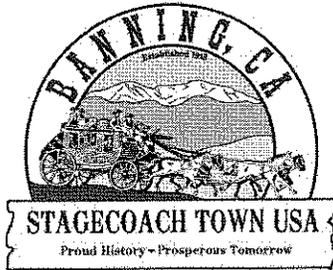
**X. ADJOURNMENT**

*Pursuant to amended Government Code Section 54957.5(b) staff reports and other public records related to open session agenda items are available at City Hall, 99 E. Ramsey St., at the office of the City Clerk during regular business hours, Monday through Thursday, 7 a.m. to 5 p.m.*

**NOTICE:** Any member of the public may address this meeting of the Mayor and Council on any item appearing on the agenda by approaching the microphone in the Council Chambers and asking to be recognized, either before the item about which the member desires to speak is called, or at any time during consideration of the item. A five-minute limitation shall apply to each member of the public, unless such time is extended by the Mayor. No member of the public shall be permitted to “share” his/her five minutes with any other member of the public.

Any member of the public may address this meeting of the Mayor and Council on any item which does not appear on the agenda, but is of interest to the general public and is an item upon which the Mayor and Council may act. A five-minute limitation shall apply to each member of the public, unless such time is extended by the Mayor. No member of the public shall be permitted to “share” his/her five minutes with any other member of the public. The Mayor and Council will in most instances refer items of discussion which do not appear on the agenda to staff for appropriate action or direct that the item be placed on a future agenda of the Mayor and Council. However, no other action shall be taken, nor discussion held by the Mayor and Council on any item which does not appear on the agenda, unless the action is otherwise authorized in accordance with the provisions of subdivision (b) of Section 54954.2 of the Government Code.

**In compliance with the Americans with Disabilities Act**, if you need special assistance to participate in this meeting, please contact the City Clerk's Office (951) 922-3102. **Notification 48 hours prior to the meeting** will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.02-35.104 ADA Title II]



## PROCLAMATION

*WHEREAS, Heart disease is the Number 1 killer of women yet, is often preventable; and*

*WHEREAS, cardiovascular diseases cause one in three women's deaths each year, killing approximately one woman every minute and an estimated 43 million women in the U.S. are affected by cardiovascular diseases; and*

*WHEREAS, ninety percent of women have one or more risk factors for developing heart disease, yet only one in five American women believe that heart disease is her greatest health threat, and women comprise only 24 percent of participants in all heart-related studies; and*

*WHEREAS, since 1984, more women than men have died each year from heart disease and the gap between men and women's survival continues to widen; and*

*WHEREAS, women are less likely to call 911 for themselves when experiencing symptoms of a heart attack than they are if someone else were having a heart attack; and*

*WHEREAS, the American Heart Association's Go Red For Women® movement has been impacting the health of women for 10 years and more than 627,000 women's lives have been saved and 330 fewer women are dying every day; and*

*WHEREAS, In celebration of the 10<sup>th</sup> Birthday of National Wear Red Day on February 7, 2014, Go Red For Women is asking all women across America to Go Red by wearing red and speaking red.*

- *Get Your Numbers: Ask your doctor to check your blood pressure and cholesterol.*
- *Own Your Lifestyle: Stop smoking, lose weight, exercise and eat healthy.*
- *Realize Your Risk: Women think it won't happen, but heart disease is the cause of 1 in 3 female deaths each year.*
- *Educate Your Family: Make healthy food choices for you and your family. Teach your kids the importance of staying active.*
- *Don't be silent: Tell every woman you know that heart disease is their No. 1 killer. Raise your voice at [GoRedForWomen.org](http://GoRedForWomen.org)*

*NOW THEREFORE, BE IT RESOLVED, that I, Deborah Franklin, Mayor of the City of Banning, along with the City Council in recognition of the importance of the ongoing fight against heart disease and stroke, do hereby proclaim Friday, February 7, 2014 as*

### **"NATIONAL WEAR RED DAY"**

*in the city of Banning and urge all citizens to show their support for women and the fight against heart disease by commemorating this day by the wearing of the color red. By increasing awareness, speaking up about heart disease, and empowering women to reduce their risk for cardiovascular disease, we can save thousands of lives each year.*

*IN WITNESS WHEREOF, I have set my hand and caused the seal of the City of Banning, California to be affixed this 28<sup>th</sup> day of January, 2014.*

**ATTEST:**

\_\_\_\_\_  
Marie A. Calderon, City Clerk

\_\_\_\_\_  
Deborah Franklin, Mayor

## Marie Calderon

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**From:** Cristin Hoel (WSA Intern) <t-cristin.hoel@heart.org>  
**Sent:** Tuesday, January 21, 2014 3:19 PM  
**To:** Marie Calderon  
**Subject:** Proclamation Request  
**Attachments:** 2014 Wear Red Day Proclamation.docx

Hello Marie,

Thank you so much for the chat today. Per our conversation we would be honored if the City of Banning would join us and 'Go Red' by presenting a Proclamation recognizing Wear Red Day to our volunteers at an upcoming City Council Meeting. Wear Red Day is a wonderful opportunity to raise awareness about the importance of heart disease prevention. Heart disease is the #1 killer of women – and men.

I've enclosed a sample Proclamation as well as some Wear Red Day information that may be distributed to city employees and constituents.

Again, thank you so much for your thoughtful consideration of our cause. Please do not hesitate to contact me or Karen Serrano (Go Red Director) at [Karen.Serrano@heart.org](mailto:Karen.Serrano@heart.org) to schedule the Proclamation Presentation or if we may be of service.

Appreciatively,

**Cristin Hoel**

Heart Walk Volunteer Coordinator

**American Heart Association**

**Western States Affiliate**

1700 Iowa Ave

Suite 240

Riverside, CA 92507

310-424-4160 Phone

951-684-3162 Fax

[t-Cristin.Hoel@heart.org](mailto:t-Cristin.Hoel@heart.org)

MINUTES  
CITY COUNCIL  
BANNING, CALIFORNIA

1/14/14  
SPECIAL MEETING

A special meeting of the Banning City Council was called to order by Mayor Franklin on January 14, 2014 at 4:16 p.m. at the Banning Civic Center Council Chambers, 99 E. Ramsey Street, Banning, California.

COUNCIL MEMBERS PRESENT: Councilmember Miller  
Councilmember Peterson  
Councilmember Welch  
Councilmember Westholder  
Mayor Franklin

COUNCIL MEMBERS ABSENT: None

OTHERS PRESENT: David J. Aleshire, City Attorney  
Colin Tanner, Attorney – Aleshire & Wynder, LLC  
June Overholt, Administrative Services Director  
Marie A. Calderon, City Clerk

CLOSED SESSION

City Attorney said the items on the closed session agenda are one items of potential litigation pursuant to the provisions of Government Code Section 54956.9; status report regarding Dureau/HIC pursuant to the provisions of Government Code Section 54956.9(a) and that item will be deferred due to all the other items on the agenda; liability claim for damages-Farmers Insurance Exchange pursuant to Government Code Section 54956.9; real property negotiations pursuant to the provisions of Government Code Section 54956.8 regarding Fire Museum – 5261 W. Wilson (APN: 408-134-009); labor negotiations pursuant to Government Code Section 54957.6 with the International Brotherhood of Electrical Workers (IBEW) – Utility Unit, International Brotherhood of Electrical Works (IBEW) – General Unit, Banning Police Officers Association (BPOA), Banning Police Management Association (BPMA), and San Bernardino Public Employees Association (SBPEA); City Manager Evaluation pursuant to Government Code Section 54957; and personnel matters regarding hiring pursuant to Government Code Section 54957.

Mayor Franklin opened the closed session items for public comments; there were none.

Meeting went into closed session at 4:18 p.m. and reconvened at 5:26 p.m.

ADJOURNMENT

By common consent the meeting adjourned at 5:26 p.m.

\_\_\_\_\_  
Marie A. Calderon, City Clerk

MINUTES  
CITY COUNCIL  
BANNING, CALIFORNIA

1/14/2014  
REGULAR MEETING

A regular meeting of the Banning City Council and a Joint Meeting of the City Council and the Banning Utility Authority and a joint meeting of the City Council Sitting in Its Capacity of a Successor Agency was called to order by Mayor Franklin on January 14, 2014, at 5:32 p.m. at the Banning Civic Center Council Chambers, 99 E. Ramsey Street, Banning, California.

COUNCIL MEMBERS PRESENT: Councilmember Miller  
Councilmember Peterson  
Councilmember Welch  
Councilmember Westholder  
Mayor Franklin

COUNCIL MEMBERS ABSENT: None

OTHERS PRESENT: June Overholt, Administrative Services Dir./Deputy City Manager  
David J. Aleshire, City Attorney  
Duane Burk, Public Works Director  
Bill Manis, Economic Development Director  
Zai Abu Bakar, Community Development Director  
Fred Mason, Electric Utility Director  
Heidi Meraz, Community Services Director  
Phil Holder, Police Lieutenant  
Tim Chavez, Battalion Chief  
John McQuown, City Treasurer  
Marie A. Calderon, City Clerk

The invocation was given by Pastor Steve Braun, Banning Foursquare Church. Councilmember Peterson led the audience in the Pledge of Allegiance to the Flag.

REPORT ON CLOSED SESSION

City Attorney reported that the Council met in closed session and the potential litigation matter was not discussed. The pending litigation concerning the Dureau/HCI matter was not discussed. The liability claim for vehicle damage was not discussed and the real property negotiation for the Fire Museum was not discussed. In regards to Labor negotiations with the bargaining units with the International Brotherhood of Electrical Workers (IBEW) – Utility Unit, International Brotherhood of Electrical Works (IBEW) – General Unit, Banning Police Officers Association (BPOA), Banning Police Management Association (BPMA), and San Bernardino Public Employees Association (SBPEA) a report was given regarding the status of negotiations and the Council gave directions for continued negotiation. On the personnel matter regarding hiring pursuant to Government Code Section 54957 we will go back into closed session to discuss that

item. With regards to the City Manager Evaluation pursuant to Government Code Section 54957 the Mayor has a statement to read regarding that matter.

Mayor Franklin read as follows: “The Banning City Council and the City Manager have been discussing the future concerning the City and have come to a mutual understanding whereby City Manager Andy Takata has submitted a resignation letter contingent upon developing a severance agreement consistent with the terms of his contract. A Council Sub-Committee will be working to finalize the severance agreement. Mr. Takata will be available to assist the City in transition activities and it is anticipated that his final day of employment will be in February. In the interim, June Overholt, Deputy City Manager, will be acting as the City Manager. The City Council thanks Mr. Takata for his dedicated services to the City of Banning over the last four years. Mr. Takata wishes to thank the Council, Community and especially the Staff, for their support over the last four years. If you have any questions, please contact the City’s Public Information at 951-922-3181.”

City Attorney added that the Sub-Committee that was appointed was the Mayor and Councilmember Peterson.

CORRESPONDENCE: There were none.

#### PUBLIC COMMENTS/PRESENTATIONS

##### PUBLIC COMMENTS – *On Items Not on the Agenda*

Inge Schuler said that she read through the minutes that were contained in the agenda packet and on page 22 there is a line at the bottom of the page in bold that says, “that there was a consensus of the Council to put this on the next agenda” concerning the hiring of a police chief and she didn’t find that on the agenda. Something she used to bring up when Sue Palmer was still on the Council was the practice of hiding things or putting things in the Consent Items that really need to be specifically out for public discussion. She is looking specifically tonight at Consent Items 7, 8 and 12. That is always something that she was concerned about that costs would not be mentioned so anyone who reads this has to dig through the agenda packet of 500 pages to find the information and for the normal citizen that is not a good idea. Many of us do not have time to read 500 pages over a weekend and it bothers her that this is not out in the public. She has always pushed for transparency, for openness and communication between the City Council, between the administration, between the citizens among everybody who is concerned about this city and it is not possible to do this when things are hidden. Also, there is a damaged guard rail on Sunset where Lincoln Street t’s into it and it looks so tacky. Are we going to leave it this way until the grade separation? Can be repaired a little bit so it looks a little bit tidier or are we discouraging people from driving on Lincoln going west; it is not a good thing.

Bill Dickson, acting as Coordinator for the Banning Volunteer Police stated that they are going to be putting on a push for the next month for new volunteers so if you have some spare time and you would like to really serve the City, they would appreciate it and you can call him at 951-282-1138. The volunteers are very important in the City and when there is a serious accident or homicide the volunteers are the ones that set up the parameters so officers can get back out on

patrol. So if you are considering doing something for the City, something really worthwhile, he would really appreciate you giving him a call.

Susan Savolainen, resident of Banning addressed the Council (see Exhibit "A").

Red Simmons, President of the Banning Heights Mutual Water Company addressed the Council stating that he has two purposes for being here this evening and the first is long overdue. On behalf of Banning Heights Mutual Water Company and the shareholders on the Bench he wishes to extend a large thank you to Council and all the previous Council Members including Bob Botts, Barbara Hanna and John Machisic for all your help, all your support and all the good work that you have done for us as we have been going through the process of trying to get the flume fixed for both Banning and Banning Heights Mutual Water Company. His second purpose is a bit of rumor control because rumors are funny creatures and they are rarely totally accurate but they can't be totally ignored. He said that good managers hire the right people and get out of their way and if you have a plumbing problem, you hire a plumber and not an electrician. Duane Burk, Roy McDonald, and Steve Stockton are the right people for this project. They have the knowledge, skills and experience to complete the flume project working with both the Forestry and Edison. We believe in them, we support them and they would not like to see anything happen to that team. This project is critical not only to them but to the City and time is of the essence. Egos and political BS can ruin this for all of us. He and Debbie Franklin have put their egos a side and he asks that all of you do the same. He said he is easily reached if you have to discuss or debate anything that he has presented. He thanked Duane, Roy, Steve and Debbie and said let's all support them moving this project forward.

Fred Sakurai, resident of Banning stated good evening, Mr. Philipp Goebels, you have tried to completely ruin the City of Banning. You have made it uncomfortable for Bob Botts and he left. You have attacked our former Chief of Police Leonard Purvis and he left at a cost of \$300,000. Now you are, it seems, chasing away one of our best City Managers, Andy Takata. He doesn't know who else is on your hit list but he hopes it does not include Marie or even Duane. We have good people left and hope they continue the work and resist the temptation of PG.

Carl Douglas, Chairman representing the Banning Stagecoach Days Association addressed the Council to extend their gratitude for the commitment that you made to our city by changing the name back to "Stagecoach Town USA". All the members of the Association were very happy and are proceeding forward with this year's motto: "Believe in Banning, Then and Now". So your support of the city standing up and changing our name back to what we all believe it should continue to stay is very much appreciated. He let the Council know that on every avenue going to all the different City departments they have been greeted with nothing but happy faces and people who are willing to help their Association continue to grow and become something great for our city. To date they have had two fundraisers with the first one being a Pancake Breakfast and the second one they did this past Friday was a bowling event out at the Canyon Lanes and it was very well attended and very much appreciated for all the community to support. Thank you to the Council for all of your service.

#### PRESENTATIONS:

1. Riverside County Fair & National Date Festival Queen & Court

Don Smith, resident of Banning said that he is here as the Treasurer of the Magic Carpet Scholarship and the Vice-Chair of the Riverside County Fair Board. He said 17 years ago they changed their rules of how to pick the queen and the court and turned it from a strictly a beauty contest (part of the Miss California Contest) to a scholarship program. They started with 54 applicants, narrowed twice to the semi-finals and in the finals they had 13 contestants and one of those contestants he is proud to say was Banning High School Senior Audriana Santana who did an excellent job of representing Banning and he would encourage her and other people from Banning to apply again next year. This is a \$3,500 scholarship that is given out to each of these girls and it is a very good scholarship and program to be part of and he went over what is involved in scoring the contestants. All the applicants were from Riverside County all of which have GPA's of 3.0 or higher and it was narrowed down to 13 with these three finalist and they are to be congratulated. They are Riverside County's future and they are going to start by representing this County during the fair, attending various Council meetings, they will be on television and the radio. At this time he introduced this year's 2014 Riverside County Court, Queen Scheherazade-Makenna McIntyre, Princess Dunyazade-Chrystabelle Ramirez, and Princess Jasmine-Lindsey Klein. They each spoke about their education and future goals and said they were proud to represent Riverside County. At this time they each gave information about the fair going over the many events, attractions, exhibits and performances that will be happening and invited everyone to attend the fair that will open on February 14<sup>th</sup> through the 23<sup>rd</sup>.

Mayor Franklin asked the City Attorney to address the one item that was asked in public comments about why we didn't have the one requested item on the agenda for this meeting.

City Attorney said that was the item concerning the Chief of Police appointment power and what happened was they were working on that report and some legal issues came up that required some additional research but it is likely that it will be on the next agenda.

### APPOINTMENTS

1. City Council Committee Assignments

Mayor Franklin said every year we go through our appointments and last year we did talk about trying to remain consistent in all of our appointments as much as possible and with the changes in the Council she did make a couple of changes.

The appointments are as follows:

Western Riverside Council of Governments (WRCOG): Assignment – Franklin; Alt.-Peterson  
Riverside Transit Agency (RTA): Assignment Welch; Alt.-Westholder  
Riverside County Transportation Commission (RCTC): Assignment – Franklin; Alt.-Welch  
Pass Area Transportation NOW Committee: Assignment – Welch; Alt.-Miller  
Regional Conservation Authority: Assignment – Westholder; Alt.-Franklin  
Government Access Channel Committee: Peterson and Welch

Public Utility Advisory Committee for City: Miller and Welch  
Oversight Board to Successor Agency of Dissolved CRA: Welch, Franklin  
TUMF Zone Committee: Assignment Franklin; Alt.-Peterson  
League of California Cities Contact and Executive Board Representative: Mayor Franklin  
League of California Cities (External Group): City Council  
San Geronio Pass Water Agency (External Group): Assignment –Franklin; Alt.-Miller  
Community Action Agency (External Group): Assignment – Miller; Alt.-Staff Person

2x2 Council Working Groups

Banning Unified School District: Miller and Westholder  
Morongo Band of Mission Indians: Franklin and Welch  
Mt. San Jacinto College: Peterson and Miller  
Airport: Westholder and Peterson  
Inter-Governmental Lobbying: Franklin and Welch  
San Geronio Memorial Hospital: Franklin and Welch  
Budget & Finance: Westholder, Miller, McQuown  
Branding Committee: Franklin and Westholder

Mayor Franklin said along with putting the schedule together it was discussed that all the committees would meet, if it is not otherwise stated on the Assignment Sheet, quarterly and they will get together with staff to put together an actual calendar so that people would know the dates of those meetings. In addition to that they talked about have quarterly Town Hall meetings to be held in various areas of the city and they will try to put together dates for that also so that we have a working schedule and people would be aware of them.

**Motion Welch/Peterson to approve the assignments.** Mayor Franklin asked if there were any public comments on this item. There were none. **Motion carried, all in favor.**

CONSENT ITEMS

Consent Items 5, 6, 7, 8, 10, 11 and 12 were pulled for discussion.

1. Approval of Minutes – Special Meeting – 12/10/13 (*Closed Session*)

Recommendation: That the minutes of the Special Meeting of December 10, 2013 be approved.

2. Approval of Minutes – Regular Meeting – 12/10/13

Recommendation: That the minutes of the Regular Meeting of December 10, 2013 be approved.

3. Ordinance No. 1475 – 2<sup>nd</sup> Reading: An Ordinance of the City Council of the City of Banning, California, Approving Negative Declaration and Zone Change No. ZC 13-3503 and Making Findings in Support Thereof.

Recommendation: That Ordinance No. 1475 pass it second reading and be adopted.

4. Approval of Accounts Payable and Payroll Warrants for Month of October 2013.

Recommendation: That the City Council review and ratify the following reports per the California Government Code.

9. Six Month Report of Cottage Food Businesses.

Recommendation: That the City Council receive and file the report.

13. Resolution No. 2014-04, Acceptance of a Highway Safety Improvement Program Cycle 6 Funding Grant and Approving a Professional Services Agreement with KOA Corporation.

Recommendations: I.) That the City Council adopt Resolution No. 2014-04, Accepting a Highway Safety Improvement Program Cycle 6 Funding Grant in the amount of \$375,700.00; II.) Approving a Professional Services Agreement with KOA Corporation for Engineering and Design Services for the preparation of Plan and Specifications and Signal Optimization to Improve the Traffic Signal System for the City of Banning for an amount "not to exceed" \$58,000.00; III.) Authorizing the City Manager to execute any documents required to accept the subject grant fund on behalf of the City of Banning and to execute the Professional Services Agreement with KOA Corporation of Orange, California; and IV.) Authorizing the Administrative Services Director to make the necessary budget adjustments to record the grant revenue and to make the necessary budget adjustments, appropriations and transfers to fund the Professional Services Agreement.

14. Acceptance of Notice of Completion for Project No. 2013-01WW, Florida Street Sewer Main Replacement.

Recommendation: That the City Council accept Project No. 2013-01WW, Florida Street Sewer Main Replacement as complete and direct the City Clerk to record the Notice of Completion.

Mayor Franklin opened the items for public comment; there were none.

**Motion Welch/Peterson to approve Consent Items 1, 2, 3, 4, 9, 13 and 14. Motion carried, all in favor.**

5. Report of Investments for October 2013.

Recommendation: That the City Council receive and file the monthly Report of Investments.

6. Report of Investments for November 2013.

Recommendation: That the City Council receive and file the monthly Report of Investments.

There was discussion between Councilmember Miller and staff in regards to his various questions about market value, maturity, interest rates and investments.

9

Mayor Franklin opened the item for public comments; there were none.

7. Resolution No. 2013-88, Awarding a Professional Services Agreement to The Romo Planning Group, Inc. of Covina, California, in an amount "Not to Exceed" \$60,480.00 for Rancho San Gorgonio Project Manager Services.

Recommendation: That the City Council adopt Resolution No. 2013-88.

8. Resolution No. 2013-89, Awarding a Professional Services Agreement to the Planning Center | DC & E of Santa Ana, California, in an amount "Not to Exceed" \$186,013.00 to prepare the Environmental Impact Report for the Rancho San Gorgonio Specific Plan.

Recommendation: That the City Council adopt Resolution No. 2013-89.

There was Council and staff discussion in regards to the various questions asked about the environmental impact report and the comparison of the proposed planning as compared to the initial zoning, project alternatives and the request that they be returned to the Council to review, density, the involvement of the Airport Land Use Commission, and the need to process the development application under state law.

Mayor Franklin said for clarification by approving these two items it does not mean that we are at any agreement or disagreement with the project. We are just saying we are willing to move forward according to law to do what we have to do for the property.

Director Abu Bakar said that was correct and she also explained for the public what the ramifications are if the development application is not processed.

City Attorney said in essence we have to do these analyses and what these agreements do is to create the mechanism so that we have a deposit agreement with the developer and the developer will pay of the cost of actually performing these studies. So that will be a project cost however, when the project comes forward and you have the various alternatives for the project and so forth, the Council is free to take whatever action it deems appropriate which could be to disapprove the project, it could be to make changes or not make changes. But we cannot bring the project to you until it has been analyzed and this is going to be a lengthy process to do this analysis and there will be public hearings along the way.

Mayor Franklin opened the item for public comments.

The following people spoke in favor or against or had some questions or concerns or general comments in regards to this item (*any written comments handed to the City Clerk will be attached as an exhibit to the minutes*):

Inge Schuler, resident of Banning expressed her concerns regarding a completed application, the number of dwelling units on that area, the scheduling of public hearings and scoping meetings, and time lines. She also said she was glad that Councilmember Peterson requested that the

alternatives to the project will be brought before the Council and she wanted to make sure that is done before there are any discussions going on down the road.

Don Smith addressed the Council stating that the City took two and a half years developing its vision for Banning and its vision for Banning was that that area of town would maintain its rural feel and fit in with its existing houses and residences and the people who live there and their lifestyle. Now we have a developer who has a different vision and he understands that he has his right to his vision. He would encourage the Council to keep remembering it is not what the developer wants; it is what the City wants.

George Moyer addressed the Council with his concerns that this is not the public hearing. As he understands it we have to do this by law so why are we even debating it at this point.

Mayor Franklin said for clarification this is not a public hearing. This is a consent item but the public does have a right to comment on anything on the Consent Calendar.

Mayor Franklin closed Items 7 and 8 from further public comment.

City Attorney said that there will be scoping meetings in February and the actual contracts are public documents and also detailed timelines are in the contract so if any citizens would want a copy of the contract you can come and get it.

There was some further Council and staff discussion regarding the application still being incomplete.

City Attorney said that we are getting the contracts in place so that we will be ready to have the consultants start doing what they need to do when we have an application that can be processed. Under that Permit Streamlining Act if you don't meet the timelines that are provided in there, then ultimately it is possible you could have an application approved because you failed to meet those timelines.

**Motion Welch/Peterson to approve Consent Items 7 and 8 as presented. Motion carried, all in favor.**

10. Approve Amendment to Contract with Norman A. Traub Associates for Investigation Services for the City of Banning Police Department.

Recommendation: That the City Council amend the current limit on compensation for services (\$25,000) with Norman A. Traub Associates for Investigation Services for the City of Banning Police Department to \$40,000.

Lt. Holder gave a staff report on this item regarding the contracted services with Norman A. Traub and Associates for investigative purposes for the police department for internal affairs investigations that involve complaints against officers. At the time of the initial contract it was for \$25,000 dollars and they are close to reaching that maximum at this point and in fact, they have received two invoices that actually put them over that amount but those are for

investigations that were occurring prior to October 2013. These invoices once paid, in addition to one other investigation that is still on-going, they will need approval from the Council to pay that additional amount above \$25,000. As it stands right now they are at approximately \$29,000 and there is one more investigation to go so he is asking the Council for approval to amend that and allow them to make payment for the investigations.

Councilmember Peterson asked many questions of staff in regards to who has been assigned to investigate IAs (internal affairs), what have been the cost of IAs, the number of IAs assigned in 2013, the annual expense for IAs, and how many officers on staff are trained to do IAs.

Lt. Holder said they have 4 investigations that been signed citizen's complaints and 2 are being handled internally and 2 are being handled on the City's side through their investigators retained through the City. Interim City Manager said that there is an investigative firm where Steve Roddick is the investigator. Lt. Holder said in regards to costs other than personnel time for administration and review and setting up the investigation there have been no outside costs. Interim City Manager said that she had not received a bill yet but in her past experience with Roddick he is very economical. He requested that she get those figures to him later in the week.

Lt. Holder said in regards to IA's assigned during 2013 he believes they had 23 IA's. The annual expense for IA's during the prior fiscal year 2012-13 they spent approximately \$40,000 with Norm Traub and Associates and several were handled internally involving traffic collisions and that would be at no additional cost; just the time of the supervisors handling the investigation. In regards to trained staff he would have to go and look at the specific sergeants to see how many of them have been to Internal Affairs schools. He said that he and Lt. West have also gone to IA school.

Councilmember Peterson asked many questions about the contracts stating that since 2009 the department has averaged to spend roughly \$75,000 to \$100,000 per year on IA's and then with you averaging \$75,000 to \$100,000 pretty much consistently each year why would the department start out with a \$25,000 dollar contract.

Lt. Holder said that was a decision made by the Chief of Police at the time.

Councilmember Peterson continued to ask many questions of staff in regards to the number of various \$25,000 dollar contracts with Norm Traub and the need to increase them through amendments and Lt. Holder responded to the various questions.

Councilmember Peterson said that on May 25<sup>th</sup> he had requested that June Overholt supply him with about the last dozen contracts that we had with Traub and Walker and he received and reviewed approximately a dozen IA contracts and during his review he discovered that in each contract it is prepared for a specific amount or blanket amount of money. For example, \$25,000 or in the past some were \$75,000 or some were \$125,000. But in each contract that he looked at key ingredients in the contracts were missing and those key ingredients were request for proposals and that is being published in a local paper, names of all bidders for each investigation that should have been stapled to the contract, bids and proposals also attached to the contract, and budget or estimates for each investigation attached to the contract. So his concern is that

since each contractor has prior knowledge of the contracted amount, in other words he is a contractor and I know that my contract is going to be for \$20 grand, I think that I can turn the file. I can kind of keep that file going and turn the file until I eat up the \$20 grand and then ask for another \$20 grand. So if there are no budget estimates and there is no bids for proposals for each internal affairs investigation, then there is no way to know or track how much each investigation will cost or what the potential liability could be. So in theory the assigned investigator can potentially just keep on billing and cost the City thousands.

Councilmember Peterson said the staff report that was given didn't leave him enough information to gather the information that he needed to approve spending another \$15,000. So the contracts that he has seen are such that he would like to see a copy of the current contract that you are asking us to increase along with the key ingredients for the contract before he would vote to spend more of the people's money. He asked Lt. Holder if he could get that information to June Overholt.

Lt. Holder said that his participation in the IA process as far as contract costs, review, estimates was limited if at all. Since October he has worked with the City Attorney and there have been some modifications made to the contract in regards to requiring estimates and he explained further what those were. Currently under the current invoices the amount is \$29,185 of what we have either paid or been invoiced for and to his understanding there is one additional outstanding investigation of which there is an estimate of about \$3,500 for completion and \$247.00 has already been paid for initial review of the investigation and providing materials to him. He would anticipate based on that that we will have an outstanding cost of about \$3,200 which would bring it up to approximately \$33,500 and as he stated in the staff report he does not foresee any additional investigations at this time through this organization.

Councilmember Peterson said he appreciates all that but in going over contracts that he has looked at they have not been consistent in provided the parts of the contract that should be included in the contract and he read a portion of the recitals. He said he doesn't have a problem paying the bill; he would like to see what goes along with the contract before he says okay I am going to pay the bill.

Lt. Holder said he understands this and in this particular situation with these three investigations they were already in progress prior to his involvement so that initial process had already begun. He said that in working with the City Attorney's office with the changes in the current contract that would be the process and that will be a process they will utilize from this point out.

City Attorney commented on the prior contracts that they were in place and provided to the former Chief of Police and the language contained in the contracts. So we recently, as Lt. Holder was saying, we became aware of that issue and he was told that the investigators wouldn't agree to the language that said they would give estimates. So he had conversations with a couple of the investigators talking about this type of language and why it was reasonable, why it ought to work and why it would be okay and the investigators agreed that they would in the future provide these estimates as to the cost of the IA's. So at that point the new contract as Lt. Holder is saying has the language in it that we are going to get the estimates. What Lt.

Holder is saying is that he is trying to get enough funding to complete the investigations that were already commenced.

Councilmember Westholder asked if it is our policy in the police department to always use an external vendor for IA's. Lt. Holder said that is at the Chief's discretion. Based on the investigation he would determine whether he wanted to assign it internally or to an outside investigator under contract.

Councilmember Westholder asked the City Attorney if there is anything mandated that we have to sign a new contract to continue using this resource.

City Attorney said the theory under the Code is that if you anticipated investigations over the course of the year and let's say you had two investigators and you wanted to be able to alternate the two investigators and you thought you were going to spend \$70,000 over the course of the year doing investigations, then you would perhaps have two \$35,000 contracts. But since any contract over \$25,000 has to come to the Council it would be on a Council agenda and the Council would approve them. To the extent you have a \$25,000 contract and that was never a sufficient amount you certainly aren't supposed to break contracts into smaller amounts to avoid taking them to the Council and having Council approval. He thinks the questioning is suggesting maybe that occurred. He thinks that staff understands that if it is going to be an annual contract to do investigative services, it should be the amount that we reasonable expect to spend with that contractor and it should be in front of the Council for approval. If you really only expect to spend less than \$25,000, there is nothing wrong with doing a contract of less than \$25,000 if that is realistically all you expect to spend.

Interim City Manager said to her understanding the process has always been start with \$25,000 and if we need to go over \$25,000, then it comes to Council. There has never been a serial case of one \$25,000 don't bring it Council, another \$25,000, don't bring it to Council. The reason why you are seeing it tonight is because they started with \$25,000 and they should have brought it initially to Council because if we as a City knew it was going to be more than \$25,000, then why not start with Council but the assumption was that it was going to be less than \$25,000 therefore it started with \$25,000. Now that it is more than \$25,000 it is before the Council and that is how it has been every year. Also regarding the contract, Councilman Peterson you have expressed your concerns before so with those concerns under consideration the contract that was approved in July had those factors already built into it so those things that you brought up tonight were addressed in the new contract and unfortunately you don't see it so we will make a copy available to you.

Mayor Franklin opened the item for public comment; there were none.

**Motion Miller/Peterson to approve Consent Item No. 10. Motion carried, all in favor.**

11. Resolution No. 2014-01, Accepting the 2014 Supplemental Law Enforcement Services Fund (SLESF) Allocation and Authorizing the Banning Police Department to Use the Funds Towards the Purchase of Law Enforcement Related Equipment, Services, Supplies, and Training.

Recommendation: That the City Council adopt Resolution No. 2014-01.

Lt. Holder gave the staff report in regards to request and stated that our allocation based on the size of our city is \$100,000 of which we have been receiving at least for the past 9 to 10 years that he has been involved with it. Every year there is the question of whether or not the State will continue to fund this grant and he believes the recent budget by Jerry Brown indicates he will include funding for the coming fiscal year for this allocation as well. They have utilized this grant in the past for supplemental services; those things outside of the General Fund that are found necessary to function at a high level. In the last three years they have use this fund specifically to implement their camera system in the two parks, as well as, San Gorgonio and Ramsey and they have used it to implement COP Logic which is their online reporting. This year they really don't have a target area but had some ideas that they will work with the City on and how they will spend this year's \$100,000 and they would like to expand the camera system in the city at locations where they have had significant reports of panhandling, transients bothering citizens and people who visit the city, as well as, going to the other parks in the city. He went over some other areas where they used the money.

Councilmember Westholder asked if we receive this money, is it to be used to benefit the whole department and not one certain part of the department? Lt. Holder said yes, it is for the entire department.

Mayor Franklin said that this does not include overtime pay. Lt. Holder said that this does not include overtime pay. This would cover in the event of training if we had to send somebody to training classes above and beyond what our current training budget would cover, this type of funding would cover costs of transportation, hotels, subsistent, any materials they might need for the class and those types of things.

Councilmember Peterson asked if the money could be used for a dog. Lt. Holder said the money is not supposed to be used for anything that is already budgeted in the General Fund. So he would imagine the first year, and we have done this a couple of times with some of the programs, that you could probably be utilized to acquire a dog.

Councilmember Miller asked Lt. Holder to provide to the Council a list of the particular things that you purchase with this grant at the end when you have made those decisions. Lt. Holder said yes.

Mayor Franklin opened the item for public comment.

Inge Schuler, resident of Banning said from this fund where the monies allocated to send these two officers to Texas to pick up the armored vehicle and get the training from the military to drive this thing and other subsequent costs of the adjustment of the materials, etc. Are those coming out of that same fund and continued training of the drivers of these wonderful vehicles?

Seeing no one coming forward, Mayor Franklin closed the item for public comments.

Lt. Holder said the costs associated with the acquirement of the vehicle did not come out of these grant funds. Certainly these grants funds could be used if the vehicle is retained but that is a decision to be made later on.

**Motion Welch/Miller to approve Consent Item No. 11. Motion carried, all in favor.**

City Clerk asked for a motion on Consent Items 5 & 6 before continuing on.

**Motion Welch/Westholder to approve Consent Items 5 and 6. Motion carried, all in favor.**

12. Resolution No. 2014-03, Approving a Plan for Use of Proposition 1B Local Streets and Roads Program Funds.

Recommendation: That the City Council adopt Resolution No. 2014-03.

Duane Burk, Public Works Director stated that it was his fault that this item was on the Consent Calendar and he was going to ask the Council to pull this item for discussion because he does need direction. So it was a mistake on his part. At this time he gave the staff report as contained in the agenda packet. The City was awarded some traffic congestion infrastructure fund money for streets within the city and identified was from Westward to Highland Home Road on the west end to Sunset. The intent behind the design of that road was to pave it as kind of a temporary utility corridor to ease traffic east to west during the closure of Sunset Grade Separation as we move forward with closing that project. However, what was discovered during the design is that there is some utility infrastructure that when we try to design the road through the dips that are currently there we cannot design that road to a standard that is acceptable to Federal Highway Safety and to the Council. Specifically the staff report states that there are two oil lines there; a gasoline line and a petroleum line. If the roads are graded down through those dips, then they would remove the cover or the protection of those utilities. Because the utilities are prior-righted in those areas we would have to be conditioned to relocate those utilities at a cost of about \$2 million dollars which is not a funded part of the project. So what is before the Council is to reprogram this money so that they can go back to Riverside County Transportation Commission (RCTC) and have Council's recommendation to reprogram the money to a street that will benefit the community and the grant money would stay within the community.

Director Burk said he has is three recommendations and doesn't have a preference on any one of them and at this time gave a little presentation showing the current condition of them so the Council could weigh in on the decision itself. At this time he displayed the streets for the benefit of audience and said that there is no specific order in the recommendation and they all equal around \$875,000 dollars that is available to us through the two grants. The streets are: Hathaway Street: Ramsey to Hoffer (reconstruct and widen shoulder); Westward Avenue: 22<sup>nd</sup> Street to Banning High School (widen shoulder and overlay) and Lincoln Street: Sunset Ave. to 22<sup>nd</sup> Street (widen shoulder and overlay); and Ramsey Street: Highland Springs Ave. to Highland Home Road (widen shoulder and overlay). He said this would not include any curb and gutter; they would just be widening those shoulders.

Councilmember Peterson asked various questions in regards to Hathaway Street and his concerns with Robertson's and Matich and how much responsibility do those companies bear for the deterioration of the roadway, he asked about ordinances against these types of tonnage traveling over residential streets, would not Fields, Orco and the O'Donnell property bear any responsibility to the widening of that road with easements, etc. rather than the City investing their money there. In regards to Westward that involves the Rancho San Gorgonio Project which he thinks would bear some responsibility to Westward.

Director Burk said in regards to Robertson's and Matich they don't bear any responsibility because they pay their DMV tags and their fees and that is how we get this money. This money is allocated back through the Gas Tax, Measure A and Proposition 1B specifically for cities and counties to address issues like this so they burden really no individual impact. In regards tonnage, the City does not have an ordinance but if you wanted to designate truck routes in specific areas as it relates to trucks, the road would have to be designed to that standard and then you could curtail the limit if you wish. In regards to Fields, Orco and the O'Donnell you could definitely condition those projects within the development of their fair share and that would be the same for the Rancho San Gorgonio Project.

Councilmember Peterson said that Susan Savolainen earlier had brought up about HEAL program with the healthy eating throughout the city with creating more sidewalks and paths. Can this money be used for sidewalks, pathways, exercising type things and also, can the money be used to run around the city to fill potholes and fix the existing roads.

Director Burk said that in the staff report he identified what the grant money is identified for so are far as what the Council wants to use the money for it is at your disposal. The idea behind developing plans and specifications for those individual items we would have to identify that and send it back to RCTC and identify what that money is for and you could spend it that way.

Councilmember Peterson said that he would like to see it benefit the people more rather than those roadways that are going to be fixed by developers anyway and perhaps do the healthy eating sidewalk, pathways, things for people to walk on and fix the existing infrastructure that is within the City, if we can do that.

Director Burk said one thing that he would caveat is that the City of Banning annually receives Senate Bill 821 money for sidewalks, handicap ramps and that is brought back to the Council annually and we do identify that money as it relates to foot traffic in correlation with schools and so there is a connection point, connectivity as it relates to building those sidewalks. One interesting point is that if you don't own the right-of-way, then you have to acquire that right-of-way. And sometimes in regards to sidewalks people want a rural environment in front of their home and they don't want a sidewalk and so, as much as we want to put a sidewalk in front of their property and we do not own that right-of-way, we are limited as to what and what we can do. The City does not always have easements. Mr. Burk referred to the picture of Hathaway Street and pointed out that the City only owns the utility corridor. The right-of-way actually in the future will be behind the poles so the City will only be paving the road that belongs to the public now. Ultimately when the developer comes in they would be conditioned to build curb and gutter and widen the road all the way down from Ramsey.

Councilmember Welch said he wanted to make sure that with all of the projects going on on Sunset with the grade separation that street actually could be tied up for 18 months. There are a lot of people in the city that were looking forward to some extension from Sun Lakes Blvd. either down to Westward or to Lincoln. Is there any possibility at all for a temporary road somewhere around that property to move that traffic? He is asking this because we have a community on Sunset, Serrano Del Vista; we have a college on Sunset and Westward and they are pretty well going to have to have a challenge transportation wise getting to their properties. The same thing is true especially moving west. That temporary road would be very, very important for moving traffic and economically for our shopping center.

Director Burk to answer your questions specifically is there another route is what he heard and Lincoln Street would be what he would recommend to the Council. Anything further south of Westward is in the county and in fact half of that road they were proposing to build in the utility corridor, would be in the county and he went over the problems that you would face with the ravine. One of the problems you have in the county is that they are not county roads but privately-owned roads. So again, you would have to acquire the right of way from the private property. He would say that Lincoln Street is your best bet.

There was further Council and staff discussion regarding the roads, circulation going east to west, the original proposal, the need for a temporary road, the ability to move traffic, how much could be built, and the liability to the City.

Director Burk said he pointed out that in the staff report that it is important to note that Prop 1B Program (page 198) requires that the funding is used by June 30, 2014. It is recommended that a project is selected as soon as possible to allow staff enough time to notify the Department of Finance of the proposed reprogramming of Prop 1B funding, prepare the bid documents, plans and specification and advertise in early February/March which would cause a project start date in April. Part of the funding for the original project was identified in the Five-Year Measure A Capital Improvement Program Funding for fiscal year 2012/2013 therefore, once a project is selected staff will submit a reprogramming request to RCTC. So that is what he is talking about in the staff report that we have roads that are out there that are identified here in the city that need the project. So if you want to go build something that doesn't have plans and specification, RCTC is not going to allow us to reprogram the money. If we had plans and specifications for Lincoln Street to go through, it would actually make sense to go up to maybe the first wash and then put a guard rail through it.

Councilmember Westholder asked then you are saying we don't have plans for Lincoln Street and it is part of the Master Plan but we don't have immediate plans. Director Burk said that was correct.

Mayor Franklin asked if the money have to used or committed by June 30<sup>th</sup>. Director Burk said used.

There was some further Council and staff discussion in regards to the possibility of something like a truss bridge or temporary bridge, the possibility of going over the pipelines and utilities or possibility relocating them.

Councilmember Peterson the question is now you are referring that we don't have plans and specifications to do forward with the Lincoln Street and is that correct. Director Burk said that was correct. Councilmember Peterson said he doesn't believe we have plans and specifications for the three projects that were proposed. Director Burk said that is a good point and because it is an existing road we can develop those plans and specifications in-house ourselves. Councilmember Peterson said but if you don't have them on the three projects you proposed and we don't have them on Lincoln and you can develop those three projects in-house, why can't you develop a short road for Lincoln in-house; it is the road to nowhere but it is still a beginning.

Director Burk said those are good questions. When you have a resurfacing project you have existing knowledge of what it is. These roads are already part of your resurfacing program now so at a later date we just come in and move the project forward to pave that road based on a specification that we designed to. A new road would impact environmental consideration which will be huge.

Councilmember Peterson said his point is Hathaway from Ramsey to Hoffer can all be built by Fields, Orco and O'Donnell. Then Westward Avenue from the high school to 22<sup>nd</sup> Street can be taken care of by Rancho San Gorgonio and there is going to be easements, etc. So he doesn't see the point of going forward on those and besides we don't have plans and specifications on them anyway.

Director Burk said if you wait for a developer to pave those roads, then the current public has to drive down those current conditions. So the roads that are out there now are not to today's standards as traffic is hitting them. The current residents drive on them now and this is their gas tax money coming back to pave a current road that they drive on. When a developer comes in he is going to be conditioned to pay his fair share on a new road and a wider road. So if the City has a developer come in here and condition that developer to pave all of that one mile of Westward, he is probably going to put up an argument that he should only pay his fair share for the traffic I am going to put on it.

Councilmember Peterson said at this point though we are talking about a million dollars that we are getting to spend on the infrastructure of the city and he thinks first of all there is only one route in Banning to get to Highland Springs and everything is north of the freeway and there is nothing south of the freeway and really something needs to start somewhere.

There was more discussion.

Councilmember Miller said we expect developers to come in, we expect the developers to build these roads and that is part of what they have to do. There is only one thing that you have proposed which to him seems reasonable and that is Ramsey. That is the main street where everybody uses it and we know that is where the circulation depends upon and if we take a look at improving Ramsey Street, that also just continues on to hopefully have the entire commercial

area along Ramsey Street being developed. So that is the one area we do not have a developer responsible for and to him that makes most sense and if we cannot build the road that was originally proposed, put it into Ramsey which is the heart of our city.

Councilmember Westholder said obviously we all have different opinions on this and we feel strongly about Lincoln somehow being developed. Is there a way we could study this and look at it and make a decision by the next Council meeting because obviously this is very, very important and we know we have to spend the money and we know we have priorities? But he is just thinking there has to be another way and there is something we are not looking at that maybe we can look at again.

Councilmember Welch said he really appreciates the comments from the other Council Members about Lincoln going west. His concern is that Lennar has a Master Plan called Five Bridges. If we are going to build anything and just build a bridge or just start a street to nowhere right now, we would want to use their specs to do that otherwise if we put a temporary structure in the first thing that is going to happen is that they are going to tear it down so we have wasted \$800,000.

Councilmember Westholder said if they have the specs already, there is your plan right there. Councilmember Welch said that they have a Master Plan; he didn't say specs.

Mayor Franklin said when we talk about Ramsey Street and he appreciates Councilmembers comments about that as a street the whole city uses, can you do the plans for that in-house because it is already here. Director Burk said that all three of the proposals that he put before the Council they can do in-house.

**Motion Miller to have the money spent on the Ramsey Street from Highland Springs Avenue to Highland Home Road proposal. Motion seconded by Councilmember Welch.**

Mayor Franklin opened the item for public comments.

The following people spoke in favor or against or had some questions or concerns or general comments in regards to this item (*any written comments handed to the City Clerk will be attached as an exhibit to the minutes*):

Don Smith addressed the Council and stated he was okay with the motion. He also gave his opinion in regards to the alternatives that were discussed. He said in tying in with what Susan Savolainen said maybe we could, when we are doing Ramsey Street, add some sidewalks because that section has a lot of missing sidewalks also.

George Moyer said you don't have the money to push Lincoln or Westward through, Sunset is going to be closed for 18 months roughly, and you already mentioned the problem with the college so to his thinking that means the extra traffic that you are going to have on Westward and Lincoln dictates that you widen and fix those streets because the traffic is going to multiply considerably. The Rancho San Gorgonio Project even if it got approved, wouldn't start three to five years down the road and you don't even have an approved application yet, let alone EIR's and all of that so they are not going to be widening those roads anywhere soon. So somebody is

going to have to help those residents and those students and so forth when they get the increased traffic. Since you are not going to be able to go west you ought to at least cleanup the east side.

Mayor Franklin closed the item for public comments.

Mayor Franklin said if we were to widen Westward and Lincoln does that allow any more traffic than what is already on those streets. Director Burk said that it would definitely smooth traffic circulation as Don Smith just pointed out. It is the same thing on Ramsey Street; all of these are pretty much similar.

Councilmember Westholder said if we develop Ramsey, could you incorporate some sidewalks. Director Burk said sure.

**Mayor Franklin said we have a motion and a second to go to Option No. 3, Ramsey Street – Highland Springs Avenue to Highland Home Road. Motion carried, all in favor.**

#### JOINT MEETING

Mayor Franklin recessed the regular City Council meeting and called to order a joint meeting of the Banning City Council and the Banning Utility Authority.

#### CONSENT ITEM

1. Resolution No. 2014-01 UA, Approving a Memorandum of Understanding (MOU) to Participate in the San Gorgonio Pass Regional Water Alliance.

Director Burk said at the last Council meeting there was a collaborated effort amongst the different water agencies and water districts within the Pass Area and one of the contributions was \$1,500 for the Alliance or the Pass Area Task Force and before Council is just appropriating that money.

Mayor Franklin opened the item for public comments. There were none.

**Motion Westholder/Welch to adopt Resolution No. 2014-01 UA. Motion carried, all in favor.**

Mayor Franklin recessed the joint meeting and reconvened the regular City Council meeting.

#### PUBLIC HEARINGS

1. Ordinance No. 1476, Amending the Zoning Ordinance Pertaining to Various Land Uses Related to Their Permitting Process in the Commercial and Industrial Zones, and Garages in the Residential Zones.  
(Staff Report – Zai Abu Bakar, Community Development Director)

Director Abu Bakar addressed the Council and gave the staff report as contained in the agenda packet. She said that in regards to the permitting process for the commercial and industrial zones

the reason they are doing this is to attract businesses into town. At this time she went over the table on page 230 of the agenda packet and when over the implications of what they are doing this evening. Staff is proposed that for something like this which has no major impacts to the surrounding businesses or properties that this should be handled through permitted by right. It means that if somebody wants to go into an empty tenant space right now they would have to come and apply for a business license, receive inspection from building and safety and fire, and once approved, they can occupy and start their business and that is the goal for most of this. But there are other uses that staff believes should be handled the opposite and instead of permitted by right it should be handled through a conditional use permit just because they have impacts to surrounding businesses and she gave an example. Also there are some uses that are not permitted which they will make permitted and she gave an example. A majority of this change is to attract businesses to come in and occupy the empty tenant spaces that we have right now. In regards to the garages in residential zones they are proposing that any single family homes that were built prior to Feb. 11, 1980 that it be allow, if they want to do an expansion, to have a one-car garage. She stated that staff recommends approval and this also went to the Planning Commission and they recommended approval.

Mayor Franklin opened the item for questions from the Council.

Councilmember Welch said in regards to garages lot size is still going to matter. There has to be at least an open driveway or something on a side of a house or access to the back part of the lot to build a garage. You still have a clearance or set back on each side of the lots that we have to honor right. Director Abu Bakar said that was correct.

Mayor Franklin opened the public hearing on this item for comments from the public; seeing none she closed public comment.

Mayor Franklin asked the City Clerk to read the title of Ordinance No. 1476. City Clerk read: Ordinance No. 1476, An Ordinance of the City Council of the City of Banning, California, Amending the Zoning Ordinance Pertaining to Various Land Uses Related to Their Permitting Process in the Commercial and Industrial Zones, and Garages in the Residential Zones.”

**Motion Welch/Westholder to waive further reading of Ordinance No. 1476. Motion carried, all in favor.**

**Motion Welch/Westholder that Ordinance No. 1476 pass its first reading. Motion carried, all in favor.**

#### REPORTS OF OFFICERS

1. Update on COP Logic & Parks Surveillance  
(Staff Report – Lt. Phil Holder, Banning Police Department)

Lt. Holder said in regards to the camera system that they currently have in place at Replier Park, Roosevelt Williams Park and also in the downtown area at San Gorgonio and Ramsey they have implemented their volunteer observation program in the Banning Dispatch Center where

the volunteers, including an officer who is on light-duty, monitor the cameras during different times of the day. Since that time they have had 43 incidents initiated by observation of the camera system in which Banning officers were dispatched to go out in regards to suspicious subjects, unusual behavior of subjects at the location and as a result of that they made five narcotics arrests, two warrant arrests, one weapons arrest and one arrest related to a sexual offense actually during school time and were able to apprehend the suspects. So they are a success and as they increase their volunteer program they expect to have more coverage throughout the hours of the day and the days of the week and as they expand the camera system they expect to even get more results. The whole idea is to make the community safer in those areas that are monitored by the cameras where the officers cannot always be during their patrol shifts.

Lt. Holder said in regards to online reporting they are presently online now and in the next day or two they will be putting out a press release indicating that you can go online to the Banning Police Department's website and you will see online crime reporting and also submit crime tips and at this time he displayed on the screens how this can be done and what kind of reports they will take online. If there is any indication that there is evidence or a known suspect, an officer will be required to take that information in person so that they can have follow-up. Once a report is submitted it is reviewed by a Sergeant and if there are any questions that they need on a report, they would then email a question back to the reporting party and ask for clarification and once that is completed the Sergeant will review it, accept it and it will go into the system and it will automatically send them back a copy of the report emailed so that they do not have to come into the station. To date, without even going to the press, they have received two reports already. In regards to crime tips, if there is a community member out there that has information on a crime, they would simply click on the icon, follow the directions and submit the information requested. Also the police department will not release the reporting parties' information or track you down unless you want to be contracted. This tip will be reviewed by the Sergeant and he will forward to the appropriate location within the police department to handle.

Mayor Franklin opened the item for Council questions.

There was further Council and staff discussion regarding on-line reporting and crime tips and anonymity.

#### ADDENDUM – Joint Meeting

Mayor Franklin adjourned the regular City Council meeting and called to order a joint meeting of the Banning City Council and the Banning City Council Sitting in Its Capacity of a Successor Agency.

#### REPORTS OF OFFICERS

1. Coyne Powersports: Early Exercise of Option to Purchase Site  
(Staff Report – David J. Aleshire, City Attorney)

City Attorney Aleshire gave the staff report as contained in the agenda packet. He explained the lease agreement that the City entered into with Coyne to develop Banning Motorsports. Basically

what is happening at this point in time is that we need to kind of transform this transaction from the lease agreement with the loan recorded against the property to clearing title of the property so that Coyne can get the financing to build this facility but there will still be a covenant agreement recorded against the property that the City can utilize to enforce the financial obligations that he has entered into. He opened for business in accordance with his obligations, he got the project done, has now gotten the financing, and has developed a nice project to basically complete the project as originally envisioned. Many other communities right now are kind of frozen being able to develop their redevelopment property because you can't make new deals until you basically get the State to approve your property disposition plan and all that. Because you had a preexisting deal we were able to go ahead with the performance of that preexisting deal.

Mayor Franklin opened the item for Council questions.

Councilmember Westholder asked if we had the money to pay this off. Interim City Manager Overholt said that the funding is available through the bonds.

Mayor Franklin opened the item for public comments; there were none.

**Motion Westholder/Welch that the City Council: A) Approve Resolution No. 2014-02 SA, Approving Early Repayment of Agency's Mortgage on Property located at 2301 W. Ramsey Street, Banning, California, in the amount of \$886,727.56; B) Approve Resolution No. 2014-03 SA, Approving the Sale of That Property Located at 2301 W. Ramsey Street, Banning, California, to Coyne Motorsports. (Exercising an early sale of the site located at 2301 W. Ramsey Street, Banning, CA, which early sale is specifically Authorized by a May 2011 Disposition and Development Agreement (DDA) and qualifies as an Enforceable Obligation. The Board's approval of this item will be subject to Oversight Board and State Department of Finance approval.); and C) Approve Resolution No. 2014-04 SA, Amending the Budget Plan for Fiscal Year ending June 30, 2014. Motion carried, all in favor.**

Mayor Franklin adjourned the joint meeting and reconvened the regular City Council Meeting.

2. City Council Workshop – 2013-2021 General Plan Housing Element Update  
(Staff Report – Zai Abu Bakar, Community Development Director)

Director Abu Bakar highlighted the process that they have gone through to date and it has met the intent of the State. This is another workshop to receive comments and public input and then staff will come back to the Council on January 28, 2014 with a public hearing for approval with submittal to the State by the February 12<sup>th</sup> due date. She stated that the Planning Commission voted 3/1 recommending approval to the City Council for adoption. She said that Housing Consultant John Douglas will walk the Council through the State comments and through the report where they are addressed.

John Douglas, Housing Consultant addressed the Council at this time asking if they would like for him to walk them through some of the material in the staff report or would they prefer to ask questions.

Councilmember Miller said that on page 248 it says that the RHNA (Regional Housing Needs Assessment) has changed the housing for all of Riverside County from 700,000 to only 412,000 because of the economy. And yet, if we take a look Banning has been changes from 3,840 to 3,792. Basically they cut Riverside County in half and yet Banning has not been changed at all and he asked Mr. Douglas if he could explain why that is.

Mr. Douglas said he would do his best and that this stems from the RHNA process that is administered by SCAG (Southern California Association of Governments). He said he could tell the Council the factors that go into the development of the numbers but he cannot get inside the heads of the people in SCAG that actually assigns the numbers. In the aggregate yes, the growth forecast went down considerably as a result of the recession but some cities saw their RHNA numbers go up and for example, one city that he is working with, the City of Placentia in Orange County its RHNA went up 5 fold from about 100 units to about 500 units. Other cities saw their RHNA numbers go down dramatically from the previous cycle. So there are fluctuations and variations for a variety of reasons. He thinks that it is important to look at some comparable numbers of other jurisdictions in Riverside County and for example, the City of Banning was about 3800 units in this new RHNA cycle and next door in the City of Beaumont 5200 units which is more than 30% higher than Banning. Lake Elsinore almost 5000 units, Menifee 6200 units, Moreno Valley 6200 units, Perris 4300 units and even Desert Hot Springs 4200 units which is considerably more that Banning. So sometimes it appears that there is no rhyme or reason behind these numbers. State law establishes guidance on the factors that SCAG should take into account such as available vacant land, transportation, major freeways, commuter rail and things like that, the location of jobs, protection of farm land, protection of environmental resources and so forth. So that is the overall picture in terms of how these numbers are supposed to be developed but sometimes when you look at individual numbers it is hard to understand how they got them.

Councilmember Welch said we do have some of the representatives from our area in Sacramento and it is not going to happen quick enough for this year but pushing legislation to get this ratio changed between new and existing based on price because average price of an affordable house in this area is \$250,000 or less and probably three-quarters or 2/3rds of Banning is \$250,000 or less but we cannot count any of it. So we are trying to get that legislation changed.

Mayor Franklin opened the item for public comment.

Don Smith addressed the Council stating in reviewing the staff report the bottom of page 247 and the top of page 248 also caught his attention and if he reads this correctly the entire six counties of SCAG used to require 700,000 of houses and they lowered it for the six counties to 412,000 with 3,800 of them in Banning or 1% of Southern California's needs are in the city of Banning; tell me if that makes any sense. He believes that Mayor Franklin serves on WRCOG (Western Riverside Council of Governments) and they negotiate with SCAG over these numbers and apparently all of Riverside County is being hosed. Riverside County and WRCOG he thinks needs to hire a consultant or hire lawyers. They are getting an obviously unfair share of these things as compared to Orange County where the City has no low income houses currently only have to build 500 of these. We need to set as a goal of this City to get with our neighbors and forcefully fight SCAG over these numbers. It needs to be a priority every time you go to a

SCAG meeting to say that San Bernardino and Riverside Counties are tired of being hosed and getting all of these units put in their residences. We need to have an aggressive, political campaign to solve this problem before the next cycle.

Mayor Franklin responded that she and Zai Abu Bakar attend the sub-committee meetings regarding RHNA for the next housing cycle but she doesn't know how well our area was actually represented in the past when these numbers were actually determined. They are working on it now to make sure we do have a solid voice at the table.

Mayor Franklin closed the item for public comments.

#### ANNOUNCEMENTS/REPORTS (Upcoming Events/Other Items if any)

##### City Council

Councilmember Welch –

- He reminded everyone that Sunday, January 19, 2014 there will be a Celebration of Life for John Machisic at the main clubhouse in Sun Lakes and it will start at 1:00 p.m. and is sponsored by his family and wanted to make sure that the Council and staff were invited.
- Thursday, January 16, 2014 at 2:00 p.m. in front of Rio Ranch Market at Sunset and Ramsey streets is the Groundbreaking Ceremony for the Sunset Grade Separation project.

Mayor Franklin –

- Stated that they are still looking for people to submit their application to serve on the ad hoc rate study advisory committee to review rates for water and you can get an application at city hall.
- Last Friday Banning Police Officer Patrick Kelly was honored by the VFW as Police Officer of the Year. It was really nice to see somebody you don't often see in the public being recognized.
- This Thursday, January 16<sup>th</sup> Banning resident, Linda Hanley, is being honored as Citizen of the Year through the Beaumont Chamber of Commerce.
- On Saturday, January 25<sup>th</sup> in the City Council Chambers at 11:30 a.m. another long-time resident, Freeman Stokes, will be receiving through Congressman Ruiz's a Congressional Medal of Honor for his time spent as a Montford Point Marine. The public is welcome to come out and help celebrate that with him.
- In regards to meetings at the last SCAG (Southern California Association of Governments) meeting she attended they had a full presentation having to do with our economy turning around and they see good signs that the economy is doing better. It was mentioned though that it is having a side-affect that they are asking all cities to look at and because the economy is doing better it is creating more low paying jobs and how are we as a community going to address that problem because people have more discretionary funds to spend it is creating more restaurant jobs, retail jobs and those are lowing paying jobs so how do we want to deal with that as a community. There were no answers that day but they have asked us to address that. Through WRCOG (Western Riverside County of Governments) they had an update on the HERO (Home Energy Renovation Opportunity) Program and to date there have been over 12,703 applications approved for a total amount of \$423 million dollars plus. For Banning that is 147 applications approved to the tune of a little over \$3 million dollars and when you look at the total number of applications of which is almost 14,000 with 1700 contractors they have had a total of 76 major

complaints, 53 minor complaints and only 7 are currently pending. But this is a good program for people that want to upgrade their homes.

- You heard a little bit about the Sunset Grade Separation and through RCTC (Riverside County Transportation Commission) several projects have been approved and they are putting forth funding and the ones that would most impact us, of course, is the grade separation, but also they are going to be working on a truck lane to go through the Badlands on Highway 60.
- Last night, at the Water Alliance Meeting they had three very good presentations. There was a presentation from the State Contractors Board regarding the 5% allocation for water for this year for the State Water Project that may go down to zero depending on how our weather patterns continue. There was another presentation in regards to ERNIE (Emergency Response Network of the Inland Empire) of which we are a member. And there was another presentation on how and why we pay property tax to the Pass Water Agency.

She asked for a consensus of the Council to have staff schedule a goal setting session in February for the Council to review where we are with goal setting and then to bring up any other ideas we need. **There was a consensus of the Council to set up this session.**

City Committee Reports - None

Report by City Attorney – None at this time.

Report by City Manager – None at this time.

#### ITEMS FOR FUTURE AGENDAS

New Items – None

#### Pending Items

1. Schedule Meetings with Our State and County Elected Officials
2. Report on Moving Station 20 back to original firehouse. *(wait for new Battalion Chief)*
3. Discussion on how to handle loans or distributions to charities.
4. Discussion on how the City Council handles donations to the City.

#### Return to Closed Session

Mayor Franklin said that the Council will take a quick five-minute break and then reconvene to closed session.

City Attorney said the closed session is to discuss the recruitment of the new manager position.

Meeting recessed at 8:25 p.m. and reconvened to closed session at 8:30 p.m. City Council returned to regular session at 8:53 p.m. and City Attorney reported that the City Council was in closed session to consider the recruitment of the City Manager and there was so specific action taken.

#### ADJOURNMENT

By common consent the meeting adjourned at 8:55 p.m.

---

Marie A. Calderon, City Clerk

**THE ACTION MINUTES REFLECT ACTIONS TAKEN BY THE CITY COUNCIL. A COPY OF THE MEETING IS AVAILABLE IN DVD FORMAT AND CAN BE REQUESTED IN WRITING TO THE CITY CLERK'S OFFICE.**

Comments to the January 14 City Council Meeting

Greetings Honorable Mayor, Council Members and Citizens of Banning. I wish you all a happy and prosperous New Year.

At the November 12<sup>th</sup> meeting the Council adopted Resolution 2013-98 to become a Healthy Eating Active Living Community (HEAL). My purpose tonight is to encourage the Council to consider some concrete (quite literally) steps in instituting this program in our city.

The first measure aligns with the HEAL policy of Healthy Infrastructure Investments. Banning needs more sidewalks and paths to promote walkability, especially along routes to schools and parks. I propose that we identify these routes, negotiate with property owners to allow Banning to install sidewalks/trails through the property, and then enlist students, Scouts, volunteers or a combination of those groups to perform the labor. Grants or donations could be sought for purchasing the necessary materials.

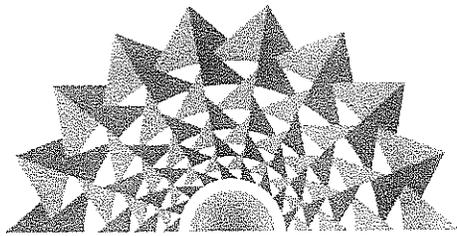
The second measure aligns with the HEAL policy of Healthy Food. I propose that Banning promote urban agriculture through the General Plan zoning process. Also, that community gardens are promoted, perhaps in cooperation with local schools, churches, and clubs (or even the correctional institution). Co-ops or Farmer's Markets could be set up to market the produce. This would lead to sustainable, local food sources.

I invite the Council and any members of the public who would like to investigate this idea to view the document 'Seeding the City' available at [www.changeabsolutions.org](http://www.changeabsolutions.org).

Also urge the Council consider sending someone to the Grow Riverside-Citrus and Beyond Conference March 19 & 20 at the Riverside Convention Center. I am leaving a copy of a press release, program, and registration information sheet with the City Clerk along with the text of my comments for your consideration.

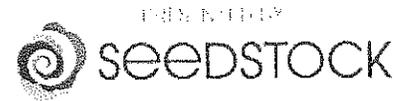
Thank you.

*Susan E. Savolainen*



# GROW RIVERSIDE

CITRUS AND BEYOND!  
MARCH 19 & 20



About Who Attends Program Speakers Sponsorship Where to Stay Register! [GO - NETWORK - REGISTERMENT](#)

## Seedstock "Grow Riverside" Conference to Provide Template for Cities Developing Urban Sustainable Agriculture

REGISTER!

December 11, 2013 | seedstock

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If you are an elected official, county supervisor, council member, city manager, planning director, community development director or finance director looking to bring the budding concept of local sustainable agriculture to your community, "Grow Riverside: Citrus and Beyond!" is the conference to attend!

The event, to be held at the Riverside Convention Center on Wednesday and Thursday, March 19-20, 2014, will feature keynote speakers Dr. Glenda Humiston, California director for U.S. Department of Agriculture Rural Development, and Val Dolcini, California executive director of the U.S. Department of Agriculture's Farm Service Agency.

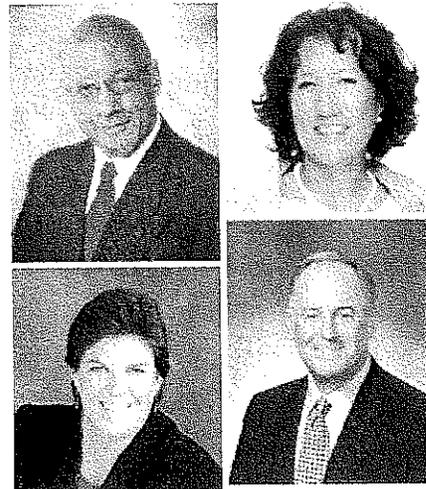
An expert in environmental and agricultural issues, Dr. Humiston will share her insights of more than 25 years working on public policy development and program implementation supporting rural development and sustainable communities. Dolcini, who oversees 30 county offices from Mt. Shasta to the fields of the Imperial Valley, will elaborate on his primary mission of delivering USDA programs such as farm loans, commodity price support, conservation support and other available resources to California's farmers and ranchers.

Other notables presenting keynote addresses will be Paula Daniels, former senior advisor to the Mayor of Los Angeles on Food Policy and Special Projects in Water and founder and present chair of the Los Angeles Food Policy Council; and Rodney Taylor, Director of Nutrition Services for the Riverside Unified School District.

"The Grow Riverside conference is designed as a template for regions seeking to identify the economic and community advantages of local urban sustainable farming," said Robert Puro, Seedstock co-founder and Grow Riverside event organizer. "We are thrilled to present our attendees with these illustrious keynote speakers and the opportunity to hear from some of the most respected experts in the arenas of agriculture, food policy, and nutrition."

The conference will explore solutions to sustainably increasing local food in an economically viable manner and developing practical next steps to leverage an area's agricultural assets. The underlying objective is to foster innovation and entrepreneurship in sustainable agriculture and forge new partnerships to develop creative solutions to building and expanding local urban agriculture.

This conference is being organized by Seedstock in partnership with the City of Riverside. For additional information and to purchase early bird tickets, please visit <http://www.growriverside.com>



From top to bottom: Rodney K. Taylor, Director of Nutrition Services, for RUSD; Paula Daniels, founder of the Los Angeles Food Policy Council; Val Dolcini, State Executive Director of the USDA's Farm Service Agency (FSA); and Dr. Glenda Humiston, California State Director at the USDA, Rural Development

# GROW RIVERSIDE

CITRUS AND BEYOND!

Register Today!

MARCH 19 & 20

GET WEEKLY EMAIL UPDATES!

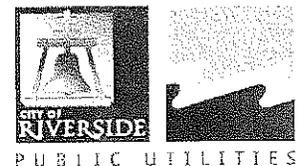
### CONFERENCE SPONSORS

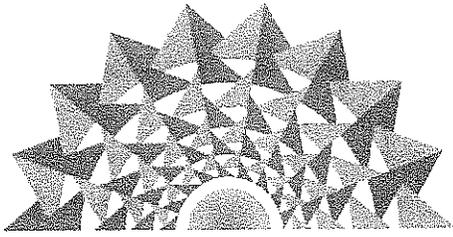


Securing Your Water Supply



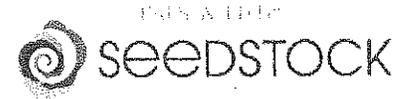
WATER ENERGY LIFE





**GROW**  
RIVERSIDE

**CITRUS AND BEYOND!**  
MARCH 19 & 20



- About
- Who Attends
- Program
- Speakers
- Sponsorship
- Where to Stay
- Register!

## Program

### Day 1: Wednesday, March 19, 2014

Registration and Breakfast

Introduction and Outline of Conference Goals

Keynote Address

**Panel – The Value and Meaning of Local Agriculture**

An examination of the value and need for local and urban agriculture in Riverside and beyond

Networking Break

**Panel – Local Ag Growth Strategies**

A look at the infrastructure needed to grow new farmers – educational programs, farmer training, incentives for entrepreneurs and more!

Farm-to-Fork Lunch

**Afternoon Keynote – Putting Policy into Place**

How cities can create policies to incentivize and normalize urban and local agriculture

**Panel – The Market Opportunity for Local Agriculture**

An exploration of market demand for locally produced food as well as the challenges to procurement faced by sourcing agents, distributors and retailers

Networking Break

**Panel – Local Agriculture Innovation**

An exploration of various technologies (aquaponics, irrigation technology, et al) as well as new business models (CSA, direct marketing) enabling the development of economically sustainable small-scale farming operations

**Panel – Funding the Future of Local Agriculture**

An examination of the various investment routes (VC, crowdfunding, USDA loans and grants) that startups from new farmers to digital technology solutions providers can take to get their businesses off the ground

Day 1 Closing Remarks

VIP Dinner at California Citrus State Historic Park

### Day 2: Thursday, March 20, 2014

Registration and Breakfast

Introduction – The State of Agriculture in Riverside

REGISTER!

7:30am

8:30am

9:00am

10:00am

11:00am

11:20am

12:20pm

1:20pm

2:00pm

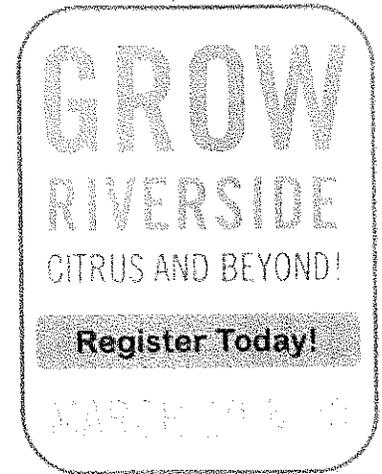
3:00pm

3:20pm

4:30pm

5:30pm

6:00pm



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Securing Your Water Supply



WATER ENERGY LIFE



31

Day 2: Thursday, March 20, 2014

Keynote Address 9:00am  
 Transforming Riverside into a model city for sustainable and local/urban agriculture

Panel – Resource Rich Riverside 10:00am  
 A look at how the City's land, water, energy and community resources can be leveraged to create a successful local agriculture economy as well as how these resources can be managed in a sustainable manner

Networking Break 11:10am

Panel – Citrus and Beyond! 11:30pm  
 If not citrus, then what? An examination of the economic viability of citrus in Riverside – challenges, opportunities, threats and weaknesses.

Farm-to-Fork Lunch 12:40pm

Afternoon Keynote – Health and Community Benefits of Local Agriculture 1:40pm  
 How cities can create policies to incentivize and normalize urban and local agriculture

Panel – Riverside Grown 2:20pm  
 A discussion with Riverside farmers, market gardeners on the opportunities and challenges to increasing local food production in the City

Networking Break 3:20pm

Panel – Logistics of Galvanizing the Local Food System 3:40pm  
 An exploration of how prospective farmers and entrepreneurs can access land (Transfer Development Rights, Grants, Policy, etc); the role of labor in growing the local food movement; and how to attract new farmers and prospective entrepreneurs to the City

Panel – Next Steps 4:50pm  
 An announcement of actions that can/will be taken by the various city leaders in the room as well as all citizens to invigorate agriculture in the City of Riverside

Day 2 Closing Remarks 5:40pm

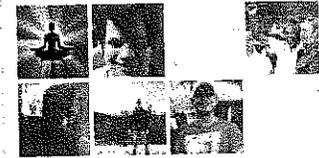
Cocktail Reception 6:00pm



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Speakers at Seedstock's "Grow Riverside" Conference to Examine Opportunities for Urban and Local Ag



Early Bird Tickets Available for Seedstock's Urban Ag-focused 'Grow Riverside' Conference

Seedstock "Grow Riverside" Conference to Provide Template for Cities Developing Urban Sustainable Agriculture



"Grow Riverside" Conference to Examine Economic, Community Benefits of Local Sustainable Agriculture



Grow Riverside: Citrus and Beyond! Conference Coming to Riverside Convention Center



GET WEEKLY EMAIL UPDATES!

32

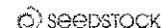
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### Seedstock - Grow Riverside: Citrus and Beyond! conference

Seedstock in Partnership with The City and Community of Riverside  
Wednesday, March 19, 2014 at 7:30 AM - Thursday, March 20, 2014 at 7:30 PM (PDT)  
Riverside, CA



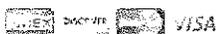
CITRUS AND BEYOND!



#### Ticket Information

TICKET TYPE	SALES END	PRICE	FEE	QUANTITY
Early Bird Special - Grow Riverside Conference Ticket plus VIP Dinner (March 19 - 20)	Jan 17, 2014	\$220.00	\$0.00	0
Early Bird Special - Grow Riverside Conference (March 19 - 20)	Jan 17, 2014	\$125.00	\$0.00	0
Riverside RESIDENT Early Bird Special Conference Ticket Plus VIP Dinner - Grow Riverside Conference (March 19 - 20)	Jan 17, 2014	\$156.00	\$0.00	0
Riverside RESIDENT Early Bird Special Conference Ticket - Grow Riverside Conference (March 19 - 20)	Jan 17, 2014	\$64.00	\$0.00	0
Student Ticket - Grow Riverside Conference (March 19 - 20)	Mar 19, 2014	\$35.00	\$0.00	0
Senior (65+) Ticket - Grow Riverside Conference (March 19 - 20)	Mar 19, 2014	\$35.00	\$0.00	0

Enter promotional code



Order Now

#### Save This Event

#### When & Where



The Riverside Convention Center  
3485 Mission Inn Avenue  
Riverside, CA 92501

Wednesday, March 19, 2014 at 7:30 AM - Thursday, March 20, 2014 at 7:30 PM (PDT)

Add to my calendar

#### Organizer

Seedstock in Partnership with The City and Community of Riverside

SEEDSTOCK is a social venture that promotes innovation and sustainability in agriculture. Through the news and information hub, Seedstock.com, and live events, the company seeks to facilitate connections between investors, farmers, researchers, non-profit organizations and entrepreneurs focused on the development of innovative solutions that address the vital long-term challenges to sustainable agriculture.

THE CITY OF RIVERSIDE made the navel orange a symbol of bounty and a household staple in California, and today the City maintains more than 1,000 acres of citrus groves. As Riverside continues to grow, so does local pride for the City's rich agricultural history and consumer demand for healthful local foods. A full 11% of the total acreage of the city is designated for agricultural use, unparalleled for a Southern California city of its size. Riverside's growers, local government officials, and residents are eager to be at the forefront of innovation as a city devoted to sustainable local agriculture.

Share Seedstock - Grow Riverside: Citrus and Beyond! conference

Email Share Tweet Like Sign Up to see what your friends like.

#### Event Details

Seedstock in partnership with the City and Community of Riverside will be hosting *Grow Riverside: Citrus and Beyond!*, a two-day, outcomes-based conference to examine and develop solutions that will enable cities, Riverside in this particular case, to reconnect to their agricultural roots and galvanize citizens, growers, advocates, government officials and other major stakeholders around the economic opportunities that can result from employing sustainable agriculture.

Event Date: **March 19 - 20**

Location: **Riverside Convention Center**

Website and Additional Information: <http://growriverside.com>

Conference Program Information: <http://growriverside.com/program>

To inquire about scholarship tickets, email: [scholarship@seedstock.com](mailto:scholarship@seedstock.com)

#### Conference Focus Areas:

The conference will explore the following topic areas through keynote presentations and panels:

- Building a Local Agriculture Future
- Developing Economically Viable Small-scale Farming Solutions
- Health and Community Benefits of Local Food
- Funding the Future of Farming in Riverside

33

ORDINANCE NO. 1476

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BANNING, CALIFORNIA AMENDING THE ZONING ORDINANCE PERTAINING TO VARIOUS LAND USES RELATED TO THEIR PERMITTING PROCESS IN THE COMMERCIAL AND INDUSTRIAL ZONES, AND GARAGES IN THE RESIDENTIAL ZONES

**WHEREAS**, commercial and residential development is a critical component for growth in most communities, as the sale of goods and services can generate significant sales tax revenue and employment opportunities; and

**WHEREAS**, the City of Banning (“City”) recognizes that zoning regulations may have an indirect effect on commercial, industrial, and residential development by adding additional regulations and time to review project applications; and

**WHEREAS**, the City Council finds and determines that the City’s current process for permitting certain businesses that have no impact to surrounding businesses and properties through a Conditional Use Permit process has frustrated applicants and business owners with their ability to open and conduct their business as expeditiously as possible; and

**WHEREAS**, the City Council also finds that the current process for approving certain businesses that have no impact to surrounding businesses to operate through a conditional use permit process has also frustrated the residents and business community who want to see that the vacant buildings and tenant spaces in the City are occupied with businesses that provide jobs and sales tax to help jump start the economy in light of the current recession; and

**WHEREAS**, the City Council finds that the above-mentioned process is contrary to the Council policy of being business friendly as adopted in Resolution 2010-79 on November 9, 2010; and

**WHEREAS**, on November 12, 2013, the City Council in response to the concerns of business owners and residents adopted Interim Urgency Ordinance No. 1474; and

**WHEREAS**, it is a goal of the Land Use element of the City’s General Plan to provide for complimentary commercial uses; specifically the Commercial Goal states that provision for “Complementary commercial uses which meet the needs of the City’s residents, increase the City’s revenues, and provide a range of employment opportunities” shall be provided; and, more specifically Policy 3 states that “*the Zoning*

*Ordinance shall include principles, design standards and guidelines which encourage the development of high quality commercial projects"; and*

**WHEREAS**, the City Council desires to respond to the concerns of its citizens regarding improving the development permitting process for the various land uses referenced in Section 3 of this Ordinance to encourage commercial, industrial, and residential development projects and believes that it is in the best interest of its citizens to amend the Zoning Ordinance to facilitate said development, and specifically to address those items covered by Interim Urgency Ordinance No. 1474; and

**WHEREAS**, the City Council has authority per Chapter 17.116 of the Municipal Code to approve, approve with modifications, or disapprove amendments to the Zoning Ordinance; and

**WHEREAS**, the Planning Commission at its regularly scheduled meeting held December 4, 2013, recommended adoption of Ordinance No. 1476 amending the Zoning Ordinance at various places by approving Planning Commission Resolution No. 2013-15 as stated in writing; and

**WHEREAS**, on the 3<sup>rd</sup> day of January, 2014, the City gave public notice as required under Chapter 17.68 of the Zoning Ordinance by advertising in the Record Gazette newspaper of the holding of a public hearing at which the amendment to the Zoning Ordinance would be considered; and

**WHEREAS**, on the 14<sup>th</sup> day of January, 2014, the City Council held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to the proposed amendment, and at which time the City Council considered Zone Text Amendment No. 13-97505; and

**WHEREAS**, at this public hearing on the 14<sup>th</sup> day of January, 2014, the City Council considered and heard public comments on the proposed Zone Text Amendment; and

**WHEREAS**, at this public hearing, the City Council has analyzed this proposed project and has determined that it is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) of the CEQA Guidelines; and

**WHEREAS**, the City Council has carefully considered all pertinent documents and the staff report offered in this case as presented at the public hearing held on the 14<sup>th</sup> day of January, 2014;

**NOW THEREFORE, BE IT HEREBY ORDAINED** by the City Council of the City of Banning as follows:

SECTION 1. ENVIRONMENTAL FINDINGS.

The City Council, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines, the recommendation of the Community Development Director as provided in the staff report dated January 14, 2014, and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

1. California Environmental Quality Act (CEQA):

CEQA: The City Council has analyzed this proposed project and finds that the land uses and the permitting process that are being recommended for amendment are within and an implementation of the existing programs and policies identified in the General Plan, including Policy 3, discussed above. The City has determined, after reviewing the project, that no subsequent or supplemental environmental analysis to the General Plan Final Environmental Impact Report (FEIR) is necessary pursuant to CEQA Guidelines, section 15162 and 15163. The proposed Zoning Ordinance amendments do not propose substantial changes to the project which would require major revisions to the General Plan FEIR due to new or substantially more severe significant environmental effects than previously identified in the FEIR or a substantial increase in the severity of previously identified significant environmental effects than previously analyzed in the FEIR; and, no new information of substantial importance as described in subsection (a)(3) of Section 15162 has been revealed that would require major revisions to the General Plan FEIR or its conclusions.

Alternatively, the City Council finds that it can be seen with certainty that there is no possibility that this ordinance may have a significant adverse effect on the environment, and therefore the adoption of this ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

2. Multiple Species Habitat Conservation Plan (MSHCP).

The amendments to the Zoning Ordinance do not relate to any one physical project and are not subject to the MSHCP. Further, projects subject to this ordinance will trigger individual project analysis and documentation related to the requirements of MSHCP including mitigation through payment of the MSHCP Mitigation Fee.

SECTION 2. REQUIRED FINDINGS.

The Zoning Ordinance requires that each Zone Text Amendment meet certain findings in Section 17.116.050 in order to be approved by the City Council. The following findings are provided for consideration:

1. The proposed Zone Text Amendment is consistent with the goals and policies of the General Plan.

Findings of Fact:

The proposed Zone Text Amendment is consistent with the goals and policies of the General Plan, insofar as the General Plan designations and Zoning designations will not change, and the text amendments will result in clarifying the goals, policies and programs of the General Plan. The primary General Plan Land Use element Goal is *"A balanced, well planned community including businesses which provides a functional pattern of land uses and enhances the quality of life for all Banning residents"*. By amending the Zoning Ordinance specifically pertaining to land uses in the Commercial and Industrial Zoning District, and garages in the residential zones it is anticipated that the proposed amendment will encourage development within the various land uses that will ultimately enhance the quality of life for Banning residents who may utilize the commercial services provided by these developments, or desire to improve existing residential properties.

Furthermore, it is a goal of the Land Use element of the City's General Plan to provide for complimentary commercial uses; specifically the Commercial Goal states that provision for *"Complementary commercial uses which meet the needs of the City's residents, increase the City's revenues, and provide a range of employment opportunities"* shall be provided; and, more specifically Policy 3 states that *"the Zoning Ordinance shall include principles, design standards and guidelines which encourage the development of high quality commercial projects"*. It is anticipated that allowing land uses permitted by right in the various zoning districts, it will encourage and facilitate small business development that increases tax revenue for the City through the sale of additional goods and services as well as employment opportunities. Additionally, by allowing single car garages in older existing homes, it will encourage and facilitate improvements to these residential properties that are often located on lots that are small in size.

2. The proposed Zone Text Amendment is internally consistent with the Zoning Ordinance.

Findings of Fact:

The Zone Text Amendment is consistent with the existing provisions of the Zoning Ordinance. The proposed amendments will amend the existing Zoning Ordinance pertaining to business development within the present limits and development standards established by the Zoning Ordinance. Staff has reviewed and compared the proposed changes and finds no conflicting statements or inconsistencies in the Zoning Ordinance.

3. That the City Council has independently reviewed and considered the requirements of the California Environmental Quality Act.

Findings of Fact:

The City Council has analyzed this proposed project and has determined that it is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) of the CEQA Guidelines which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; the activity is not subject to CEQA. The amendments to the Municipal Code do not relate to any one physical project and will not result in any physical change to the environment. Further, projects subject to this resolution will trigger individual analysis and documentation related to CEQA. Therefore, it can be seen with certainty that there is no possibility that this resolution may have a significant adverse effect on the environment, and therefore the adoption of this resolution is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

4. Other Findings-That the proposed Zoning Ordinance amendments and allowable uses are compatible with existing and planned uses in the area.

The proposed amendments are compatible as they consist of uses already permitted, or conditionally permitted, in the commercial and industrial zoning districts and are subject to the same development standards as any other project that is located, or will be located, within the commercial or industrial zoning districts; no new uses are proposed. The areas affected by the proposed amendments are already well established commercial and industrial corridors with existing arterial roadways and utilities.

SECTION 3. Amend the listed uses in Table 17.12.020 *Permitted, Conditional and Prohibited Commercial and Industrial Uses* of Section 17.12.020 *Permitted, conditional, and prohibited uses* as follows:

Zone	DC	GC	HSC	PO	I	AI	BP	IMR
<b>Retail Uses</b>								
Bakeries, retail	P	P	P	P	X	X	P	X
Gift shops	P	P	P	P	X	P	P	X
Hardware/lumber stores	C	P	P	X	P	X	P	X
Pawn shops	X	C	C	X	X	X	C	X
Pet stores and grooming	P	P	P	X	X	X	P	X
Restaurants, serving beer, wine or liquor	P	P	P	P	X	P	P	X
Warehouse or club stores (i.e., "Big box stores")	X	P	P	P	X	X	P	X

<b>Services</b>								
Professional offices	P	P	P	P	X	P	P	X
Real estate offices	P	P	P	P	X	X	P	X
Storage, accessory, including self-storage	X	X	X	X	C	X	C	X
Vehicle fueling/service stations	X	P	P	P	X	P	P	X
Veterinary clinics, animal hospitals, grooming	C	P	P	P	X	X	P	X
<b>Manufacturing and Processing Uses</b>								
Contractor's storage yards	X	X	X	X	P	C	C	P
Laundries and dry cleaning plants	C	C	C	C	P	X	C	X

SECTION 4. Amend sub-paragraph 2 of paragraph B of Section 17.28.060 *Parking lot design standards* as follows:

2. A minimum unobstructed inside dimension of 20 feet by 20 feet shall be maintained, for a private two car garage or carport. The minimum obstructed ceiling height shall be 7 feet, six inches. For single family residential units constructed prior to February 11, 1980, a minimum unobstructed inside dimension of 10 feet by 20 feet shall be maintained for a private one car garage or carport.

SECTION 5. SEVERABILITY.

If any section, subsection, sentence, clause, or portion of this ordinance is, for any reason, held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council of the City of Banning hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional.

SECTION 6. PUBLICATION; EFFECTIVE DATE.

The City Clerk shall certify to the passage and adoption of this ordinance, and shall make a minute of the passage and adoption thereof in the records of and the proceedings of the City Council at which the same is passed and adopted. This ordinance shall be in full force and effect thirty (30) days after its final passage and adoption, and within fifteen (15) days after its final passage, the City Clerk shall cause it to be published in a newspaper of general circulation and shall post the same at City Hall, 99 E. Ramsey Street, Banning, California.

**PASSED, APPROVED, AND ADOPTED** this 28<sup>th</sup> day of January, 2014.

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Deborah Franklin, Mayor  
City of Banning

**ATTEST:**

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

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

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David J. Aleshire, City Attorney  
Aleshire & Wynder, LLP

**CERTIFICATION:**

I, Marie A. Calderon, City Clerk of the City of Banning, California, do hereby certify that Ordinance No. 1476 was duly introduced at a regular meeting of the City Council of the City of Banning, held on the 14<sup>th</sup> day of January, 2014, and was duly adopted at a regular meeting of said City Council on the 28<sup>th</sup> day of January, 2014, by the following vote, to wit:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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

## CITY COUNCIL AGENDA

**Date:** January 28, 2014  
**TO:** City Council  
**FROM:** June Overholt, Administrative Services Director  
**SUBJECT:** Approval of Accounts Payable and Payroll Warrants for Month of November 2013

**RECOMMENDATION:** The City Council review and ratify the following reports per the California Government Code.

**FISCAL DATA:** The reports in your agenda packet cover "Expenditure Disbursements" and "Payroll Expenses" for the month of November 2013.

The reports are:

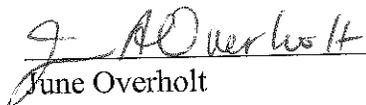
Expenditure approval lists	
November 7, 2013	480,001.48
November 14, 2013	548,909.55
November 20, 2013	466,857.10
November 27, 2013	346,464.84
January 8, 2014	3,549,592.52 (November Month End)
Payroll check registers	
November 1, 2013	3,413.60
November 15, 2013	2,800.30
November 18, 2013	117,078.95 <sup>(1)</sup>
November 29, 2013	4,497.58
Payroll direct deposits*	
November 1, 2013	276,220.94
November 15, 2013	262,666.78
November 29, 2013	351,478.08

As you review the reports, if you have any questions please contact the Finance Department so that we can gather the information from the source documents and provide a response.

(1) Due to positive pay reporting, manual checks must be reported in the accounting system separately from the weekly check register.

Report Prepared by: Jenna Harrell, Accounts Payable

**RECOMMENDED BY:**

  
\_\_\_\_\_  
June Overholt  
Administrative Services Director

**APPROVED BY:**

\_\_\_\_\_  
Andy Takata  
City Manager

# CITY of BANNING

## Fund/Department Legend

*Fund/Department Legend*

### 0001 General Fund Departments

0001 – General  
 1000 – City Council  
 1200 – City Manager  
 1300 – Human Resources  
 1400 – City Clerk  
 1500 – Elections  
 1800 – City Attorney  
 1900 – Fiscal Services  
 1910 – Purchasing & A/P  
 2060 – TV Government Access  
 2200 – Police  
 2210 – Dispatch  
 2279 – TASIN – SB621 (Police)  
 2300 – Animal Control  
 2400 – Fire  
 2479 – TASIN – SB621 (Fire)  
 2700 – Building Safety  
 2740 – Code Enforcement  
 2800 – Planning  
 3000 – Engineering  
 3200 – Building Maintenance  
 3600 – Parks  
 4000 – Recreation  
 4010 – Aquatics  
 4050 – Senior Center  
 4060 – Sr. Center Advisory Board  
 4500 – Central Services  
 4800 – Debt Service  
 5400 – Community Enhancement

### All Other Funds

002 – Developer Deposit Fund  
 003 – Riverside County MOU  
 100 – Gas Tax Street Fund  
 101 – Measure A Street Fund  
 103 – SB 300 Street Fund  
 104 – Article 3 Sidewalk Fund  
 110 – CDBG Fund  
 111 – Landscape Maintenance  
 132 – Air Quality Improvement Fund  
 140 – Asset Forfeiture/Police Fund  
 148 – Supplemental Law Enforcement  
 149 – Public Safety Sales Tax Fund  
 150 – State Park Bond Fund  
 190 – Housing Authority Fund  
 200 – Special Donation Fund  
 201 – Sr. Center Activities Fund  
 202 – Animal Control Reserve Fund  
 203 – Police Volunteer Fund

204 – D.A.R.E. Donation Fund  
 300 – City Administration COP Debt Service  
 360 – Sun Lakes CFD #86-1  
 365 – Wilson Street #91-1 Assessment Debt  
 370 – Area Police Computer Fund  
 375 – Fair Oaks #2004-01 Assessment Debt  
 376 – Cameo Homes  
 400 – Police Facilities Development  
 410 – Fire Facilities Development  
 420 – Traffic Control Facility Fund  
 421 – Ramsey/Highland Home Road Signal  
 430 – General Facilities Fund  
 441 – Sunset Grade Separation Fund  
 444 – Wilson Median Fund  
 451 – Park Development Fund  
 470 – Capital Improvement Fund  
 475 – Fair Oaks #2004-01 Assessment District  
 600 – Airport Fund  
 610 – Transit Fund  
 660 – Water Fund  
 661 – Water Capital Facilities  
 662 – Irrigation Water Fund  
 663 – BUA Water Capital Project Fund  
 669 – BUA Water Debt Service Fund  
 670 – Electric Fund  
 672 – Rate Stability Fund  
 673 – Electric Improvement Fund  
 674 – '07 Electric Revenue Bond Project Fund  
 675 – Public Benefit Fund  
 678 – '07 Electric Revenue Bond Debt Service Fund  
 680 – Wastewater Fund  
 681 – Wastewater Capital Facility Fund  
 682 – Wastewater Tertiary  
 683 – BUA Wastewater Capital Project Fund  
 685 – State Revolving Loan Fund  
 689 – BUA Wastewater Debt Service Fund  
 690 – Refuse Fund  
 700 – Risk Management Fund  
 702 – Fleet Maintenance  
 703 – Information Systems Services  
 761 – Utility Billing Administration  
 805 – Redevelopment Obligation Retirement Fund  
 810 – Successor Housing Agency  
 830 – Debt Service Fund  
 850 – Successor Agency  
 855 – 2007 TABS Bond Proceeds  
 856 – 2003 TABS Bond Proceeds  
 857 – 2003 TABS Bond Proceeds Low/Mod  
 860 – Project Fund

## CITY COUNCIL AGENDA

**Date:** January 28, 2014  
**TO:** Mayor and City Council  
**FROM:** June Overholt, Administrative Services Director  
**SUBJECT:** 2012-13 Annual Report of Development Impact Fees

**RECOMMENDATION:** "That the City Council review and approve the 2012-13 Annual Report of Development Impact Fees as required by the Mitigation Fee Act."

**JUSTIFICATION:** The Mitigation Fee Act requires an annual report on the receipt, use and retention of development impact fees.

**BACKGROUND/ANALYSIS:** Pursuant to the Mitigation Fee Act (the Act) the City is required to report on the status of its development impact fee (DIF) balances on an annual basis. The report must contain a summary of receipts, disbursements and retention of these funds. One of the requirements under the Act is that the City expend the DIF collected within five (5) years. If the City fails to do so, the City must make certain findings or refund the monies. With respect to a 5 year accumulation of funds, the required findings are as follows:

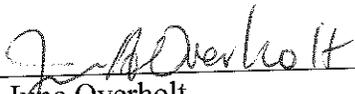
- Identify the purpose for which funds will be spent
- Indicate that the fee was appropriately charged
- Identify all monies on hand that will go toward certain incomplete improvements
- Identify the expected dates that the City anticipates having all required funding and making the appropriate identified improvements

The City currently has 5 categories of fees that have a 5 year accumulation of funds. In each case, the attached report contains the required findings.

**FISCAL DATA:** None. The attached report contains all required findings.

RECOMMENDED BY:

APPROVED BY:

  
June Overholt  
Administrative Services Director/  
Deputy City Manager

\_\_\_\_\_  
Andy Takata  
City Manager

## 2012-13 ANNUAL REPORT OF DEVELOPMENT IMPACT FEES

Pursuant to Government Code Section 66006, the following report on the receipt, use and retention of development impact fees for fiscal year 2012-13 is hereby presented to the City Council for review and approval.

**Police Facilities Development Fund** - To account for development impact fees levied for the purpose of acquisition and expansion of police facilities.

Beginning Balance at 07/01/12	\$ 33,887
Adjust to Audit	2
Receipts	34
Disbursements	-
Ending Balance at 06/30/13	\$ 33,923

Receipts included no fees and \$34 of interest income.

The balance is committed to reimburse expenses to build police facilities and to purchase police vehicles.

Funds unexpended or uncommitted for five years or more: None

**Fire Facilities Development Fund** - To account for development impact fees levied for the purpose of acquisition and expansion of fire facilities.

Beginning Balance at 07/01/12	\$ 931,040
Adjust to Audit	22
Receipts	954
Disbursements	-
Ending Balance at 06/30/13	\$ 932,016

Receipts include no fees and \$954 of interest income.

Funds unexpended or uncommitted for five years or more: \$811,508

These funds are designed for improvements or the construction to Fire stations and the purchase of related apparatus. The improvements to the Wilson Street Station are pending development plans for the west end of the City and availability of the station. The building would need to be remodeled in certain areas to restore it to a functional fire station. Although the costs associated with any remodel are expected to be significant, there is currently no certain timeframe or current cost estimate for the above. The above fees were appropriately charged and collected for the identified improvement.

**Traffic Control Facilities Fund** - To account for development impact fees levied for the purpose of constructing and installing new traffic signals.

Beginning Balance at 07/01/12	\$ 423,308
Adjust to Audit	9
Receipts	435
Disbursements	-
Ending Balance at 06/30/13	\$ 423,752

Receipts included no fees and \$435 of interest income.

Funds unexpended or uncommitted for five years or more: \$304,177

These funds are designated for traffic signals. Due to the economic downturn, the strategic timing of signal projects is being reconsidered. Once development related activity increases, the above funds will be spent on eligible improvements. The above fees were appropriately charged and collected for the identified improvement.

**General Government Facilities Fund** - To account for development impact fees levied for the purpose of constructing and making improvements to City facilities that are not part of the City's enterprise fund operations.

Beginning Balance at 07/01/12	\$ 475,257
Adjust to Audit	12
Receipts	485
Disbursements	(1,075)
Ending Balance at 06/30/13	\$ 474,679

Receipts included no fees and \$485 of interest income.

Funds unexpended or uncommitted for five years or more: \$414,470

The funds are designated for improvements to City facilities. The City is considering upgrades that will improve public access to the City Hall restrooms and customer service. A definitive timeline has not been established. The above fees were appropriately charged and collected for the identified improvement.

**Park Development Fund** - To account for development impact fees levied for the purpose of funding the acquisition and development of park facilities.

Beginning Balance at 07/01/12	\$ 155,577
Adjust to Audit	4
Receipts	158
Disbursements	-
Ending Balance at 06/30/13	\$ 155,739

Receipts included no fees and \$158 of interest income.

Funds unexpended or uncommitted for five years or more: \$104,753

These funds are designated for acquisition of park land and expansion improvements to community recreation facilities. The current projects include updating the City's parks master plan as well as improvements to Repplier Park. The above fees were appropriately charged and collected for the identified services and improvements.

**Water Capital Facilities Fees Fund** - To account for development impact fees levied for the purpose of funding the initial cost of new water facilities to meet the water demand of new users.

Beginning Balance at 07/01/12	\$ 4,756,473
Adjust to Audit	113
Receipts	195,203
Disbursements	(79,168)
Ending Balance at 06/30/13	\$ 4,872,621

Receipts include \$55,126 of fees, \$5,077 of interest income, and \$135,000 in project reimbursements.

Disbursements consisted of payments related to the Whitewater Flume Restoration Project.

Funds unexpended or uncommitted for five years or more: None

**Wastewater Capital Facilities Fees Fund** - To account for development impact fees levied for the purpose of the initial cost of sewage capacity to meet the service demand of new users.

Beginning Balance at 07/01/12	\$ 10,597,088
Adjust to Audit	225
Receipts	59,933
Disbursements	-
Ending Balance at 06/30/13	\$ 10,657,246

Receipts include \$47,816 of fees and \$12,117 of interest income.

Funds unexpended or uncommitted for five years or more: \$8,798,554

The Utility is studying an upgrade to the wastewater treatment plant or a reclamation plant. The Utility will utilize these impact funds, available bonds proceeds, and will pursue low interest loans and grants through the State programs to assist in the funding. The above fees were appropriately charged and collected for the identified improvement.

\*Adjustments to Audit are due primarily to rounding variances, in addition to audit adjustments recorded to audit after the prior year's *Annual Report of Development Impact Fees* was completed.

## CITY COUNCIL MEETING

**DATE:** January 28, 2014  
**TO:** City Council  
**FROM:** Duane Burk, Director of Public Works  
**SUBJECT:** Resolution No. 2014-06, "Initiating the Proceedings to Vacate a Portion of Livingston Street, Alessandro Road and Adjacent Alleys"

**RECOMMENDATION:** Adopt Resolution No. 2014-06, "Initiating the Proceedings to Vacate a Portion of Livingston Street, Alessandro Road and Adjacent Alleys;" and setting the date, time and place for the public hearing as February 25, 2014, at 6:00 p.m., in the Council Chambers at 99 E. Ramsey Street, Banning, CA 92220.

**BACKGROUND:** JMA Village, LLC of Laguna Niguel, California along with Vanir Development Company, Inc. of San Bernardino, California are proposing to construct an approximately 68,955 square foot mixed-use commercial project on the Site named "Village at Paseo San Gorgonio" ("VPSG"). The project is generally bounded by Ramsey Street to the north, Livingston Street to the south, San Gorgonio Avenue to the west and Martin Street to the east and consists of thirteen (13) parcels, Assessor's Parcel Numbers 541-181-009, 541-181-010, 541-181-011, 541-181-012, 541-181-024, 541-181-025, 541-181-026, 541-181-027, 541-181-028, 541-183-001, 541-183-002, 541-183-003 and 541-183-004. The parcels make up Lots 19, 20, 21, 22, 23, 24 of Block 29, 30 and 31 of Amended Map of the Banning Land Company recorded on March 11, 1890 in what was San Bernardino County at the time of recordation.

The VPSG project site is located within the Downtown Redevelopment Project component area of the Merged Redevelopment Project Area. The Community Redevelopment Agency of the City of Banning began acquiring the parcels that make up the VPSG project. The structures located on the site were considered to be economically obsolete and exhibited severe conditions of physical degradation and dilapidation. In its present condition all structures have been demolished and the bare soil exposed by the demolition has either been paved over or stabilized.

On January 10, 2012, City Council adopted Resolution No. 2012-03 approving the Purchase and Sale Agreement ("PSA") between the City of Banning and JMA Village, LLC. The PSA details the Terms and Conditions of the conveyance of certain parcels owned by the City to JMA Village, LLC. for the development of the VPSG project which consist of the above mentioned parcels and areas within the streets and alleys to be vacated. If the vacation of the streets and alleys is approved the project site would consist of approximately 5.20 acres.

On September 11, 2013, staff received a written request from Vanir Development Company Inc., on behalf of JMA Village, LLC to vacate Livingston Street from San Gorgonio Avenue to Martin Street. The request also included the vacation of Alessandro Road from Ramsey Street

to Livingston Street and the alley (10 feet wide) along the north lot lines of Lots 23, 24 and 25 and along the east lot line of Lot 23. The subject roads are currently accessible to vehicular traffic, whereas the alleys are no longer in use.

The portion of Livingston Street, Alessandro Road and alleys proposed for vacation is more particularly described in Exhibit A (legal description), and Exhibit B (plat map). A location/vicinity map is included with the report for reference (see Exhibit 1). If approved, the subject area will be available to use as part of the proposed development. This action would be consistent with Program 2 of the Land Use Element of the General Plan (GP p. III-19) which encourages consolidation of lands to encourage development. Additionally, the subject portions of Livingston Street and Alessandro Road are not planned as part of the City's Proposed General Plan Street System as shown on Exhibit III-6 of the Circulation Element (see Exhibit 2).

The City will require the reservation of a public utility easement and public ingress/egress easement as part of the street vacation process in order to serve the existing utilities along Alessandro Road and Livingston Street and continue to provide public access across the project site along Livingston Street. The proposed street and alley vacations are subject to the approval of Parcel Map No. 36285 (see Exhibit 3), the parcel map for VPSG, which will be the document reserving said easements. A site plan of the proposed VPSG project has been included for reference as Exhibit 4.

Streets and Highways Code § 8300 et seq., the Public Streets, Highways, and Service Easements Vacation Law (the "Law"), requires that where a city's general plan covers the area in which the street to be vacated exists, then it cannot proceed to vacate the street until the location, purpose, and extent of the vacation has been submitted to the City's Planning Commission for consideration of consistency with the General Plan (Streets and Highways Code § 8313(b) & Government Code § 65402). On January 2, 2014, the Planning Commission, by adoption of Resolution No. 2014-01, considered this request and determined that the proposed street vacation is consistent with the General Plan in accordance with Streets and Highways Code § 8313(b) and Government Code § 65402.

The next step in the vacation process as stated in the Street and Highways Code requires that proceedings be initiated by the legislative body and the date, time and place for a public hearing be set. The process will include publishing a public notice in a local newspaper and the posting of notices on the site prior to the public hearing.

**STRATEGIC PLAN:** The vacation of the streets and the proposed project meet Strategic Plan item Goal No. 5 "Quality of Life", Strategic Priority Action Step A-5 (Continue to build an attractive and walkable downtown).

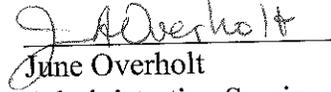
**FISCAL DATA:** There is no fiscal impact associated with the adoption of this resolution. However, should the applicant complete the proposed project, in addition to creating jobs, the project will generate revenues to the city in the form of building permit fees, inspection fees, utility connection fees and annual property tax.

**RECOMMENDED BY:**



Duane Burk  
Director of Public Works

**APPROVED BY:**



June Overholt  
Administrative Services Director/  
Interim City Manager

**RESOLUTION NO. 2014-06**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BANNING, CALIFORNIA INITIATING PROCEEDINGS FOR THE VACATION OF A PORTION OF LIVINGSTON STREET, ALESSANDRO ROAD AND ADJACENT ALLEYS AND SETTING THE DATE, TIME AND PLACE FOR THE PUBLIC HEARING**

**WHEREAS**, on January 10, 2012, City Council adopted Resolution No. 2012-03 approving the Purchase and Sale Agreement (“PSA”) between the City of Banning and JMA Village, LLC, which detailed the Terms and Conditions of the conveyance of certain parcels owned by the City to JMA Village, LLC. for the development of the Village Paseo San Gorgonio project which consist of Assessor’s Parcel Numbers 541-181-009, 541-181-010, 541-181-011, 541-181-012, 541-181-024, 541-181-025, 541-181-026, 541-181-027, 541-181-028, 541-183-001, 541-183-002, 541-183-003, 541-183-004 and areas within the streets and alleys to be vacated; and

**WHEREAS**, on September 11, 2013, staff received a written request from Vanir Development Company Inc., on behalf of JMA Village, LLC to vacate Livingston Street from San Gorgonio Avenue to Martin Street, Alessandro Road from Ramsey Street to Livingston Street and the alleys along the north lot lines of Lots 23, 24 and 25 and along the east lot line of Lot 23; and

**WHEREAS**, on January 2, 2014, the Planning Commission, by adoption of Resolution No. 2014-01, considered this request and determined that the proposed street vacation is consistent with the General Plan in accordance with Streets and Highways Code § 8313(b) and Government Code § 65402 and recommends that City Council vacate Livingston Street from San Gorgonio Avenue to Martin Street, Alessandro Road from Ramsey Street to Livingston Street and the 10 foot wide alleys along the north lot lines of Lots 23, 24 and 25 and along the east lot line of Lot 23 as described in Exhibit “A” legal description and Exhibit “B” plat.

**NOW THEREFORE**, the City Council of the City of Banning does Resolve, Determine, Find and Order as Follows:

**SECTION 1:** The City Council hereby declares its intention to vacate that portion of Livingston Street from San Gorgonio Avenue to Martin Street, Alessandro Road from Ramsey Street to Livingston Street and the alleys along the north lot lines of Lots 23, 24 and 25 and along the east lot line of Lot 23 as described in attached Exhibit “A” and Exhibit “B”, made a part of this resolution by this reference.

**SECTION 2:** The City Council hereby sets the date, time and place of the public hearing as February 25, 2014, at 6:00 p.m., in the Council Chambers at 99 E. Ramsey Street, Banning, CA 92220.

**SECTION 3:** The City Council hereby orders the City Clerk to publish and post notice of the public hearing pursuant to Streets and Highways Code (§8300 Et Seq.).

**PASSED, APPROVED and ADOPTED** this 28<sup>th</sup> day of January, 2014.

---

Deborah Franklin, Mayor  
City of Banning

**ATTEST:**

---

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

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

---

David J. Aleshire, City Attorney  
Aleshire & Wynder, LLP

**CERTIFICATION:**

I, Marie A. Calderon, City Clerk of the City of Banning, California, do hereby certify that the foregoing Resolution No. 2014-06 was adopted by the City Council of the City of Banning at a regular meeting thereof held on the 28<sup>th</sup> day of January, 2014, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

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

EXHIBIT "A"  
LEGAL DESCRIPTION

**EXHIBIT "A"**  
**ROAD VACATION**

Those portions of Section 10, Township 3 South, Range 1 East, in the City of Banning, County of Riverside, State of California, also shown on the Amended Map of the Banning Land Company as recorded in Map Book 9, Page 44, Records of San Bernardino County, California, described as follows:

Parcel 1

A 10.00 wide Alley, lying southerly of Lot 27 of said Amended Map of the Banning Land Company, from the northerly prolongation of the easterly line of Lot 26 of said Amended Map of the Banning Land Company to the northerly prolongation of the easterly line of Lot 23 of said Amended Map of the Banning Land Company.

Parcel 2

A 10.00 wide Alley, lying between Lot 22 of said Amended Map of the Banning Land Company and said Lot 23, from the easterly prolongation of the southerly line of said Lot 27 and the northerly right of way line of Livingston Street (30.00 feet wide in the northerly half width) of said Amended Map of the Banning Land Company.

Parcel 3

Livingston Street (30.00 feet wide in northerly half width), from the southerly prolongation of the easterly line of said Lot 26 to the westerly right of way line of Martin Street (formally Potter Street) (60.00 feet in full width) of said Amended Map of the Banning Land Company and Livingston Street (30.00 feet wide in southerly half width), from the easterly right of way line of San Gorgonio Avenue (60.00 feet in full width) and said westerly right of way line of Martin Street.

Excepting therefrom that portion lying southerly of the northerly right of way line of Interstate Route 10 as shown on State of California of Transportation Right of Way Map Nos. 421533 and 421534.

Parcel 4

Alessandro Street (formally Ella Street) (60.00 feet in full width) of said Amended Map of the Banning Land Company, from the southerly right of way line of Ramsey Street (30.00 feet in southerly half width) and northerly right of way line of Livingston Street (30.00 feet in northerly half width) of said Amended Map of the Banning Land Company.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Andrew Y. Orosc, L.S. 5491

11/26/13  
Date

Prepared by: AO

Checked by: [Signature]

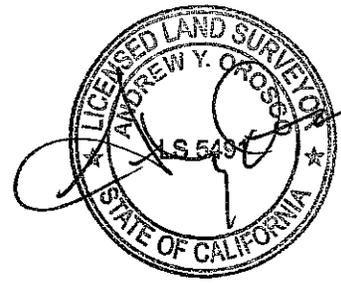
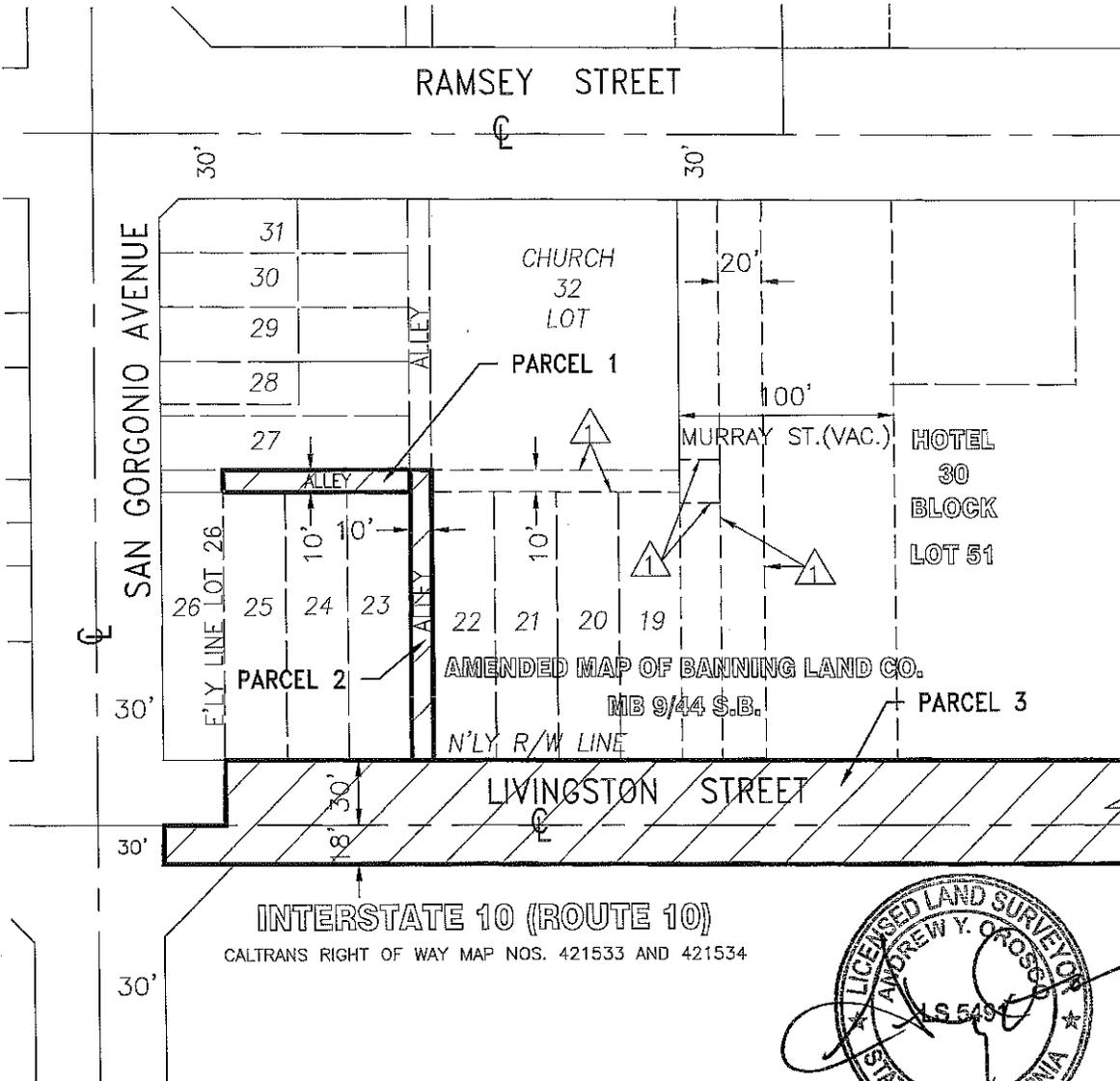
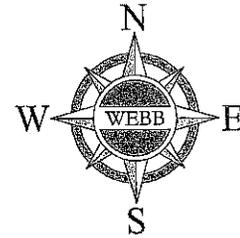


EXHIBIT "B"  
PLAT

# EXHIBIT "B" ROAD VACATION



TO SOUTHERN CALIFORNIA GAS COMPANY, AN EASEMENT FOR RIGHT OF WAY, PIPELINES AND MAINTENANCE WITH THE RIGHT OF INGRESS AND EGRESS, RECORDED SEPTEMBER 14, 1977, AS INSTRUMENT NO. 179864, O.R.



SEE SHEET 2

ALBERT A.  
**WEBB**  
ASSOCIATES

CITY OF BANNING

G:\2009\09-0123\Parcel Map\09-123VAC.dwg 11/24/2013

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 2

W.O.  
09-0123

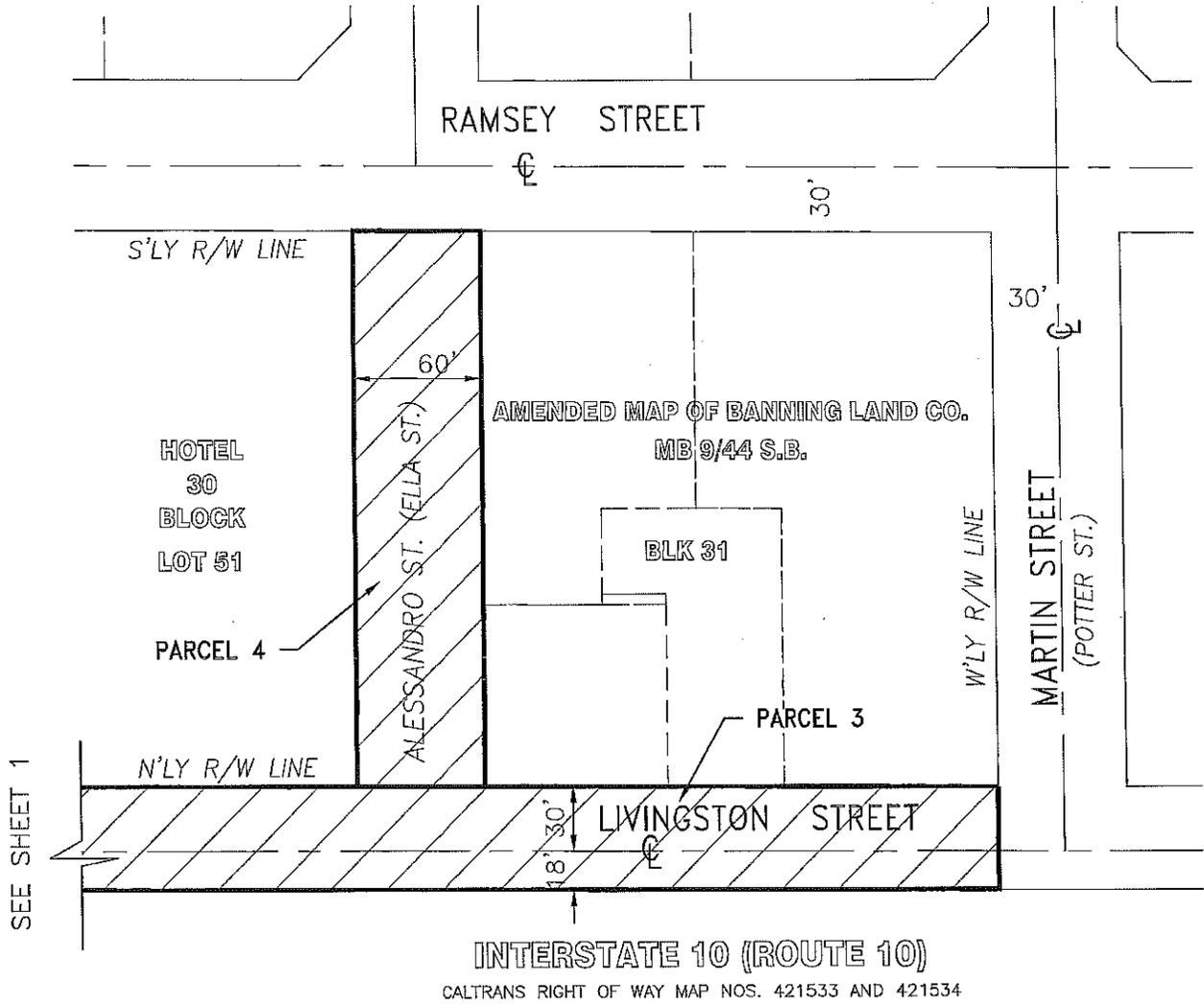
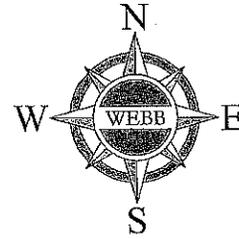
SCALE: 1"=80'

DRWN BY *AW*  
CHKD BY *AW*

DATE *11/26/13*  
DATE *11-26-13*

SUBJECT: ROAD VACATION

EXHIBIT "B"  
ROAD VACATION



ALBERT A.  
**WEBB**  
ASSOCIATES

CITY OF BANNING

G:\2009\09-0123\Parcel Map\09-123VAC.dwg 11/24/2013

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 2 OF 2

W.O.  
09-0123

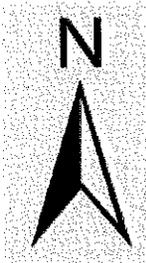
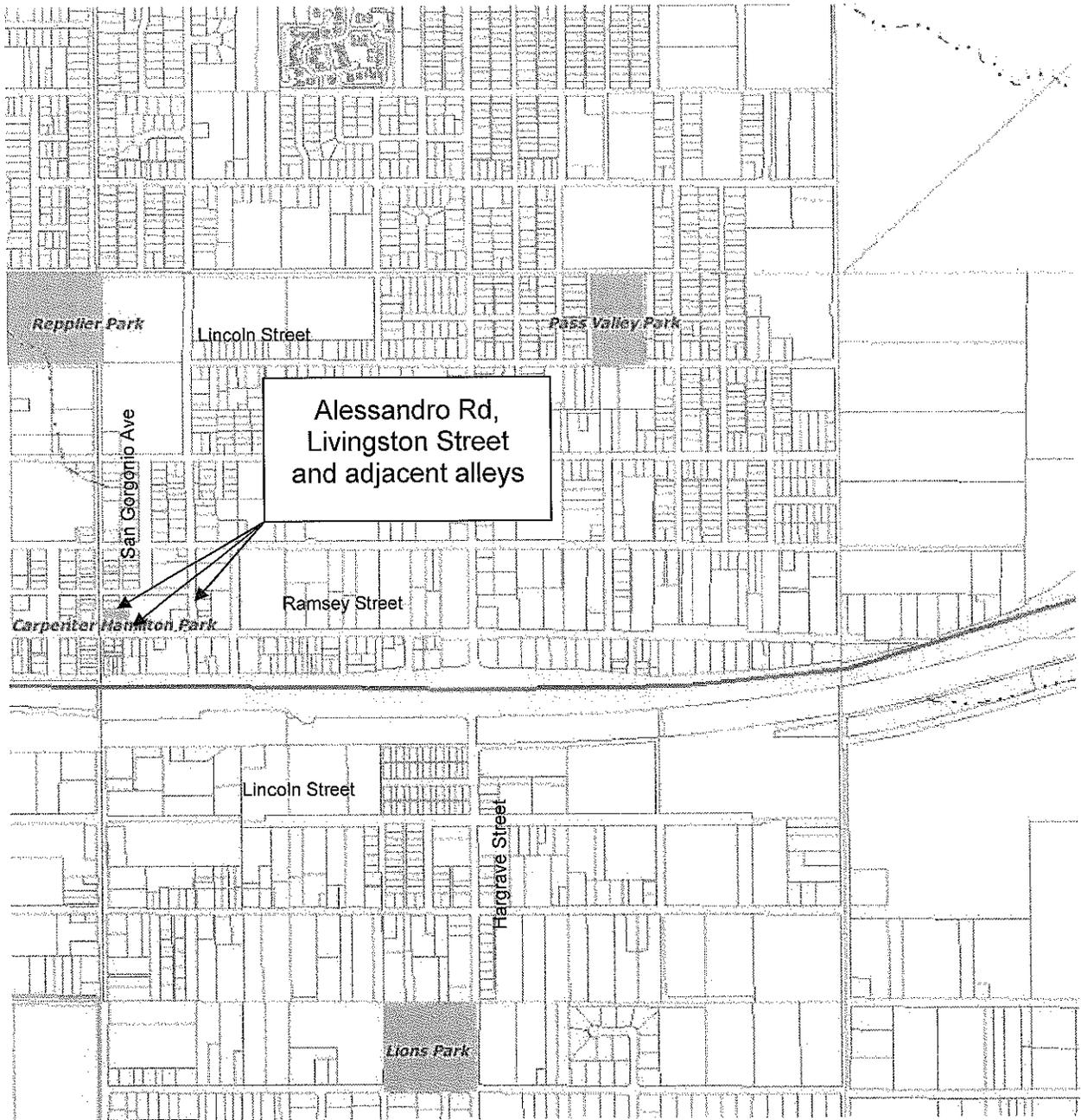
SCALE: 1"=80'

DRWN BY *gja*  
CHKD BY *pkd*

DATE *11/20/13*  
DATE *11.20.13*

SUBJECT: ROAD VACATION

EXHIBIT "1"  
LOCATION VICINITY MAP



Not to Scale

**Location Map**

#13-12504

EXHIBIT "2"  
CIRCULATION ELEMENT

**LEGEND**

- Collector Highway (66 foot highway with 2 lanes, without left turn pockets)
- Secondary Highway (88 foot highway with 4 lanes, without left turn pockets)
- Major Highway or Arterial Highway (100 or 110 foot highway with 4 lanes, with left turn pockets)  
(Avoid 100 foot Major Highway if there is insufficient space for 110 foot Arterial Highway)
- Urban Arterial Highway (134 foot highway with 6 lanes, with left turn pockets)
- \* Intersection alignment is conceptual only. Please see Special Issues discussion.

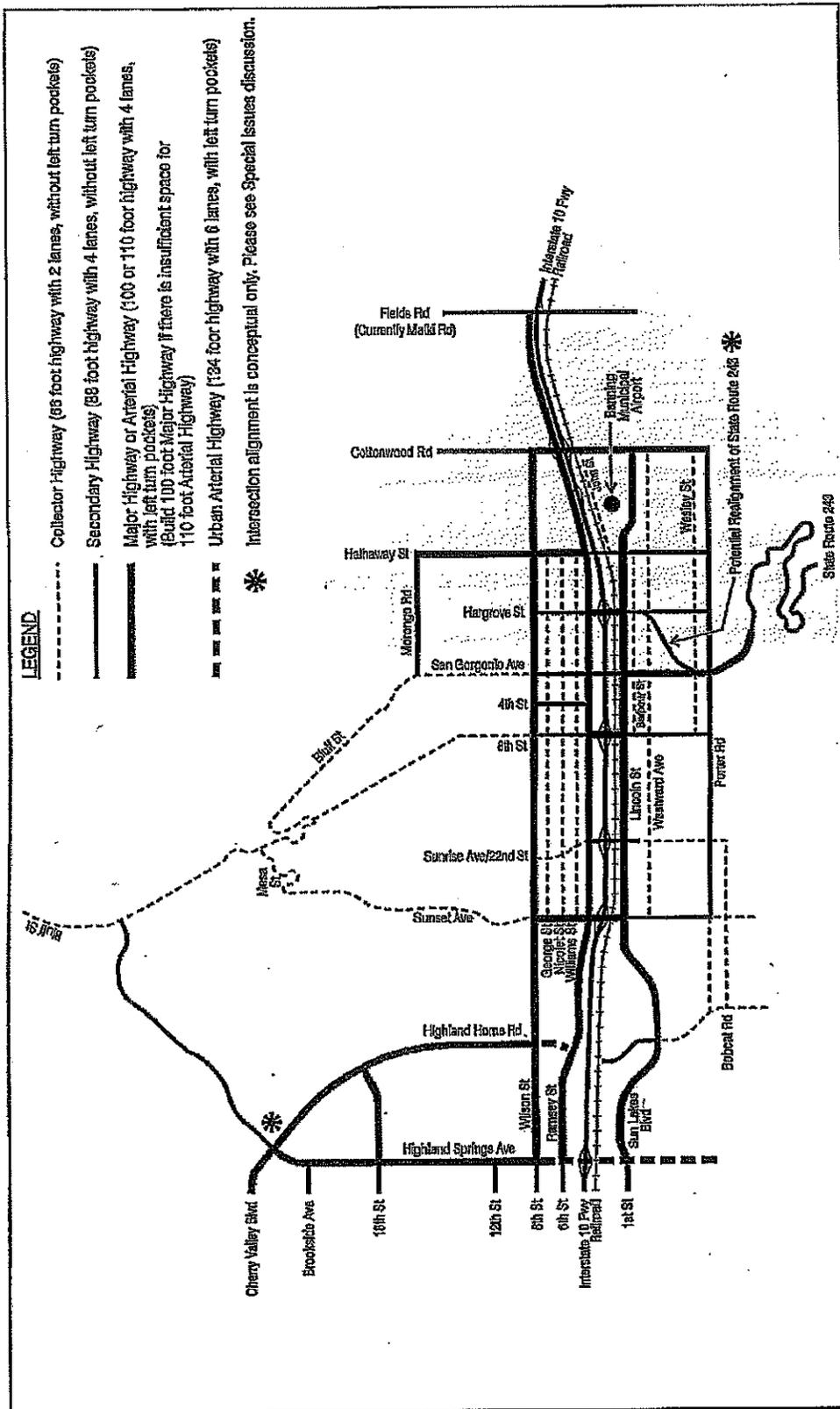
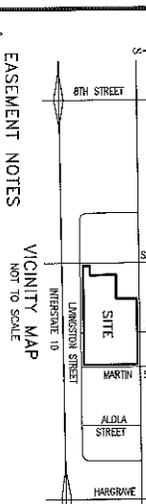


EXHIBIT III-5

L S A

EXHIBIT "3"  
TENTATIVE PARCEL MAP NO. 36285



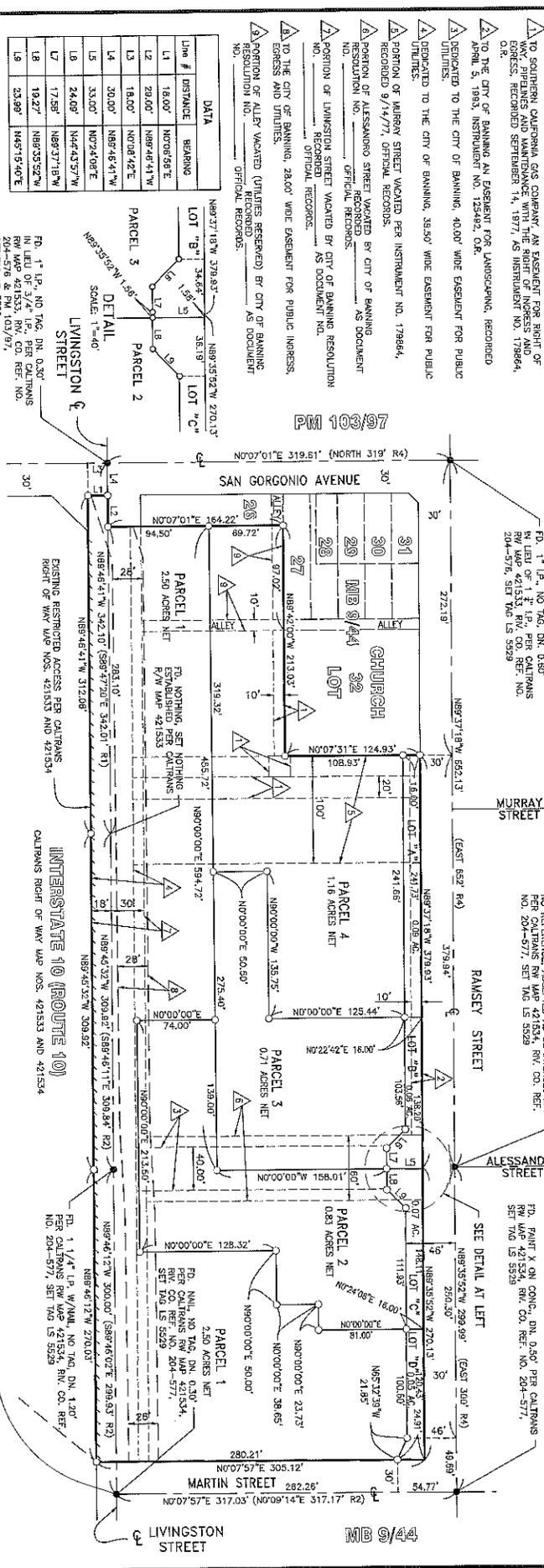
IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# PARCEL MAP NO. 36285

BEING A SUBDIVISION OF A PORTION OF LOTS 19 THROUGH 25, INCLUSIVE, IN BLOCK 29, LOT 51 IN BLOCK 30, BLOCK 31 AND LIVINGSTON STREET (FORMERLY BRAY STREET) AS PER AMENDED MAP OF BANNING LAND COMPANY ON FILE IN BOOK 9 AND PARCEL MAP NO. 204-577, RECORDED SEPTEMBER 14, 1977 AS INSTRUMENT NO. 179864, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LING WITHIN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 EAST, S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
MAY 2013

SHEET 2 OF 2 SHEETS

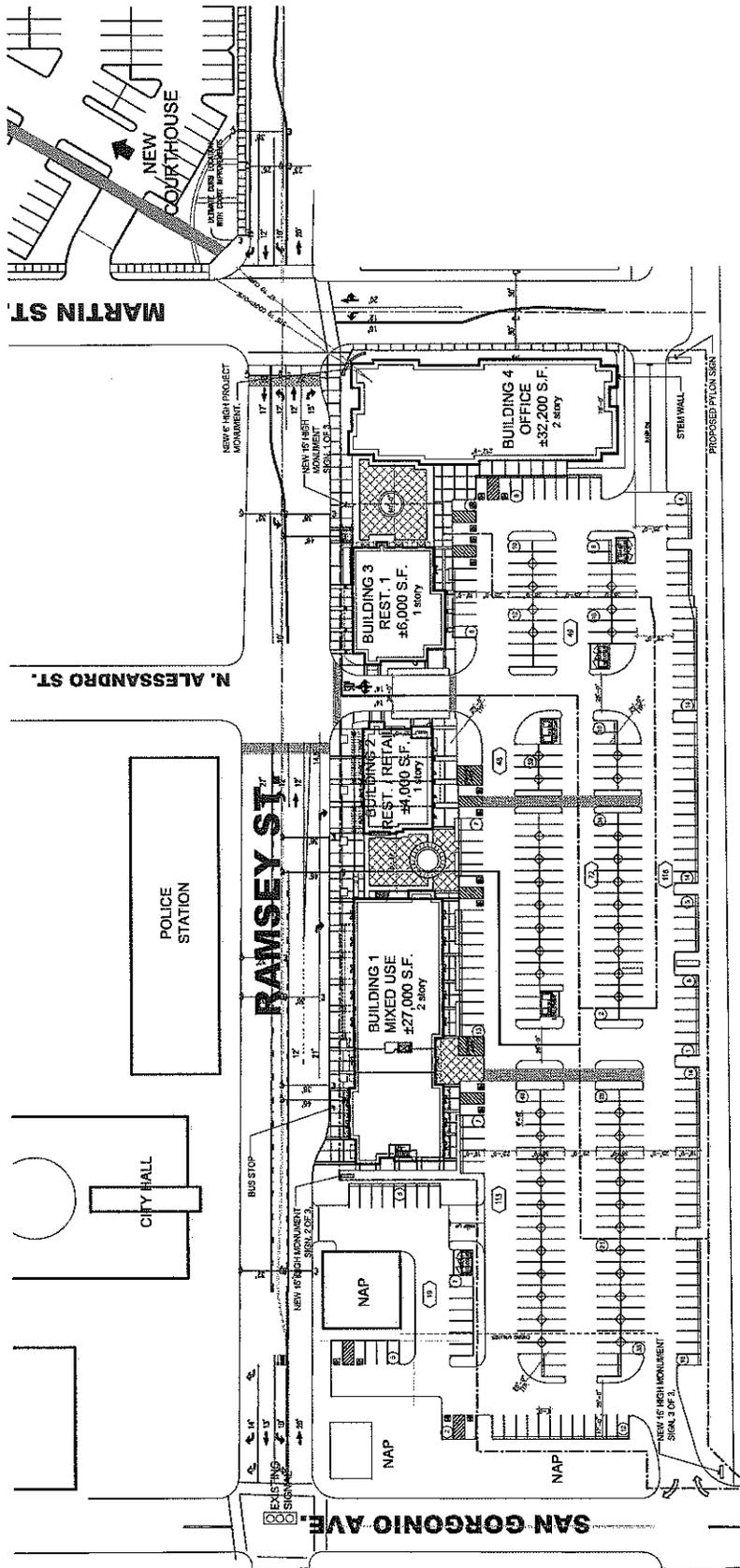


LINE #	DISTANCE	BEARING
L1	18.00'	N070°01'E
L2	20.00'	N09°46'41"W
L3	18.00'	N07°08'42"E
L4	30.00'	N89°46'41"W
L5	33.00'	N07°40'08"E
L6	24.00'	N44°43'57"W
L7	17.05'	N89°37'18"W
L8	19.27'	N89°35'52"W
L9	23.99'	N49°19'40"E

- ### SURVEYOR'S NOTES
1. BASIS OF BEARINGS IS THE CENTRULINE OF LIVINGSTON STREET TAKEN AS NORTH 89°37'17" EAST PER CALTRANS RW MAP NO. 421534, RV. CO. REF. NO. 204-577.
  2. --- INDICATES FOUND MONUMENTS AS NOTED.
  3. --- INDICATES SET 1" IRON PIPE WITH TAG STAMPED L.S. 5529, FLUSH, OR NAIL AND TAG IN LEAD STAMPED L.S. 5529 SET IN CONCRETE MASSES AND TOP OF WALLS.
  4. TOTAL AREA WITHIN THE DISTRICTIVE BORDER IS 5.47 ACRES GROSS.
  5. (R1) INDICATES RECORD PER CALTRANS RW MAP NO. 421533, RV. CO. REF. NO. 204-576, UNLESS OTHERWISE NOTED.
  6. (R2) INDICATES RECORD PER CALTRANS RW MAP NO. 421534, RV. CO. REF. NO. 204-577.
  7. (R3) INDICATES RECORD PER R.S. 4/97.
  8. (R4) INDICATES RECORD PER M.B. 9/44 S.B. CO. REC.
  9. CDH INDICATES CALIFORNIA DIVISION OF HIGHWAYS.
  10. ALL MONUMENTS SHOWN AS SET SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.
  11. --- INDICATES RESTRICTED ACCESS.

65

EXHIBIT "4"  
SITE PLAN

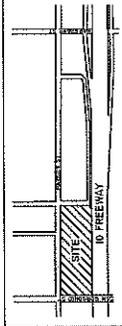


**Project Summary**

Site Area	45.25 AC	(429,890 s.f.)
Building Area	432,200 s.f.	
Office	315,000 s.f.	
Office above Retail	17,200 s.f.	
Retail/Restaurant	44,000 s.f.	
Restaurant	34,000 s.f.	
Total Building Area	432,200 s.f.	

**Parking Summary**

Building 1	54 stalls
Building 2	54 stalls
Building 3	8 stalls
Building 4	30 stalls
Restaurant	90 stalls
Office	116 stalls
Total Parking Required	332 stalls
Parking Provided:	
On Site	355 stalls
Off Site	18 stalls
Total Parking Provided	388 stalls
Overall Parking Ratio	5.39/1000



**THE VILLAGE AT PASEO SAN GORGONIO**  
 Banning, CA

**THE FROST COMPANY**  
 9000 Corporate Center  
 Irvine, CA 92618  
 Tel: 949.261.7277  
 Fax: 949.261.8333

**Arthur Riegler**  
 117 L. Colorado  
 Suite 100  
 Pasadena, CA 91105  
 Tel: 626.796.8735  
 Fax: 626.796.8735

**DLR Group**

**JOINT MEETING  
CITY COUNCIL AND HOUSING AUTHORITY  
REPORT**

**DATE:** January 28, 2014

**TO:** City Council and Housing Authority

**FROM:** Zai Abu Bakar, Community Development Director

**SUBJECT:** Adoption of City Council Resolution No. 2014-02 and Housing Authority Resolution No. 2014-01 HA to Participate in the Riverside County Mortgage Credit Certificate Program

**RECOMMENDATION:**

That the City Council and Housing Authority take each action separately as follows:

1. That the City Council approve Resolution No. 2014-02 which will allow the City to participate in the Riverside County Mortgage Credit Certificate Program for mortgage loans available to first time home buyers in Banning (Attachment 1).
2. That the Banning Housing Authority approve Resolution No. 2014-01 HA which will allow the City to participate in the Riverside County Mortgage Credit Certificate Program for mortgage loans available to first time home buyers in Banning (Attachment 2).

**JUSTIFICATION:**

The Tax Reform Act of 1986 established the Mortgage Credit Certificates (MCC) as a means of assisting qualified individuals with the acquisition of new and existing single family housing. The County of Riverside is the lead agency in the MCC Program and the County Board of Supervisors has authorized the County Economic Development Agency (EDA) to apply to the California Debt Limit Allocation Committee (CDLAC) for an allocation of Mortgage Credit Certificates (MCC). Local agencies such as the City of Banning may participate in the program by adopting a resolution and submitting it to the County EDA. The County EDA will be submitting the application to the CDLAC and has requested that the City submit its resolution for participation by February 28, 2014.

The MCC program would benefit the residents of Banning since the City no longer has the funds to implement the first time homebuyers program due to the elimination of the redevelopment agency by the State.

**BACKGROUND:**

A mortgage credit certificate entitles qualified home buyers to reduce the amount of federal tax liability on a home mortgage. This tax credit allows the buyer to qualify more easily for a loan by effectively increasing the stated income of the buyer.

CB

The Riverside County MCC Program allows a 15% rate, which can be applied against the interest paid on the mortgage loan. The borrower can then claim a credit on their taxes equal to 15% on the interest paid during the year. Since the taxes paid by the borrower are being reduced, the annual take home pay is effectively increased. The borrower can still deduct the remaining part of the interest paid as a standard deduction. When underwriting a loan, a lender takes this potential increase in income into consideration and the borrower is able to qualify for a larger loan than would otherwise be possible. Attachment 3 provides details about the County program.

**FISCAL IMPACT:**

The additional costs beyond staff time for advertising the program in the Record Gazette twice a year is anticipated to be \$300.00. Budget is available in the Community Development Department budget.

**RECOMMENDED BY:**

\_\_\_\_\_  
Andrew J. Takata  
City Manager

**PREPARED BY:**

  
\_\_\_\_\_  
Zai Abu Bakar  
Community Development Director

**REVIEWED BY:**

  
\_\_\_\_\_  
June Overholt  
Deputy City Manager/  
Administrative Services Director

Attachments:

1. City Council Resolution No. 2014-02
2. Banning Housing Authority Resolution No. 2014-01 HA
3. Riverside County Economic Development Agency Mortgage Credit Certificate (MCC) Program

Attachment 1  
City Council Resolution No. 2014-02

**RESOLUTION NO. 2014-02**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BANNING, CALIFORNIA ALLOWING THE CITY TO PARTICIPATE IN THE RIVERSIDE COUNTY MORTGAGE CREDIT CERTIFICATE PROGRAM FOR MORTGAGE LOANS AVAILABLE TO FIRST TIME HOME BUYERS IN BANNING**

**WHEREAS**, the Tax Reform Act of 1986 established the Mortgage Credit Certificate ("MCC") Program as means of assisting qualified individuals with the acquisition of new and existing single-family homes; and

**WHEREAS**, pursuant to Division 31, Part 2, Chapter 3.5, Article 3.4 of the California Health and Safety Code Section 50197 et seq, local issuers are authorized to issue Mortgage Credit Certificates and administer the MCC Program; and

**WHEREAS**, the Board of Supervisors of the County of Riverside adopted Resolution No. 87-564 on December 22, 1987 establishing a MCC Program; and

**WHEREAS**, the Board of Supervisors of the County of Riverside has authorized the Riverside County Economic Development Agency to administer the MCC Program pursuant to the applicable federal, state, and local policies and procedures, and to enter into those agreements necessary for efficient administration of the MCC Program; and

**WHEREAS**, the County of Riverside will be applying to the California Debt Allocation Committee for a mortgage credit certificate allocation in March 2012 or thereabouts; and

**WHEREAS**, the City of Banning wishes to participate in the MCC Program administered by the Riverside County Economic Development Agency (EDA) in connection with mortgage loans it will make available for the acquisition of new and existing single-family homes in Riverside County; and

**WHEREAS**, adoption of this resolution is necessary to include the City of Banning as participating unit of general government under Riverside County's MCC Program; and

**WHEREAS**, the City agrees to cooperate with the County of Riverside to undertake the MCC program within the City's jurisdiction to persons or households of limited income to purchase new and existing single-family homes located in the City; and

**WHEREAS**, the City by adopting this Resolution, hereby gives notice of its election to participate in the Riverside County MCC Program.

**NOW, THEREFORE BE IT RESOLVED, BY THE City Council of the City of Banning as follows:**

The City of Banning agrees:

SECTION 1. To participate in the MCC Program administered by the County EDA in connection with the mortgage loans it will make available for the acquisition of new and existing single-family homes in Riverside County.

SECTION 2. To assist in the County of Riverside to market the MCC Program within the City's jurisdictional boundary by publishing a general public notice in the local newspaper at least twice a year.

**PASSED, APPROVED, AND ADOPTED** this 28<sup>th</sup> day of January 2014.

\_\_\_\_\_  
Deborah Franklin, Mayor  
City of Banning

ATTEST:

\_\_\_\_\_  
Marie Calderon, City Clerk

APPROVED AS TO FORM  
AND LEGAL CONTENT:

\_\_\_\_\_  
David J. Aleshire, City Attorney  
Aleshire & Wynder, LLP

Attachment 2  
Banning Housing Authority Resolution No. 2014-01 HA

**RESOLUTION NO. 2014-01 HA**

**A RESOLUTION OF THE CITY OF BANNING HOUSING  
AUTHORITY ALLOWING THE CITY TO PARTICIPATE  
IN THE RIVERSIDE COUNTY MORTGAGE CREDIT  
CERTIFICATE (MCC) PROGRAM FOR MORTGAGE  
LOANS AVAILABLE TO FIRST TIME HOME BUYERS IN  
BANNING**

**WHEREAS**, the Tax Reform Act of 1986 established Mortgage Credit Certificate ("MMC") Program as a means of assisting qualified individuals with the acquisition of new and existing single-family home; and

**WHEREAS**, pursuant to Division 31, Part 1, Chapter 3.5, Article 3.4 of the California Health and Safety Code Section 50197 et seq, local issuers are authorized to issue Mortgage Credit Certificates ("certificates") and administer MCC Program; and

**WHEREAS**, the Board of Supervisors of the County of Riverside adopted Resolution No. 87-564 on December 22, 1987 establishing a Mortgage Credit Certificate Program; and

**WHEREAS**, the Board of Supervisors of the County of Riverside has authorized the Riverside County Economic Development Agency ("EDA") to administer the MCC Program pursuant to the applicable federal, state, and local policies and procedures, and to enter into those agreements necessary for efficient administration of the MCC Program; and

**WHEREAS**, the County of Riverside ("County") will be applying to the California Debt Allocation Committee ("CDLAC") for a mortgage credit certificate allocation in January 2012 or thereabouts; and

**WHEREAS**, the City of Banning wishes to participate in the MCC Program administered by the EDA in connection with mortgage loans it will make available for the acquisition of new and existing single-family homes in Riverside County; and

**WHEREAS**, adoption of this resolution is necessary to include the City of Banning as a participating unit of general government under County's MCC Program; and

**WHEREAS**, the City agrees to cooperate with the County of Riverside to undertake the MCC program within City jurisdiction to assist persons or households of limited income to purchase new and existing single-family homes located in the City; and

**WHEREAS**, the City by adopting this Resolution, hereby gives notice of its election to participate in the Riverside County MCC Program.

**NOW, THEREFORE BE IT RESOLVED**, by the City of Banning Housing Authority as follows:

The City of Banning Housing Authority agrees:

1. To participate in the MCC Program administered by the County EDA in connection with mortgage loans it will make available for the acquisition of new and existing single-family homes in Riverside County; and
2. To assist the County of Riverside to market the MCC Program within the City's jurisdictional boundary by publishing a general public notice in the local newspaper at least twice a year.

**PASSED, APPROVED, AND ADOPTED** this 28rd day of January 2014.

---

Don Peterson, Chairperson  
City of Banning Housing Authority

**ATTEST:**

---

Marie Calderon, Secretary

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

---

David J. Aleshire, Legal Counsel  
Aleshire & Wynder, LLP

Attachment 3  
Riverside County Economic Development Agency  
Mortgage Credit Certificate (MCC) Program

**Riverside County Economic Development Agency  
Mortgage Credit Certificate (MCC) Program**



**Information Packet**

July 1, 2013

## Riverside County Economic Development Agency Mortgage Credit Certificate (MCC) Program

This publication intent is to provide general information to interested buyers and real estate salespersons regarding the Riverside County Mortgage Credit Certificate Program. After reviewing this material, if you feel that you qualify for the program, please contact a Participating Lender. A list of Participating Lenders is available on our website at [www.rchomelink.com](http://www.rchomelink.com) under the MCC link.

**What is a Mortgage Credit Certificate?** A Mortgage Credit Certificate (MCC) entitles qualified homebuyers to reduce the amount of their federal income tax liability by an amount equal to 15% of the interest paid during the year on a home mortgage. This tax credit allows the buyer to qualify more easily for a loan by increasing the effective income of the buyer. The buyer takes the remaining 85% of the mortgage interest as a deduction. When underwriting the loan, a lender considers this and the borrower is able to qualify for a larger loan than would otherwise be possible. The following table illustrates how a MCC increases a borrower's "effective home buying power":

<b>Table 1</b>		
<b>Effective Home Buying Power With and Without a MCC</b>		
	<b>Without MCC</b>	<b>With MCC</b>
<b>First Mortgage Amount</b>	\$300,000	\$300,000
<b>Mortgage Interest Rate</b>	7%	7%
<b>Monthly Mortgage (Principal &amp; Interest Only)</b>	\$1,996	\$1,996
<b>MCC Rate</b>	N/A	15%
<b>Monthly Credit Amount</b>	N/A	\$262.50
<b>"Effective" Monthly Mortgage Payment</b>	\$1,996	\$1,734

**How does a Mortgage Credit Certificate actually work?** Assume the homebuyer bought a home with a mortgage amount of \$300,000 with an interest rate of 7% with the monthly mortgage payment of \$1,996 as illustrated above.

- (1) The homebuyer would pay a total of  $\$300,000 \times 7\% = \$21,000$  of interest the first year (loan amount x interest rate).
- (2) Because the homebuyer has a Mortgage Credit Certificate, the homebuyer could receive a federal income tax credit of \$3,150 (15% x \$21,000). If the homebuyer income tax liability is \$3,150 or greater, the homebuyer will receive the full benefit of the MCC tax credit. If the amount of homebuyer tax credit exceeds the amount of his/her tax liability, the unused portion can be carried forward (up to three years) to offset future income tax liability.
- (3) The remaining 85% of the mortgage interest or \$17,850 (\$21,000 less \$3,150) qualifies as an itemized income tax deduction.

## **Riverside County Economic Development Agency Mortgage Credit Certificate (MCC) Program**

- (4) To receive immediate benefit of the MCC tax credit, the homebuyer would file a revised W-4 withholding from with the homebuyer's employer to reduce the amount of federal income tax withheld from his/her wages and increase homebuyer's take home pay by \$262 per month ( $\$3,150 \div 12$ ).
- (5) By applying the increase in the homebuyer take home pay of \$262 towards his monthly mortgage payment of \$1,996; his effective monthly payment becomes \$1,734 ( $\$1,996$  minus \$262).

**What is the difference between a "tax credit" and a "tax deduction"?** A "tax credit" entitles a taxpayer to subtract the amount of credit from their total federal tax bill whereas a "tax deduction" is subtracted from adjusted gross income before federal income taxes are computed.

**What happens if the homebuyer cannot use the entire amount of the MCC credit for the year in which it applies?** If the amount of the MCC exceeds the homebuyer's tax liability, the unused portion of the credit can be carried forward to the next three years or until used, whichever comes first.

**How long does the MCC last?** The MCC is in effect for the life of the loan as long as the home remains the borrower's principal residence. The MCC is not transferable to a new loan when refinancing, nor can it be assigned or transferred to a new buyer or another home. In addition, the MCC Program includes a nine year recapture provision which provides for payment of a recapture tax to the IRS if the property ceases to be the borrower's primary residence within nine years from the close of escrow. The amount of tax recapture is determined by formula, and provided to the borrower at the time the application. After expiration of the nine year period, the borrower may dispense of the property without incurring penalty, but would lose the future benefits of the MCC.

**Who qualifies for a MCC?** The three basic qualifications are: (1) the borrower must be a first time Home Buyer; (2) the borrower's annual income must fall within the program income limits; and (3) the home being purchased must be within the program purchase price limits and in an eligible location. If the home is located in a Target Area Census Tract, then the first-time buyer limitation does not apply and the income and purchase price limits are higher.

**What is a first-time Home Buyer?** A first time Home Buyer is defined as a person and their spouse who have not had an ownership interest in improved-upon residential real property nor claimed any real estate or mortgage related income tax deductions for the previous three (3) years.

**What are Target Areas?** Target areas are census tracts designated by the Federal government to encourage investment. Target area census tracts may be found by going to EDA's website at [www.rchomelink.com](http://www.rchomelink.com) and then clicking on the MCC link.

## Riverside County Economic Development Agency Mortgage Credit Certificate (MCC) Program

**What are the income and acquisition cost limits?** The following table contains the present income and purchase price limits:

<b>Table 2 Riverside County MCC Income and Acquisition Cost Limits for 2011</b>		
<b>Maximum Income*</b>	<b>Outside Target Area</b>	<b>Inside Target Area</b>
Household with 1 - 2 persons	\$69,600	\$83,520
Household with 3 or more persons	\$80,040	\$97,440
<b>Maximum Home Purchase Cost</b>	<b>Outside Target Area</b>	<b>Inside Target Area</b>
New & Existing Home	\$450,000	\$550,000

\* Maximum income refers to the gross annual household income of the mortgagor(s) and all persons 18 and older who will live in the residence

**What are the qualifying locations?** Riverside County can issue MCC's to buyers who are purchasing a home that is located in any unincorporated area or within the boundaries of a participating city. Currently, the following cities are participating in the County's MCC Program: Beaumont, Blythe, Calimesa, Canyon Lake, Cathedral City, Coachella, Corona, Eastvale, Hemet, Indio, Lake Elsinore, La Quinta, Moreno Valley, Murrieta, Norco, Palm Desert, Palm Springs, Perris, Riverside, San Jacinto, Temecula and Wildomar.

**What kinds of properties are eligible?** The residence purchased in conjunction with a MCC must be the borrower's principal residence and may not be used as a business or vacation home. The home may be a detached or attached single family home, condominium unit, a co-op unit, or a manufactured home on a permanent foundation.

**How do I apply for a Mortgage Credit Certificate?** Borrowers must apply for a MCC through a Participating Lender. The Participating Lender will perform an initial qualification and assist the borrower in completing the MCC submission forms. The Lender then submits the MCC application to the County. The County reviews the Borrowers qualifications and, if they meet the program guidelines, issues a letter of commitment to the Lender. The Commitment Letter must be issued prior to the close of the loan. The loan must close within 60 days of the commitment. Upon loan closing, the Lender submits the MCC Closing package to the County and the County issues the MCC, with the Lender and borrower each receiving a copy. The borrower may then claim the tax credit on their Federal Income Tax Returns. The borrower can receive the money annually as a tax refund or adjust his or her W-4 withholding form to receive the benefit via an increased pay check.

## **Riverside County Economic Development Agency Mortgage Credit Certificate (MCC) Program**

**What are the loan terms?** The loan terms depend on the Lender and type of loan you use. Depending on the mortgage marketplace and the borrower requirements, each Lender can set its own interest rate, length of mortgage term, down payment requirement, fees, points, closing costs and other loan terms. MCC's may be used with fixed, fifteen or thirty year term loans, including FHA 203(b), VA, FNMA, FHLMC and privately insured loans. MCC's may not be used in conjunction with bond backed loans, such as Cal-Vet or California Housing Financing Authority (CalHFA) loans.

**Is there a fee to receive a MCC?** The maximum total fee for a MCC is \$400.00. Of this, the County collects a \$300.00 Non-Refundable application fee which may be paid by any person (buyer, seller, lender, etc.). Participating Lenders may charge up to \$100.00 for their processing of the MCC. Therefore, the total maximum charge in association with the MCC is \$400.00. This is separate from the other fees associated with purchasing a home, such as escrow fees, loan origination and processing fees and closing costs. Your lender can provide you with a breakdown of the total fees associated with obtaining a mortgage loan.

**How do I find an Approved Lender?** The County maintains a list of Participating Lenders who have agreed to participate in the County's MCC Program. If you are interested in purchasing a home and feel that you will qualify for the MCC Program, you must contact one of the Participating Lenders directly.

**How does a Lender become approved for the MCC Program?** In order to participate in the County's MCC Program, each lender must enter into a Lender Participation Agreement with the County. The Lender Participation Agreement details the lenders responsibilities for assisting Borrowers in obtaining a MCC. Once the lender agrees to participate in the MCC Program and signs the Lender Participation Agreement, the Lender must attend MCC training, provided by EDA. Upon completion of this process, the lender may submit MCC applications through the County's Program.

**What happens if I refinance my home?** Once you refinance the first mortgage on your home you will automatically lose the benefits of the MCC Program.

**For More Information:** If you would like to apply for a MCC, please contact one of the Participating Lenders by going to [www.rchomelink.com](http://www.rchomelink.com) and following the MCC link. If you have any questions or need additional information about the MCC Program please contact:

**Riverside County Economic Development Agency**  
5555 Arlington Avenue  
Riverside, CA 92504  
951-343-5469

**CITY COUNCIL  
PUBLIC HEARING**

**DATE:** January 28, 2014  
**TO:** City Council  
**FROM:** Zai Abu Bakar, Community Development Director  
**SUBJECT:** General Plan Amendment No. GPA 13-2506 related to the adoption of the 2013-2021 Housing Element

**RECOMMENDATION:** Adopt Resolution No. 2014-05

- I. Finding that the Addendum to the Initial Study/Mitigated Negative Declaration prepared for the proposed project satisfies the requirements of CEQA; and
- II. Approving General Plan Amendment No. 13-2506 for the 2013-2021 Housing Element.

**JUSTIFICATION:**

The proposed General Plan amendment to update the Housing Element for the 2013-2021 planning period is required by state law.

**BACKGROUND:**

All jurisdictions within the Southern California Association of Governments (SCAG) region are required to prepare a Housing Element update for the 2013-2021 planning period. Due to the firm deadlines for adoption of Housing Elements established by the state legislature, this project commenced immediately after adoption of the 2008-2013 Housing Element on July 23, 2013. The following is a chronology of recent events related to the 2013-2021 Housing Element update.

Council adoption of the 2008-2013 Housing Element	July 23, 2013
Planning Commission workshop	September 30, 2013
City Council workshop	October 22, 2013
Draft Housing Element submittal to HCD	October 24, 2013
HCD comments received	December 23, 2013
Planning Commission hearing	January 2, 2014
City Council Workshop	January 14, 2014

State law requires that each jurisdiction adopt a comprehensive, long-term General Plan to guide development in their city and land outside its boundaries that has relation to its city planning (Govt.

*88*

Code §65300). The Housing Element is one of the seven required elements of the General Plan along with land use, traffic circulation, safety, parks and recreation, conservation, and noise. State law also requires that the Housing Element be updated on a regular schedule established by the legislature. All jurisdictions within the six-county Southern California Association of Governments (SCAG) region<sup>1</sup> are required to prepare an update to the Housing Element for the “5<sup>th</sup> Cycle” planning period of 2013-2021. The deadline for adoption of the 5<sup>th</sup> cycle Housing Element is February 12, 2014. Cities that do not adopt a housing element by this date are required to prepare subsequent housing element updates on a 4-year cycle rather than the standard 8 years.

### **HCD REVIEW**

State law delegates authority to the California Department of Housing and Community Development (HCD) to review local Housing Elements and issue written findings regarding whether, in HCD’s opinion, the element complies with state law. A finding of substantial compliance by HCD is also referred to as “certification” of the Housing Element. Timely certification is important to maximize the City’s eligibility for grant funds, ensure the legal adequacy of the General Plan, strengthen local land use control, and avoid a “carryover” of unmet housing needs to the next planning period. State law further requires the City Council to consider HCD’s findings prior to adoption of the element. When HCD finds that a draft Housing Element does not fully address the requirements of state law, the City Council may either adopt the element with changes to address HCD’s comments, or adopt the element without changes along with an explanation of why the City believes the Housing Element substantially complies with state law despite HCD’s findings<sup>2</sup>.

The draft 2013-2021 Housing Element was submitted for HCD review in October 2013 and HCD’s comments were issued on December 23, 2013 (Attachment 4). HCD’s letter finds that revisions are needed in order for the element to receive certification. In response to HCD’s findings, staff has prepared revisions to the Housing Element for consideration by the City Council. Those revisions are summarized in Exhibit A to the City Council Resolution (Attachment 1). It is staff’s opinion that with those revisions the Housing Element will substantially comply with the requirements of state law.

### **DISCUSSION AND ANALYSIS:**

Discussion regarding the content of the 2013-2021 Housing Element was provided in the staff report for the January 14<sup>th</sup> workshop (see Attachment 8). No changes have been made to the draft Housing Element that was presented at that workshop.

Council discussion and public testimony at the January 14, 2014 workshop focused on the appropriateness of the Regional Housing Needs Allocation (RHNA) allocations. It was noted that

<sup>1</sup> The SCAG region includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties.

<sup>2</sup> Government Code Section 65585(f)

the total RHNA for the entire SCAG region decreased considerably from about 700,000 housing units in the 2008-2013 cycle to about 412,000 units in the 2013-2021 cycle, but the RHNA allocation to Banning did not see a similar decrease.

The main reason for the overall decrease for the SCAG region is that slower growth is expected to occur over the next several years as a result of the lingering effects of the recession. However, at the local level some cities received increases in their RHNA allocation while others received a reduced allocation. The RHNA is primarily driven by SCAG's growth forecast, which is also used for transportation planning. State law provides a general framework for growth forecasting that must consider factors such as the availability of vacant land, market trends, job location, location of major highways or commuter rail lines, environmental constraints, and preservation of prime agricultural land. Growth trends are generally more difficult to predict for smaller geographic areas than at the regional level, and it is often unclear why SCAG assigned any particular jurisdiction a higher or lower allocation. For comparison it should be noted that many cities in the Inland Empire received higher RHNA allocations than Banning, such as the following:

<b>Banning</b>	<b>3,792 units</b>
Beaumont	5,250 units
Perris	4,280 units
Moreno Valley	6,169 units
Menifee	6,245 units
Lake Elsinore	4,929 units
Desert Hot Springs	4,196 units

City staff will continue to monitor and actively participate in SCAG and (Western Riverside Council of Governments) WRCOG activities to ensure that the City's interests are considered as part of future growth forecast and RHNA updates.

#### Implementation Programs in the Draft Housing Element

Many of the implementation programs contained in the Draft Housing Element represent a continuation of existing City policies and activities. Some programs have been revised to reflect the statewide dissolution of redevelopment agencies and reduced funding levels for affordable housing. Other programs have been eliminated or modified to reflect the completion of actions in the previous planning period, such as zone changes and Municipal Code amendments related to housing for persons with special needs. While no zone changes are required by the new RHNA, the following zoning amendments are proposed in Program 7 to provide incentives for new housing development and revitalization of the City's commercial districts:

- Increase the allowable residential density in the Downtown Commercial (DC) zone to 24 units/acre when affordable housing is provided.
- Allow a lot consolidation incentive density increase of 5% when lots totaling at least one-half acre are combined and 10% when lots totaling at least one acre are combined.

- Review development regulations in the General Commercial zone to identify changes or incentives that would encourage development and revitalization.

Any future ordinances to implement these items will require subsequent public hearings by the Planning Commission and City Council.

#### **CEQA COMPLIANCE:**

Pursuant to the California Environmental Quality Act (CEQA) and the state CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the previous 2008-2013 Housing Element and related actions. Under CEQA, no new Environmental Impact Report (EIR) or Negative Declaration is required unless new significant environmental impacts would occur that were not previously evaluated in the EIR or ND. The 2013-2021 Housing Element would not result in any new significant environmental impacts that were not previously examined as part of the IS/MND for the 2008-2013 Housing Element, therefore an Addendum to the IS/MND has been prepared pursuant to CEQA Guidelines Section 15164 (Attachment 5).

#### **PUBLIC HEARING NOTICE:**

The public hearing notice regarding the 2013-2021 Housing Element was published in the Record Gazette on January 17, 2014. As of the writing of this staff report, City staff has not received any additional comments from the public. In addition, the public hearing notice was also sent to the people and organizations that requested a copy.

#### **STRATEGIC PLAN INTEGRATION:**

The City Council adopted the current strategic plan in September 2011. The 7 Goals of the plan were approved by City Council on March 22, 2011, and include: (1) Fiscal Stability, (2) Public Safety, (3) Infrastructure and City Facilities, (4) Economic Development, (5) Quality of Life, (6) Community Relations, and (7) Regional Cooperation and Partnerships. Adoption of the 2013-2021 Housing Element is required by State law and is one of the mandated elements of the City's General Plan. Additionally, the updated Housing Element would make the City's General Plan adequate and complete as required by Government Code Section 65300. Having an adequate and complete General Plan would allow the City to develop and implement a strategic plan and financing plan for various capital improvement programs to maintain and improve the quality of life for its residents. In addition, having a certified Housing Element allows the City to be eligible for various regional, state, and federal grants. Listed under Goal #3, Quality of Life - Action Step "E-5" Encourage residential development will be stimulated by increased opportunity for housing development in the City by having additional housing that would stimulate new businesses to establish in Banning and thereby increasing future revenue and property tax generation.

**FISCAL DATA:**

There is no fiscal impact of the proposed actions at this time. Implementation actions will be funded as part of the annual departmental budget review process. As noted previously, failure to timely adopt a Housing Element in compliance with state law could expose the City to potential expenditures resulting from litigation.

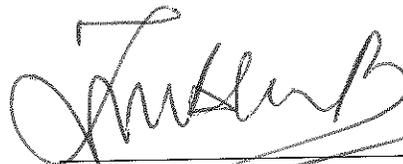
**PREPARED BY:**



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John Douglas, AICP  
Consultant

**REVIEWED BY:**



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Zai Abu Bakar  
Community Development Director

**APPROVED BY:**



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June Overholt  
Interim City Manager

**Attachments:**

1. Draft City Council Resolution No. 2014-05
2. Planning Commission Resolution No. 2014-02
3. HCD review letter of December 23, 2013
4. Draft 2013-2021 Housing Element
5. Addendum to Initial Study/Mitigated Negative Declaration
6. Public Hearing Notice and Mailing Affidavit for the City Council meeting of January 28, 2014
7. Staff report for the January 14, 2014 City Council workshop (without attachments)

Attachment 1

Draft City Council Resolution No. 2014-05

**RESOLUTION NO. 2014-05**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BANNING, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT NO. 13-2506 (2013-2021 HOUSING ELEMENT)**

**WHEREAS**, California Government Code § 65302(c) mandates that each city shall include a Housing Element in its General Plan. The Housing Element is required to identify and analyze existing and projected housing needs and include statements of the City's goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The City in adopting its Housing Element, must consider economic, environmental, and fiscal factors, as well as community goals as set forth in the General Plan; and

**WHEREAS**, state law specifies that jurisdictions within the Southern California Association of Governments (SCAG) region are required to prepare an update to the Housing Element for the 2013-2021 planning period; and

**WHEREAS**, policies and programs contained in the Housing Element are intended to facilitate the preservation, maintenance and improvement of the City's existing housing stock, and provide development opportunities to accommodate the jurisdiction's assigned fair share of the region's new housing needs. The process by which housing needs are determined is called the "Regional Housing Needs Assessment" (RHNA); and

**WHEREAS**, the RHNA identifies Banning's share of the regional housing need for the 2013-2021 planning period as 3,792 units. This total includes 872 very-low-income units, 593 low-income units, 685 moderate-income units, and 1,642 above-moderate-income units. As required by state law, the Housing Element identifies adequate sites with appropriate zoning to accommodate the need for various types of housing units commensurate with the RHNA; and

**WHEREAS**, on September 30, 2013, the City of Banning Planning Commission conducted a duly noticed public workshop at which time all interested persons were invited to offer comments on the Draft 2013-2021 Housing Element; and

**WHEREAS**, on October 22, 2013, the Banning City Council conducted a duly noticed public workshop at which time all interested persons were invited to offer comments on the Draft 2013-2021 Housing Element; and

**WHEREAS**, on October 25, 2013, the Draft 2013-2021 Housing Element was submitted to the California Department of Housing and Community Development (HCD) for review pursuant to § 65585(b) of the Government Code; and

**WHEREAS**, on December 23, 2013 HCD issued findings regarding the Draft 2013-2021 Housing Element pursuant to § 65585 of the Government Code; and

**WHEREAS**, on the 2nd day of January 2014, the Planning Commission held a duly noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the proposed Housing Element amendment. After receiving and considering the staff report and public comments the Planning Commission adopted a Resolution recommending City Council approval of the 2013-2021 Housing Element amendment and the Addendum to the previous Initial Study/Mitigated Negative Declaration; and

**WHEREAS**, on January 14, 2014 the City Council conducted a duly noticed public workshop at which time all interested persons were invited to offer comments on the Draft 2013-2021 Housing Element; and

**WHEREAS**, on January 17, 2014 notice of the City Council public hearing regarding GPA No. 13-2506 was published in the Record Gazette newspaper; and

**WHEREAS**, on January 28, 2014 the City Council conducted a duly noticed public hearing to consider General Plan Amendment No. 13-2506 at which time all interested persons were invited to provide comments in opposition to or support for the proposed amendment; and

**WHEREAS**, the City Council has considered HCD's findings and has revised the Draft 2013-2021 Housing Element in response to the findings of HCD. Those revisions are summarized in Exhibit A to this Resolution, which is attached hereto and incorporated by this reference as though set out in full; and

**WHEREAS**, pursuant to § 15164 of the California Environmental Quality Act (CEQA) Guidelines, an Addendum to the 2008-2013 Housing Element Initial Study/Mitigated Negative Declaration has been prepared to evaluate the potential environmental effects of the 2013-2021 Housing Element; and

**NOW THEREFORE**, the City Council of the City of Banning does hereby find, determine, and resolve as follows:

#### SECTION 1. ENVIRONMENTAL FINDINGS.

An Initial Study/Mitigated Negative Declaration ("IS/MND") was prepared and certified by the City Council in connection with the 2008-2013 Housing Element, along with supporting findings set forth and adopted in City Council Resolution No. 2013-75. In compliance with the California Environmental Quality Act (Public Resources Code § 21000, *et seq.*, "CEQA") and the CEQA Guidelines (14 California Code of Regulations §15000, *et seq.*) an Addendum to that IS/MND has been prepared pursuant to CEQA Guidelines § 15164, which is incorporated herein by reference. The Addendum demonstrates that adoption of the 2013-2021 Housing Element update would not result in any new significant environmental impacts that were not evaluated in the prior IS/MND prepared for the 2008-2013 Housing Element, and only minor technical changes or additions are required to the previous IS/MND to satisfy the requirements of CEQA for the proposed 2013-2021 Housing Element update. Further, none of the conditions set forth in CEQA

§ 21166 require the preparation of a subsequent or supplemental environmental impact report or negative declaration. Therefore, pursuant to CEQA Guidelines § 15164, the City Council finds that the Addendum satisfies the requirements of CEQA. The Addendum reflects the independent judgment of the City Council.

## SECTION 2. REQUIRED FINDINGS FOR GENERAL PLAN AMENDMENT NO. 13-2506:

**Finding No. 1:** That the proposed amendment is internally consistent with the General Plan.

**Facts in Support of Finding:** The Housing Element is required to demonstrate the availability of adequate sites for residential development commensurate with the RHNA for the 2013-2021 planning period. Appendix B of the proposed Housing Element identifies adequate sites to accommodate the RHNA for households at all income levels in Banning. The proposed amendment creates no internal inconsistencies with the General Plan; rather it harmonizes the General Plan with state law and RHNA requirements.

**Finding No. 2:** That the proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

**Facts in Support of Finding:** The proposed amendment to the Housing Element of the General Plan would encourage and facilitate the maintenance, improvement and development of housing needed to serve the City's current and projected population during the 2013-2021 planning period, as required by state law. Further, the Addendum to the previous Initial Study/Mitigated Negative Declaration prepared for the proposed Housing Element amendment concluded that the amendment would not result in any new significant environmental impacts. Further facts and evidence in support of this finding are contained in the accompanying Addendum, which is incorporated herein by this reference.

**Finding No. 3:** That the proposed amendment would maintain the appropriate balance of land uses within the City.

**Facts in Support of Finding:** State law requires each city to identify adequate sites for housing development commensurate with the Regional Housing Needs Assessment (RHNA). The proposed amendment to the Housing Element identifies an appropriate balance of land uses including sufficient sites for housing consistent with the RHNA for the 2013-2021 planning period.

## SECTION 3. CITY COUNCIL ACTIONS.

The City Council takes the following actions:

1. The Addendum to the 2008-2013 Housing Element Initial Study/Mitigated Negative Declaration prepared for General Plan Amendment No. 13-2506 is hereby approved.

2. General Plan Amendment No. 13-2506 for the 2013-2021 Housing Element is hereby approved.

3. The City Manager shall transmit the adopted Housing Element to the California Department of Housing and Community Development for review pursuant to Government Code § 65585(g). The City Manager, in consultation with the City Attorney, is further directed to make any clerical or technical changes to the adopted element as necessary to obtain a finding of substantial compliance from HCD.

**PASSED, APPROVED AND ADOPTED** this 28th day of January, 2014.

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Deborah Franklin, Mayor  
City of Banning

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

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David J. Aleshire, City Attorney  
Aleshire & Wynder, LLP

**ATTEST:**

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Marie Calderon, City Clerk  
City of Banning, California

**CERTIFICATION:**

I, Marie Calderon, City Clerk of the City of Banning, California, do hereby certify that the foregoing Resolution No. 2014-05 and was duly adopted at a regular meeting of said City Council held on the 28<sup>th</sup> day of January 2014, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Marie Calderon, City Clerk  
City of Banning, California

Exhibit A

City Responses to HCD Comments

**HCD Housing Element Comments and Responses  
City of Banning**

HCD Comment*	Housing Element Page	Response/Revision
Large sites	HE-10 TR-34/35 TR-40 B-3	<p>Program 5 of the Housing Plan includes a description of actions the City will take to facilitate subdivision and development of larger sites. The Technical Report and Appendix B have also been expanded to provide additional analysis of the review process for subdivisions and specific plans. These procedures are typical of cities in California. With these revisions, the Housing Element demonstrates that large sites do not present a significant constraint to affordable housing development.</p> <p>The zone changes for the HDR-20, VHDR and DC sites were initiated in April 2013 and were adopted in July 2013. Discussions leading up to these zone changes began in 2012. Property owners and developers were notified of the pending zone changes and had the opportunity to submit development applications at any time during the zone change process, which could have been processed and approved concurrently with the zone changes in July 2013, several months prior to the end of the 4<sup>th</sup> cycle planning period. The fact that no development applications have yet been received is attributable to market conditions in the Banning market area.</p>
Development timing	TR-28 B-1 to B-3	<p>The analysis of zoning standards has been expanded to include more information regarding the allowable density in the HDR-20 and VHDR zones, which require a minimum density of 20 units/acre and allow a density up to at least 27 to 32 units/acre (+35%) when affordable housing is provided. The sites inventory analysis in Appendix B has been expanded to include more information demonstrating that allowable densities are appropriate to facilitate affordable housing development in Banning. The analysis shows that all new lower-income housing built in the Banning market area within the last 10 years has been at densities between 8.5 and 17.6 units/acre even though higher densities were possible through state-mandated density bonus. This analysis, together with information provided by knowledgeable affordable housing developers, demonstrates that the allowable densities in the HDR-20, VHDR and DC zones are appropriate to facilitate lower-income housing development.</p> <p>The reference in HCD's letter to a development in Banning with a density of 50 units/acre is an adaptive reuse renovation of an older hotel into SRO-type apartments. According to affordable housing developers, new construction is not financially feasible at that density in the Banning market area. Therefore, while this project demonstrates the City's</p>
Appropriateness of permitted densities to facilitate lower-income housing		

94

HCD Comment*	Housing Element Page	Response/Revision
Land Use Controls	TR-23 to 35 HE-11-12	<p>willingness to approve projects with very high densities in the DC zone, the density of this particular project is not an appropriate indicator of multi-family market conditions in Banning.</p> <p>The Technical Report provides an analysis of relevant land use controls as well as the City's efforts to remove potential constraints to housing (e.g., recent code amendments related to allowable densities, emergency shelters, transitional and supportive housing, required off-street parking, density bonus, reasonable accommodation, second units).</p> <p>Program 6 also includes a commitment to review the development standards in the VHDR zone and process a code amendment in 2014 to facilitate affordable housing development. Program 7 also includes a commitment to process a code amendment in 2014 to create incentives for affordable housing development in the DC zone, such as increasing the allowable density to 24 units/acre, and providing a bonus density incentive for lot consolidation.</p> <p>The Technical Report (p. TR-28) also includes analysis of the allowable density in the HDR-20 zone, which concludes that while the required minimum density of 20 units/acre could pose a constraint to housing development, this is a state mandate and the City has no authority to modify it.</p> <p>The Technical Report (p. TR-26) also includes analysis of required design amenities for multi-family housing. The analysis concludes that these requirements do not pose an unreasonable constraint to development. In addition, Program 6 in the Housing Plan includes a commitment to continue to monitor housing development to assess whether required design amenities are acting as an unreasonable constraint.</p> <p>The Technical Report (p. TR-28) also includes analysis of the ground floor commercial requirement for those properties fronting on Ramsey Street and San Geronio in the DC zone, and concludes that this requirement does not preclude achieving appropriate densities to facilitate affordable housing.</p> <p>The analysis of land cost, construction cost and availability of financing in the Technical Report has been expanded to include additional data for the Banning market area. The City has little or no control over these factors.</p>
Non-governmental constraints (land cost, construction cost and financing)	TR-36 to 37	

HCD Comment*	Housing Element Page	Response/Revision
Monitoring and no net loss	HE-10 to 12	<p>Program 5 in the Housing Plan includes commitments to monitor future developments and ensure compliance with the no net loss provisions of state law.</p> <p>Program 6 in the Housing Plan includes a commitment to continue monitoring residential development to evaluate whether required design amenities are acting as an unreasonable constraint on development.</p>

\*Letter of December 23, 2013

Attachment 2

Planning Commission Resolution No. 2014-02

**RESOLUTION NO. 2014-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF BANNING, CALIFORNIA RECOMMENDING  
CITY COUNCIL APPROVAL OF GENERAL PLAN  
AMENDMENT NO. 13-2506 FOR THE 2013-2021 BANNING  
HOUSING ELEMENT UPDATE**

**WHEREAS**, California Government Code Section 65302(c) mandates that each city shall include a Housing Element in its General Plan. The Housing Element is required to identify and analyze existing and projected housing needs and include statements of the City's goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The City in adopting its Housing Element, must consider economic, environmental, and fiscal factors, as well as community goals as set forth in the General Plan; and

**WHEREAS**, many of the policies and programs contained in the Housing Element are intended to facilitate the preservation, maintenance and improvement of the City's existing housing stock. These programs would not change development patterns or result in any physical environmental impacts. Under state law each jurisdiction is also required to demonstrate that local land use plans and zoning regulations provide development opportunities to accommodate the jurisdiction's assigned fair share of the region's new housing needs. The process by which fair share housing needs are determined is called the "Regional Housing Needs Assessment" (RHNA). The RHNA is prepared by the Southern California Association of Governments (SCAG); and

**WHEREAS**, the RHNA identifies Banning's share of the regional housing need for the 2013-2021 period as 3,792 units. The 2013-2021 Housing Element demonstrates the availability of adequate sites with appropriate zoning to accommodate the need for various types of housing units commensurate with the RHNA; and

**WHEREAS**, on October 25, 2013, the City submitted the Draft 2013-2021 Housing Element for review to the California Department of Housing and Community Development ("HCD") pursuant to Section 65585(b) of the Government Code; and

**WHEREAS**, on December 17, 19 and 23, 2013, the City submitted revisions to the Draft 2013-2021 Housing Element to HCD in response to informal comments from HCD staff; and

**WHEREAS**, on December 23, 2013 HCD issued written findings regarding the Draft 2013-2021 Housing Element pursuant to Section 65585 of the Government Code; and

**WHEREAS**, the City has made additional revisions to the draft 2013-2021 Housing Element in response to the written findings of HCD. Those revisions are summarized in Exhibit A to this Resolution, which is attached hereto and incorporated by this reference as though set out in full; and

**WHEREAS**, in accordance with Section 65585 of the Government Code, the Planning Commission has reviewed the findings of HCD together with the revised Draft 2013-2021 Housing Element, and finds that the revised Draft Housing Element fully addresses each of the findings made by HCD in its letter of December 23, 2013. The revised Draft Housing Element is attached to this Resolution as Exhibit B; and

**WHEREAS**, in accordance with Government Code §65854, on the 20<sup>th</sup> day of December 2013, the City gave public notice as required under Chapter 17.68 of the Zoning Ordinance by advertising in the Record Gazette newspaper of the holding of a public hearing regarding General Plan Amendment No. 13-2506; and

**WHEREAS**, on the 2<sup>nd</sup> day of January 2014, the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the proposed amendment, and at which time the Planning Commission considered General Plan Amendment No. 13-2506; and

**WHEREAS**, at this public hearing the Planning Commission analyzed the proposed project together with the Addendum to the previous Initial Study/Mitigated Negative Declaration adopted for the 2008-2013 Housing Element in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15164.

**NOW THEREFORE**, the Planning Commission of the City of Banning does hereby find, determine, and resolve as follows:

**SECTION 1. ENVIRONMENTAL FINDINGS.**

An Addendum to the Initial Study/Mitigated Negative Declaration ("MND") adopted for the 2008-2013 Housing Element was prepared in accordance with the California Environmental Quality Act and City of Banning Environmental Review Guidelines.

Based on Section 15164 of the CEQA Guidelines, the Planning Commission has determined, on the basis of substantial evidence in the light of the whole record, that:

(a) The proposed General Plan amendment does not propose substantial changes to the project which would require major revisions to the previous MND due to new or substantially more severe significant environmental effects than previously analyzed in the MND;

(b) There have been no substantial changes in circumstances under which the project will be undertaken that will require major revisions to the previous MND due to new or substantially more severe significant environmental effects than previously analyzed in the MND; and

(c) No new information of substantial importance as described in subsection (a)(3) of Section 15162 has been revealed that would require major revisions to the MND or its conclusions.

On the basis of all of the evidence in the record, the Planning Commission finds that the Addendum to the previous Initial Study/Mitigated Negative Declaration reflects the independent judgment of the Planning Agency and hereby recommends its approval by the City Council.

SECTION 2. REQUIRED FINDINGS FOR GENERAL PLAN AMENDMENT NO. 13-2506:

**Finding No. 1:** That the proposed amendment is internally consistent with the General Plan.

**Facts in Support of Finding:** The Housing Element demonstrates the availability of adequate sites for residential development commensurate with the Regional Housing Needs Assessment (RHNA) for the 2013-2021 planning period. No changes to land use designations are required or proposed.

**Finding No. 2:** That the proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

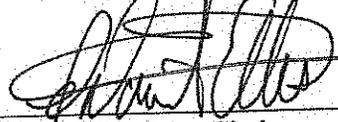
**Facts in Support of Finding:** The proposed amendment to the Housing Element of the General Plan would encourage and facilitate the maintenance, improvement and development of housing needed to serve the City's current and projected population during the 2013-2021 planning period, as required by state law. Further, the Addendum to the prior Initial Study/Mitigated Negative Declaration prepared for the proposed amendment concluded that the proposed amendment would not result in any new significant environmental impacts.

SECTION 3. PLANNING COMMISSION ACTIONS.

The Planning Commission recommends that City Council takes the following actions:

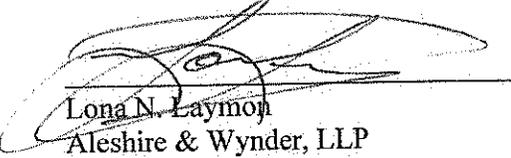
1. Approve General Plan Amendment No. 13-2506 adopting the 2013-2021 Housing Element update.

**PASSED, APPROVED AND ADOPTED** this 2<sup>nd</sup> day of January, 2014.



David Ellis, Vice Chairman  
Banning Planning Commission

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

  
\_\_\_\_\_  
Lona N. Laymon  
Aleshire & Wynder, LLP  
Assistant City Attorney  
City of Banning, California

**ATTEST:**

  
\_\_\_\_\_  
Holly Stuart, Planning Commission Secretary  
City of Banning, California

**CERTIFICATION:**

I, Holly Stuart, Recording Secretary to the Planning Commission of the City of Banning, California, do hereby certify that the foregoing Resolution, No. 2014-02, was duly adopted by the Planning Commission of the City of Banning, California, at a regular meeting thereof held on the 2<sup>nd</sup> day of January 2014, by the following vote, to wit:

AYES: *Barsh, Hawkins, Shaw*

NOES: *Ellis*

ABSENT: *Siva*

ABSTAIN: *- 0 -*

  
\_\_\_\_\_  
Holly Stuart, Recording Secretary to the  
Planning Commission  
City of Banning, California

Attachment 3

HCD review letter of December 23, 2013

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
www.hcd.ca.gov



December 23, 2013

Ms. Zai Abu Bakar  
Community Development Director  
City of Banning  
P.O. Box 998  
Banning, CA 92220

Dear Ms. Bakar:

RE: Review of the City of Banning's 5th Cycle (2013-2021) Draft Housing Element

Thank you for submitting the City of Banning's draft housing element received for review on October 25, 2013, along with revisions received on December 17, 19, and 23, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting review results.

The draft element addresses many statutory requirements but requires further revisions to comply with State housing element law (Article 10.6 of the Government Code).; The City has made much progress in revising its element. For example, actions were recently taken to implement zoning change revisions for second units, density bonus standards, reasonable accommodation, and special housing needs including emergency shelter, transitional and supportive housing, and lower income households. The enclosed Appendix describes revisions needed to comply with State housing element law.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) Banning must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2013 for SCAG localities. If adopted after this date, the City will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (Government Code Section 65588(e)(4)). More information on element adoption requirements is on our website at: [http://www.hcd.ca.gov/hpd/hrc/plan/he/he\\_review\\_adoptionsteps110812.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf).

The Department recognizes Banning's challenges and appreciates the responsiveness of City staff and the City's consultant during the course of reviewing the element and its revisions. We are committed to assist the City to address all statutory requirements of housing element law. If you have any questions or need additional technical assistance, please contact Janet Myles, of our staff, at 916-263-7423.

Sincerely,

A handwritten signature in cursive script that reads "Glen A. Campora".

Glen A. Campora  
Assistant Deputy Director

Enclosure

**APPENDIX  
CITY OF BANNING**

The following changes would bring the Banning housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on the Department's website at [www.hcd.ca.gov/hpd](http://www.hcd.ca.gov/hpd). Among other resources, the Housing Element section contains the Department's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at [www.hcd.ca.gov/hpd/housing\\_element2/index.php](http://www.hcd.ca.gov/hpd/housing_element2/index.php) and includes the Government Code addressing State housing element law and other resources.

**A. Housing Needs, Resources and Constraints:**

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period. (Section 65583.2)*

Banning's regional housing need for the 5<sup>th</sup> 2013-2021 cycle comprises 3,792 housing units, of which 1,465 are for lower-income households. However, due to the Department finding the 4<sup>th</sup> cycle element, adopted on October 1, 2013, to be out of compliance with state housing element law, the City must revise its current element to include a complete AB 1233 sites and accommodated need analysis, to determine whether an adequate number of suitable sites were made available during the previous planning period. The following reflects the Department's finding on sites in the City's prior 4<sup>th</sup> cycle adopted element:

*The element continues to require necessary revisions to comply with State housing element law (Article 10.6 of the Government Code). Specifically, the element must still be revised to adequately analyze suitability of sites (GC Section 65583(a)(3) and 66683.2) and governmental constraints (GC Section 65583(a)) as outlined in previous review letters and subsequent correspondence and discussions. For example, as the City is proposing to meet a significant portion of its regional need for lower-income households on sites greater than 20 acres in size, the element should analyze the suitability of large sites. In addition, the element must include an analysis of the suitability of non-vacant sites and appropriate densities to accommodate development of housing affordable to lower-income households. Therefore, the City's 4th cycle housing element remains out of compliance with State housing element law.*

The prior 4<sup>th</sup> cycle element particularly needed to be revised to address large sites, considering the typical processing timeframe for review and approval of a development proposal on any site requiring a Specific Plan (as noted on page B-3). To determine whether there is a carryover of unaccommodated need from the 4<sup>th</sup> cycle, the current element must consider the following:

Large Sites: Program 1-2 was essential to demonstrate compliance with the adequate sites requirement in the previous planning period. City Council adopted an amendment to rezone approximately 104 acres for higher density development on parcels listed in Table H-6 of the 4<sup>th</sup> cycle element on August 13, 2013. Eight parcels were rezoned to HDR-20 to require minimum densities of 20 du/ac for any housing development proposal that includes affordable units. One Very High Density (VHDR) parcel (26 acres) was rezoned to also require a minimum density of 20 du/ac for any housing development proposal that includes affordable units.

Four of the nine parcels listed to accommodate the City's housing need for lower-income households (Table H-6) are very large (9.75, 21, 26 and 55.8 acres). However, the element does not describe how such large parcels can facilitate the development of housing affordable to lower-income households. For example, most development subsidized by State or federal financial resources include 50 to 150 units. Where the housing element relies upon specific plan areas to accommodate any portion of the City's regional housing need for lower income households, it must also provide an analysis demonstrating the suitability for development in the planning period by describing the status of these sites relative to the specific plan process. According to the City's Zoning Overlay Map, parcels 532-080-004 (55.8 acres) and 419-140-059 (3.31 acres) have been designated for specific plan development, however the element does not describe subdivision status or timing issues for these two HDR sites. Additionally, the 26 acre portion of VHDR parcel 537-190-018, recently part of a split-zoning under Ordinance 1466, appears to also be designated for specific plan development.

The element must document these sites were available to be developed *within the prior 4th cycle planning period*, again considering the timing of the rezone of sites and the processing requirements associated with the level of review for projects proposed within designated specific plan areas. For guidance, refer to the Department's June 30, 2010 AB 1233 memo: [http://www.hcd.ca.gov/hpd/hrc/plan/he/ab\\_1233\\_final\\_dt.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_1233_final_dt.pdf)

2. *Pursuant to Government Code Section 65583.2(c)(3)(A) and (B), the element must identify the zones and densities appropriate to encourage and facilitate the development of housing for lower income households based on factors such as market demand, financial feasibility, and development experience within zones.*

The element identifies and assumes the HDR-20 zone, one VHDR site, and three sites in the DC zone (with densities below the default density) are sufficient to accommodate housing for lower-income households, but does not include analysis to support the assumption. The element must demonstrate zoning or densities can accommodate housing for lower-income households by including either:

- An analysis, including, but not limited to, factors such as market demand, financial feasibility and development experience within identified zone(s) demonstrating how the adopted densities can accommodate the RHNA for lower-income households; or

- Verification Banning chose to adopt appropriate minimum default densities. For communities electing to adopt densities that meet specific standards (at least 30 units per acre for Banning), no analysis is required other than identifying sufficient sites to accommodate the RHNA for lower-income households (Section 65583.2(c)(3)).

The element indicates the current market supports densities of 16-18 du/ac for multifamily housing (pg B-1), and the recent rezoning requiring minimum densities of 20 du/ac as suitable for lower income housing. While the element inventory includes market rate approvals to support an affordability analysis, only one development (50 du/ac) affordable for lower income households has occurred in Banning over the last decade. Further, the element relies on a listing of sites from neighboring San Jacinto (Table H-1), most of which are subsidized developments.

The Department recognizes housing affordable to lower income households requires significant subsidies and financial assistance, especially where the City is attempting to reach greater depths of affordability. Information gathered from local developers, and examples of recent residential projects that provide housing for lower-income households is helpful in establishing the appropriateness of the zone. However, for the purpose of the adequate sites analysis and the appropriateness of zoning, only identifying examples of lower density subsidized housing projects is not sufficient or appropriate to demonstrate that the adequacy of a zone and/or density can accommodate housing affordable to lower-income households.

In lieu of choosing to adopt "default" density standards deemed adequate to meet the "appropriate zoning" test, revisions are necessary to (1) describe market demands and trends; (2) include City and/or developer experience constructing multifamily housing for lower income households in Banning, or, where development has not occurred recently, within the region, and (3) determine an appropriate density range at which development of multifamily residential at rental rates affordable to lower income is financial feasible, considering the development costs and available financing.

In addition, Banning could obtain information from nearby jurisdictions regarding program actions to apply higher densities or overlays to identified residential zones, rather than limiting "by right" affordability provisions to specific parcels. An analysis of appropriate densities should give *recent*, detailed description of specific examples of housing in the region developed at proposed densities affordable to lower-income households and *describe* how existing and proposed policies and resources have and will be applied to facilitate development of affordable housing opportunities.

2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality*

*from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7) (Section 65583(a)(5)).*

**Land Use Controls:** The element must identify and analyze all relevant land use controls and impacts as potential constraints, including the ability to achieve maximum densities and cost and supply of housing. The analysis should also describe past or current efforts to remove identified governmental constraints and the element should include programs to address or remove the identified constraints.

While the element indicates development for lower income households is approved in the HDR-20 at a minimum of 20 du/ac through the rezoning of the site to meet AB 2348 requirements, it also restricts development in all HDR zones to 20 du/ac. The element should analyze whether specifying development at 20 du/ac, prior to the application of a density bonus, poses a constraint to developers.

In addition, the element indicates development on HDR and VHDR sites requires at least two amenities, based upon density ranges. However, while the element briefly describes the types of design amenities applicable to multifamily housing development on the nine recently rezoned HDR-20 and VHDR sites, it should also consider any potential for constraint to development, particularly impacting housing affordable for lower income households, and add programs to mitigate any identified constraints.

Finally, while the element includes Downtown Commercial sites listed on Table H-6 as available for residential development for lower income households at minimum densities of 20 du/ac, the DC zone *requires* first floor commercial as a mixed use on the three recently rezoned sites. The element should analyze this, and any other development standards specific to the DC zone, to determine whether non-residential development standards could act as a constraint to achieving allowable densities for residential development on those sites.

If negative impacts are identified, the element must include programs to remove or mitigate any constraints.

3. *Analyze potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction (Section 65583(a)(7)).*

**Non-governmental Constraints:** While the element generally discusses land value fluctuation and financing impacted by the mortgage crisis around 2008, it should analyze the impacts of current land and construction costs and availability of financing, particularly for lower income housing development in Banning.

Policies and Programs:

1. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

Monitoring and No Net Loss: The element should include a program to annually update the sites inventory by amount, type, and size of vacant and underutilized parcels sufficient to accommodate the City's remaining need, by income, to assist developers in identifying land suitable for residential development, as part of the City's Annual Progress Report (APR), required pursuant to GC 64000.

The element should also include a program to develop and implement a formal ongoing monitoring procedure. The procedure should commit the City to take action where an approval of development (residential, non-residential or mixed use) on sites identified in Table H-6 result in a reduction of potential affordable units below the residential capacity assumed in Table H-6. Appropriate action the City could take would be to identify and designate additional sites to accommodate the shortfall of capacity; within the first year after adoption of the element.

The element could also include a program to review the newly adopted design standard amenities. This could include contacting non-profit affordable housing sponsors, to determine if the costs associated with providing the amenities pose a constraint to development, and include an action to revise the design review standards to mitigate any identified constraints, as necessary.

Attachment 4

Draft 2013-2021 Housing Element

**2013 - 2021  
HOUSING ELEMENT**

**CITY OF BANNING**

**DRAFT**

JANUARY 2, 2014 ~~OCTOBER 23, 2013~~

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## A. Introduction

The Housing Element is the City's primary policy guide for the maintenance, improvement and development of housing within the City of Banning. The Element provides an indication of the need for housing in the community in terms of affordability, availability, adequacy, and accessibility. It provides a strategy to address housing needs and identifies a series of specific housing program actions to meet community needs. A detailed Housing Needs Assessment, Constraints Analysis, and Resources Summary was prepared as part of the Housing Element update and serves as the technical background document to the Housing Element. Together, the two documents comprise the complete Housing Element.

### **PURPOSE OF THE HOUSING ELEMENT**

The Housing Element is the City's official response to the need to provide housing for all economic segments of the community, as well as a legal requirement that housing policy be included as a part of the planning process. The Housing Element provides City officials, residents and other stakeholders the opportunity to plan for the existing and future housing needs in the community. This Housing Element has been prepared in compliance with the 2013-2021 planning cycle for cities in the Southern California Association of Governments (SCAG) region, and identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to housing development; 5) promoting equal housing opportunities; and promoting energy conservation.

### **SCOPE AND CONTENT OF THE HOUSING ELEMENT**

The Housing Element consists of two documents: 1) the Housing Policy Plan, which contains goals, policies, programs and quantified objectives; and 2) the Housing Element Technical Report, which contains the Needs Assessment, Constraints, and Resources chapters. Appendix A of the Technical Report provides an Evaluation of the previous Housing Element and Appendix B includes the detailed Residential Land Inventory for evaluating the City's ability to accommodate its assigned share of regional growth needs for this planning period.

The State Legislature recognizes the role of local general plans, and particularly the Housing Element, in implementing statewide housing goals to provide decent housing and a suitable living environment for all persons. Furthermore, the Legislature stresses continuing efforts toward providing affordable housing for all income groups.

The major concerns of the Legislature with regards to the preparation of Housing Elements are:

- Recognition by local governments of their responsibility in contributing to the attainment of State housing goals;

- Preparation and implementation of City and County Housing Elements that are coordinated with State and federal efforts to achieve State housing goals;
- Participation by local jurisdictions in implementation efforts to attain State housing goals; and
- Cooperation between local, regional and state agencies to address housing needs.

The State Department of Housing and Community Development (HCD) sets forth specific guidelines regarding the scope and content of housing elements.

A number of local and regional plans and programs relate to the Housing Element. A brief description of these plans and programs follows.

#### **RELATED PLANS AND PROGRAMS**

##### **REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)**

State Housing Element Law requires SCAG to prepare a Regional Housing Needs Assessment (RHNA) every eight years to identify existing and future housing needs. For the projection period of January 1, 2014 through October 31, 2021, the RHNA allocation for Banning is 3,792 units. The RHNA process and how the City intends to address this requirement is discussed further in the Resources section of the Technical Report.

##### **RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS**

The Banning General Plan was comprehensively updated in 2006 and is comprised of 21 elements grouped in four major components:

- *Community Development*
- *Environmental Resources*
- *Environmental Hazards*
- *Public Services and Facilities*

The Housing Element is part of the *Community Development* component of the General Plan, which also includes the Land Use, Economic Development, Circulation, and Parks and Recreation Elements.

As required by state law, internal consistency is maintained among the various elements of the General Plan. For example, the framework for residential development established in the Land Use Element is reflected in the land inventory analysis of the Housing Element. The Land Use Element identifies residential land use designations at various densities that will facilitate the provision of a wide range of housing types for all income groups. The Circulation Element supports the Land Use and Housing Elements by identifying roadways, transit, pedestrian, and bicycle facilities that are needed to provide access and mobility for residents. Other elements that address public safety or

infrastructure issues help to ensure that adequate public services and facilities will be available to support residential developments. Whenever one element of the General Plan is amended, the other elements are reviewed and modified, as necessary, to ensure consistency.

Government Code Sec. 65302 requires amendments to the Safety and Conservation elements to include analysis and policies regarding flood hazard and management information upon each revision of the Housing Element. If necessary, amendments to the Housing Element will be processed concurrently in order to maintain consistency between elements.

State law also requires that water and sewer providers grant service priority to new developments with units that are affordable to lower-income households. The Housing Element will be transmitted to these providers upon adoption of the element to ensure that they have up-to-date information regarding the housing needs and objectives in Banning.

Senate Bill 244 of 2011 amended the *Government Code* and *Water Code* to require cities and counties to analyze unincorporated island, fringe and legacy communities and amend the Land Use Element of the General Plan prior to or concurrent with the next update of the Housing Element. This bill also imposes requirements on Local Agency Formation Commissions (LAFCOs) regarding annexations and the analysis of municipal services in disadvantaged unincorporated communities (DUCs). According to Riverside County LAFCO, there are no DUCs within the Banning area.

#### COMMUNITY PARTICIPATION

Section 65583(c)(5) of the Government Code states that "the local government shall make diligent efforts to achieve public participation of all the economic segments of the community in the development of the Housing Element, and the program shall describe this effort."

The City's efforts to encourage public participation along with a summary of the comments received during the update process are presented in **Appendix C** of the Technical Report.

During the required HCD review period, copies off the Draft Housing Element were made available to interested parties on the City's website, at City Hall, the Banning Library and the Community Center. In addition, a public meetings and hearings to review the draft Housing Element were held by the Planning Commission and City Council. Notification was published in the local newspaper in advance of each hearing, and direct notices were mailed to interested individuals.

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115

## Housing Plan

The purpose of the Housing Plan is to formulate a set of Housing Element Action Programs that will guide the City of Banning and all of its housing stakeholders toward the preservation, improvement and development of housing. The City intends to create a municipal climate that encourages a variety of housing types and affordability levels to meet the needs of residents at all income levels.

The programs described below establish specific actions, time frames and objectives consistent with the City's housing goals. Department/agency responsibilities and funding sources are also indicated.

### A. GOALS AND POLICIES

#### **CONSERVE AND IMPROVE AFFORDABLE HOUSING**

Substandard and deteriorating housing units, in addition to the obvious problems of blight and appearance, can expose occupants to a variety of hazards ranging from electrical fire to toxic substances and materials used in construction. A number of factors affect the life expectancy of a housing unit, such as quality of workmanship, age of structure, location, type of construction, and degree of maintenance. As a city with a large number of older housing units, it is important that on-going maintenance programs are implemented in Banning. In addition to rehabilitation efforts, conservation of the existing stock of affordable housing is also important, as the cost to preserve existing affordable housing is often lower than replacing the units.

#### ***Housing Goal 1: Conserve, improve, and rehabilitate existing housing.***

- Policy 1.1:** Develop and foster activities to increase the health, safety, and property values of the City's existing housing stock.
- Policy 1.2:** Preserve existing single-family neighborhoods.
- Policy 1.3:** Encourage continued and new investments in established communities.
- Policy 1.4:** Monitor the status of at-risk multifamily rental housing units, work with potential nonprofit purchasers/managers as appropriate, and explore funding sources available to preserve the at-risk units.

**ADEQUATE HOUSING SITES FOR NEW HOUSING DEVELOPMENT**

Economic forces are driving jobs and housing development eastward in Riverside County, which will result in increased pressure in Banning for new housing opportunities. Although the recent housing market downturn has interrupted this pattern of rapid growth, history suggests that the pause will be temporary and the long-term prospect for the Inland Empire is continued economic expansion.

To keep pace with future growth, the Southern California Association of Governments (SCAG) has identified a need for 3,792 new housing units in Banning during the January 1, 2014 through October 31, 2021 planning period. New housing developments should provide a range of housing types and price levels to allow for the upward mobility of Banning residents, as well as affordable housing opportunities for households of modest means.

**Housing Goal 2: Provide adequate sites for new residential construction to meet the needs of all segments of the community without compromising the character of the City.**

**Policy 2.1:** Provide adequate sites for a range of new housing construction to meet the Regional Housing Need Assessment (RHNA) for Banning of 3,792 units during the 2014-2021 planning period.

**FACILITATE DEVELOPMENT OF AFFORDABLE HOUSING AND HOUSING FOR PERSONS WITH SPECIAL NEEDS**

New construction is a major source of housing for prospective homeowners and renters. However, the cost of new construction can be high in comparison to housing preservation programs. In addition, market-rate new construction may not provide housing that is affordable, or adequate, for special needs populations such as the elderly, persons with disabilities, and homeless. Incentive programs such as density bonuses offer a cost-effective means of promoting affordable housing development. Public sector assistance can also promote the construction of affordable housing that meets the needs of all segments of the community. Banning is fortunate in that the cost of land is relatively low in comparison to much of Southern California, which increases the feasibility of affordable housing development.

**Housing Goal 3: Assist in the development of housing that is affordable to all segments of the community.**

**Policy 3.1:** Support the development of housing affordable to all income groups by utilizing a variety of public and private efforts.

**Policy 3.2:** Assist the development of housing that targets the needs of special populations, including the elderly, persons with disabilities, and homeless.

**Policy 3.3:** Promote the development of attractive and safe housing to meet community needs.

#### **REMOVE GOVERNMENTAL CONSTRAINTS TO HOUSING PRODUCTION AND AFFORDABILITY**

Under current State law, the Housing Element must address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

**Housing Goal 4: Remove governmental constraints to the provision of housing to the greatest extent feasible and legally permissible.**

**Policy 4.1:** Promote efficient and creative alternatives to help reduce governmental constraints.

**Policy 4.2:** Provide incentives and regulatory concessions for affordable and senior housing.

**Policy 4.3:** Streamline the City's development review and approval process to facilitate housing construction while also ensuring that new development meets all applicable standards.

#### **EQUAL HOUSING OPPORTUNITIES**

Housing should be made available to all persons regardless of race, religion, sex, family size, marital status, national origin, color, age, disability, or income. To make adequate provisions for the housing needs of all segments of the community, the City should promote equal and fair housing opportunities for all residents.

**Housing Goal 5: Promote equal opportunity for housing throughout the City of Banning.**

**Policy 5.1:** Support efforts to eliminate discrimination in the sale or rental of housing with regard to race, religion, disability, gender, family size, marital status, national origin, or income.

**Policy 5.2:** Continue to further fair housing choices by actively expanding housing opportunities and removing impediments to fair housing.

**Policy 5.3:** Encourage the development or renovation of residential units that are accessible to disabled persons or are adaptable for conversion to residential use by disabled persons.

**Policy 5.4:** Accommodate housing for persons with special needs, including emergency shelters and transitional housing, in compliance with applicable State law.

**ENERGY CONSERVATION AND SUSTAINABLE RESIDENTIAL DEVELOPMENT**

Energy conservation can reduce development cost as well as ongoing utility bills for residents. City housing policies can also promote long-term sustainability through efficient land use and transportation planning to reduce fuel usage and travel cost.

**Housing Goal 6: Promote residential energy conservation and sustainable development.**

**Policy 6.1** Support energy conservation and sustainable residential development through construction technology and land use planning.

**B. HOUSING PROGRAMS**

This section describes the programs that will implement Housing Element goals and policies. The housing programs define the specific actions the City will undertake in order to achieve the goals for the current planning period.

**1. Code Enforcement**

The City will identify potential code violations, utilize property maintenance inspections and work with property owners to resolve code and property maintenance issues to maintain the quality of housing units in the City. The City has brought Code Enforcement and Building Inspection staff under one department, and engaged in a cross-training effort to more actively and efficiently address code violations and improve communication with owners of properties in need of improvement.

**Program Objectives:** Decrease the number of unresolved code violations within the City and increase the number of improved properties.

**Responsible Agency:** Community Development Department

**Funding Source:** Community Development Department budget.

**Schedule:** Continuous throughout the planning period.

**2. Housing Rehabilitation Program**

The City will continue to pursue grant programs such as the Riverside County Home Improvement Program to provide loans to eligible lower-income families for necessary home repair and rehabilitation work, including room additions to alleviate overcrowding. The City will continue to publicize assistance offered by the County, including flyers available at the City Planning counter and information posted on the City's website. The City will prioritize funding as it becomes available to target projects

benefitting extremely-low-income households. To the extent feasible, projects may also be eligible for deferral or waiver of City application and processing fees.

**Program Objectives:** Reduced number of substandard properties.  
**Responsible Agency:** Community Development Department.  
**Funding Source:** Grant funds  
**Schedule:** Continuous throughout the planning period.

### 3. Conservation of Existing and Future Affordable Units

Banning has several assisted affordable housing developments, although none is at risk of conversion to market rate during the current planning period. The City will monitor the status of these projects and take steps to preserve affordability should any become at-risk of conversion in the future.

**Program Objectives:** Monitor the status of assisted projects.  
**Responsible Agency:** Community Development Department, U.S. Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development (HCD), and the Housing Authority of Riverside County (HARIVCO)  
**Funding Source:** HUD Section 8 vouchers, other funding sources as available.  
**Schedule:** Throughout the planning period

### 4. Section 8 Rental Assistance

The Section 8 Rental Assistance Program provides rental subsidies to very-low-income (up to 50 percent of areawide median income – [AMI]) family and elderly households who spend more than 30 percent of their income on rent. The subsidy represents the difference between 30 percent of monthly income and the actual rent. Section 8 assistance is issued to the recipients as vouchers, which permit tenants to choose their own housing and rent units beyond the federally determined fair market rent in an area, provided the tenants pay the extra rent increment.

**Program Objectives:** Continue to support the HARIVCO's applications for additional Section 8 allocations and efforts to provide vouchers for lower-income residents.  
**Responsible Agency:** Housing Authority of Riverside County  
**Funding Source:** Federal HUD Section 8 program  
**Schedule:** Throughout the planning period

## 5. Adequate Sites for Residential Development

The General Plan Land Use Element and the Zoning Code establish the regulatory framework for residential development. The Land Use Element provides for a variety of residential types, ranging from lower-density single-family houses to higher-density apartments and condominiums and mixed-use development.

A significant portion of the inventory of sites for higher-density housing is located in large parcels, planned developments or areas where approval of a specific plan may be required. In some cases, large parcels must be subdivided to create suitable building sites prior to construction. When large sites must be divided into smaller parcels or a specific plan is required prior to development, the City facilitates this process through pre-application meetings to clarify procedures, concurrent priority processing of subdivision maps with specific plans or any other required approvals, and incentives such as density bonus and modified development standards when the project includes affordable housing. The City has a successful track record of facilitating development applications, and will continue to work cooperatively with developers to streamline the permit process for large parcels requiring subdivisions or approval of a specific plan.

The City will monitor future development approvals and continue to ensure that adequate sites are available throughout the planning period to accommodate the City's share of regional housing need identified in the Regional Housing Needs Assessment, as required by the no net loss provisions of Government Code Sec. 65863.

**Program Objectives:** ~~Maintain adequate residential sites with appropriate zoning to accommodate Banning's regional housing needs.~~

- The City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels sufficient to accommodate the City's remaining need, by income, to assist developers in identifying land suitable for residential development. As part of the City's Annual Progress Report (APR), required pursuant to GC 64000, the City must report on the number of extremely low-, very low-, low-, and moderate-income units constructed annually.
- To ensure sufficient residential capacity for units affordable to lower-income households is maintained within the planning period to accommodate the identified regional need for lower-income households, the City will develop and implement a formal ongoing (project by project) monitoring procedure, pursuant to Government Code Section 65863.
- Should an approval of development (residential, commercial or mixed-use) result in a reduction of capacity below the residential capacity assumed on sites needed to accommodate the remaining need for lower-income households, as assumed in Tables B-2, B-4 and B-5, the City will immediately identify and zone sufficient sites to accommodate the shortfall.
- The City will offer the following incentives for the development of affordable housing including but not limited to priority processing of subdivision maps and

specific plans that include affordable housing units, expedited review for the subdivision of larger sites into buildable lots, financial assistance (based on availability of federal, state, local foundations, and private housing funds) and modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis.

**Responsible Agency:** Community Development Department  
**Funding Source:** Community Development Department budget  
**Schedule:** Throughout the planning period

#### 6. Facilitate Development of Affordable and Special Needs Housing

In order to facilitate the development of housing for low- and moderate-income households and persons with disabilities (including developmental disabilities), the City will implement the following actions:

- Provide administrative assistance to developers seeking available state and federal funding and/or tax credits for the construction of low- and moderate-income housing
- Facilitate projects that incorporate affordable units and accessible units by granting modifications to development standards, expedited processing, or financial incentives consistent with state law.
- Affordable housing developers will be contacted each year to solicit interest and apprise them of available assistance programs.
- Targeted assistance will be prioritized for special needs housing and extremely-low-income (ELI) units through density bonuses and/or regulatory incentives, modified development standards and fee deferrals, when feasible.
- Coordinate with the Inland Regional Center regarding the needs and assistance programs targeted for persons with developmental disabilities, and make information available on the City website.
- Clarify development standards in the VHDR zone as necessary to facilitate affordable housing development.
- Continue to monitor residential development to evaluate whether the required design amenities are acting as an unreasonable constraint on development. If the requirements are found to be an unreasonable constraint, a Code amendment will be initiated to modify the design requirements.

**Program Objectives:** Facilitate affordable housing development commensurate with the RHNA and the production of accessible and supportive housing for persons with disabilities.

**Responsible Agency:** Community Development Department

<b>Funding Source:</b>	Community Development Department budget
<b>Schedule:</b>	Contact affordable housing developers and the Inland Regional Center annually; assist developers with applications for funding assistance upon request; <u>initiate a Zoning Code amendment in 2014 to clarify development standards in the VHDR zone.</u>

## 7. Infill and Mixed-Use Housing Development

Infill housing and mixed-use development helps to promote investment in older neighborhoods while also contributing to meeting the community's housing needs. The City has targeted the Downtown Commercial (DC) area for special incentives for multi-family, SRO and mixed-use development to stimulate revitalization. The downtown area is particularly well-suited to affordable and special needs housing due to the availability of employment, services and transit.

Since many parcels in the downtown are relatively small, the City will encourage consolidation of adjacent parcels to enhance development feasibility by providing a lot consolidation density incentive of 5% when two or more parcels totaling at least 0.5 acre are consolidated, and 10% when two or more parcels totaling at least 1.0 acre are consolidated. This density incentive will be in addition to the density bonus currently allowed. City incentives will also include consolidated permit processing, reduced fees for parcel mergers or lot line adjustments, density bonus and modified development standards.

The DC district zoning regulations will also be amended to increase allowable base densities to 24 units/acre for any project that meets the minimum affordability standards under state Density Bonus law (e.g., 5% very-low- or 10% low-income units). The City will also provide administrative and technical assistance with grant applications for affordable or special needs housing developments in the downtown area.

In recent years the City has facilitated infrastructure upgrades such as water lines and electrical service in the downtown. In order to incentivize development in the downtown area, the City will prioritize future Capital Improvement Program funds for downtown infrastructure improvements, if feasible.

The City will also review development standards for the General Commercial (GC) zone and consider appropriate revisions to facilitate revitalization and mixed-use development in this area. The GC zone is located to the west of downtown along Ramsey Street in the area known as "The Midway" and also along the south side of the I-10 freeway.

**Program Objectives:** Facilitate development of multi-family and mixed-use development in the downtown and nearby areas, with special emphasis on housing affordable to low- and moderate-income households or persons with special needs.

**Responsible Agency:** Community Development Department  
**Funding Source:** Grant funds; CIP Budget  
**Schedule:** Zoning amendment by June 2014.  
 Publicize development opportunities by contacting affordable housing developers annually.

#### 10. Mortgage Credit Certificate Program

A Mortgage Credit Certificate (MCC) entitles qualified home buyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid during the year on a home mortgage. This tax credit allows the buyer to qualify more easily for a loan by increasing the effective income of the buyer. The Riverside County MCC Program provides for a 15% rate which can be applied to the interest paid on the mortgage loan. The borrower can claim a tax credit equal to 15% of the interest paid during the year. Since the borrower's taxes are being reduced by the amount of the credit, this increases the take-home pay by the amount of the credit. The buyer takes the remaining 85% interest as a deduction. When underwriting the loan, a lender takes this into consideration and the borrower is able to qualify for a larger loan than would otherwise be possible. The City will provide referral information regarding the MCC program on the City website, at City Hall and other public locations.

**Program Objectives:** Provide information regarding the MCC Program to eligible home buyers.  
**Responsible Agency:** Riverside County Economic Development Agency (EDA) and participating lenders  
**Funding Source:** Federal tax credits and EDA  
**Schedule:** Throughout the planning period

#### 11. Fair Housing Services

Banning is not an "entitlement city" and works cooperatively with the County of Riverside, which provides fair housing services to all unincorporated areas of the county and non-entitlement cities. Fair housing services offered through the County include counseling and information on potential discrimination and landlord/tenant problems; special assistance for ethnic minorities and single-parent households; and bilingual housing literature. Information regarding available services from the County will be provided at City Hall, on the City website, and at other governmental offices within the city. In addition, the City will work cooperatively with the County of Riverside to distribute fair housing information annually.

**Program Objectives:** Continue to work with the County of Riverside to provide fair housing services to residents of Banning.  
**Responsible Agency:** Riverside County

**Funding Source:** Riverside County; Community Development Department budget

**Schedule:** Throughout the planning period

## 12. Reasonable Accommodation in Housing for Persons with Disabilities

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act require local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. The Zoning Code establishes administrative procedures for reviewing and approving such requests in conformance with state law. The City will continue to implement this ordinance.

**Program Objectives:** Continue to process requests for reasonable accommodation in conformance with state law and the Development Code.

**Responsible Agency:** Community Development Department

**Funding Source:** Community Development Department budget

**Schedule:** Throughout the planning period

## 13. Residential Energy Conservation

With the adoption of AB 32, California's greenhouse gas legislation, energy conservation is a growing concern. In addition to helping to mitigate greenhouse gas emissions, residential energy efficiency can reduce home heating and cooling costs.

- a. Support the use of innovative building techniques and construction materials for residential development, such as energy efficient buildings that utilize solar panels and sustainable building materials that are recyclable.
- b. Encourage maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program and the Western Riverside Council of Governments (WRCOG) HERO Program, that assist homeowners in providing energy conservation measures.
- c. Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.
- d. Encourage energy conservation devices including but not limited to lighting, water heater treatments, solar energy systems for all residential projects.

**Program Objectives:** Work cooperatively with property owners, utility companies and other government agencies to reduce energy use in residential developments.

**Responsible Agency:** Community Development Department

**Funding Source:** Community Development Department budget; grant programs, as available

**Timeline:** Throughout the planning period

### C. QUANTIFIED OBJECTIVES

The City's quantified objectives for the development, rehabilitation and conservation of housing during the 2013-2021 planning period are summarized in the following table. The accomplishment of these objectives will depend on general economic conditions and the availability of funding assistance.

Income Category	New Construction	Rehabilitation	Conservation/ Preservation**
Extremely-Low	436	*	--
Very Low	436	*	-
Low	593	*	-
Moderate	685	*	-
Above Moderate	1,642	-	-
Totals	3,792	*	-

Notes:

\*depending on available funding to replace lost redevelopment revenues

\*\*No assisted units at risk (see Technical Report Table 18)

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**2013-2021  
HOUSING ELEMENT  
TECHNICAL REPORT**

**CITY OF BANNING**

**DRAFT**

**JANUARY 2, 2014 ~~OCTOBER 23, 2013~~**

## TABLE OF CONTENTS

I.	Introduction.....	1
II.	Housing Needs Assessment.....	3
	Community Profile.....	3
	Population Characteristics.....	3
	Employment Characteristics.....	6
	Household Characteristics.....	8
	Special Needs Populations.....	11
	Housing Stock Characteristics.....	16
	Assisted Housing At-Risk of Conversion.....	21
	Growth Needs 2014-2021.....	21
III.	Housing Constraints.....	23
	Governmental Constraints.....	23
	Infrastructure and Environmental Constraints.....	35
	Market Constraints.....	36
IV.	Housing Resources.....	39
	Land Resources.....	39
	Financial Resources.....	40
	Energy Conservation Opportunities.....	42

Appendix A: Evaluation of the 2008-2013 Housing Element

Appendix B: Residential Land Inventory

Appendix C: Public Participation Summary

Appendix D: Acronyms and Glossary

**LIST OF TABLES**

Table 1	Population Trends, 1990-2013 – Banning vs. Riverside County .....	4
Table 2	Age Distribution – Banning vs. Riverside County .....	5
Table 3	Race/Ethnicity – Banning vs. Riverside County .....	6
Table 4	Labor Force – Banning vs. Riverside County .....	6
Table 5	Employment by Occupation .....	7
Table 6	Job Location for Banning Residents.....	7
Table 7	Housing by Type – Banning vs. Riverside County .....	8
Table 8	Median Household Income – Banning vs. Riverside County .....	9
Table 9	Overpayment by Income and Tenure .....	10
Table 10	Overcrowding – Banning vs. Riverside County .....	11
Table 11	Elderly Households by Tenure .....	12
Table 12	Household Type by Tenure .....	13
Table 13	Household Size by Tenure.....	15
Table 14	Housing by Type – Banning vs. Riverside County .....	16
Table 16	Age of Housing Stock – Banning vs. Riverside County .....	18
Table 17	Income Categories and Affordable Housing Costs – Riverside County .....	19
Table 18	House and Condo Median Sales Prices, 2012 .....	19
Table 19	Rental Market Data – Banning .....	20
Table 20	Inventory of Assisted Rental Housing.....	21
Table 21	Regional Housing Growth Needs 2014-2021.....	22
Table 22	Development Standards for RM, RMH, RH, and RVH Zones .....	25
Table 23	Off-Street Parking Requirements .....	27
Table 24	Permitted Residential Uses by Zoning District .....	27
Table 25	Development Fees .....	32
Table 26	Development Review Summary .....	35
Table 27	Residential Land Inventory Summary vs. RHNA .....	39

**LIST OF FIGURES**

Figure 1	Population Growth 1990-2013 – Banning vs. Riverside County .....	4
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## I. Introduction

A successful strategy for improving housing conditions and expanding housing opportunities must be preceded by an assessment of the housing needs of the community and region. This Housing Element Technical Report for the City of Banning discusses the major components of assessing housing needs, including trends in population, households, and types of housing available in Banning.

The technical report examines the following topics:

- Population, employment, household, and housing characteristics;
- Constraints on housing production; and
- Available housing resources.

This Housing Element Technical Report serves as a foundation for the policies and programs presented in the Housing Plan for the 2013-2021 planning period.

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## II. Housing Needs Assessment

This section of the Housing Element Technical Report examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the 2014-2021 Regional Housing Needs Assessment (RHNA) are examined. This analysis provides the basis for developing a successful housing strategy that meets the needs of the community.

The Housing Needs Assessment utilizes the most recent data from the U.S. Census, the California Department of Finance (DOF), the California Employment Development Department (EDD), the Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data were obtained through field surveys and from private vendors.

### Community Profile

The City of Banning is located in the San Geronio Pass area adjacent to US Interstate 10 in west-central Riverside County. The City was incorporated in 1913, and encompasses approximately 23.2 square miles. During the 2013-2021 planning period residential growth is expected to occur on land within the existing City limits as well as on adjacent areas within the Sphere of Influence as it is annexed.

Riverside County is part of the "Inland Empire," which provides less expensive housing options for many people who work in Los Angeles and Orange counties are unable to afford the higher housing costs in those coastal counties.

To avoid serving simply as "bedroom" communities for adjacent counties, Riverside County jurisdictions, including Banning, are working to attract new businesses to provide employment opportunities for local residents. This also helps promote a more balanced jobs/housing ratio, reduces the need for long commutes, and improves the local air quality and quality of life in general.

### Population Characteristics

#### *Population Growth Trends*

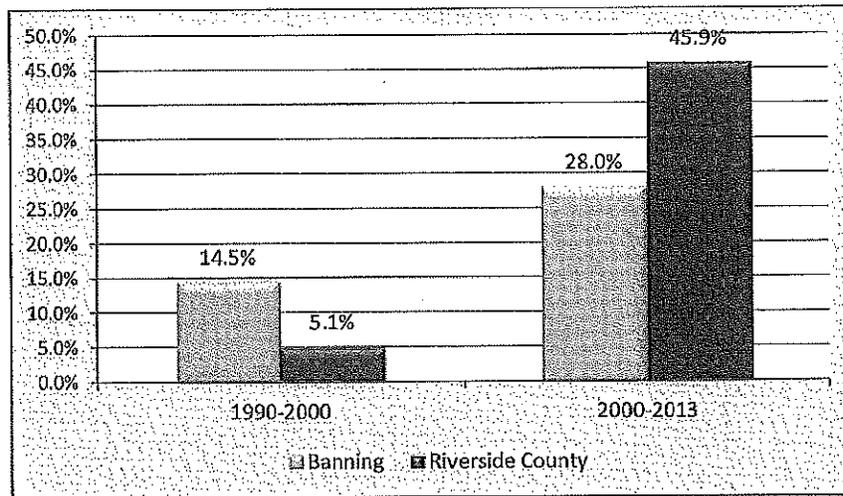
According to the Census Bureau, Banning's population increased from 20,572 in 1990 to over 30,000 in 2013 (see Table 1 and Figure 1). Although the City has continued to experience strong growth in the past decade, its rate of growth has been significantly lower than for Riverside County as a whole since 2000. The city's 2013 population of 30,170 represented only 1.3% of the county's total population of 2,255,059.

**Table 1**  
**Population Trends, 1990-2013 –**  
**Banning vs. Riverside County**

	1990	2000	2013	Growth 1990-2000	Growth 2000-2013
Banning	20,572	23,562	30,170	14.5%	28.0%
Riverside County	1,470,413	1,545,387	2,255,059	5.1%	45.9%

Source: U.S. Census, California Dept. of Finance Table E-5 (2012)

**Figure 1**  
**Population Growth 1990-2013 –**  
**Banning vs. Riverside County**



**Age Characteristics**

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. Traditionally, both the young adult population (20-34) and the elderly population (65+) tend to require low to moderate cost, smaller units. Persons between 35 to 54 years old usually reside in more expensive, larger units because they typically have higher incomes and larger households.

Table 2 provides a comparison of the city’s and county’s population by age group in 2010. This table shows that Banning has a substantially larger proportion of senior citizens than Riverside County as a whole. Persons age 65 and older comprise about 26% of the city’s population while these groups represent less than 12% countywide. The median age of the city’s population is 42.3 years compared to 32.7 years for the county as a whole. This age profile is influenced by the

large senior communities of Sun Lakes (3,327 homes) and Serrano del Vista (246 homes), along with four senior mobile home parks with 648 homes. Together these developments represent 39% of all housing units in the city. However, nation-wide demographic trends suggest an increasing need for senior housing as the “Baby Boom” generation (persons born between 1946 and 1964) enter their retirement years. The oldest “Boomers” turned 65 in 2011, and the 65+ age group is expected to be the fastest growing segment of the population over the next 50 years<sup>1</sup>.

**Table 2**  
**Age Distribution –**  
**Banning vs. Riverside County**

Age Group	Banning		Riverside County	
	Persons	%	Persons	%
Under 5 years	1,840	6.2%	162,438	7.4%
5 to 9 years	1,839	6.2%	167,065	7.6%
10 to 14 years	1,942	6.6%	177,644	8.1%
15 to 19 years	2,009	6.8%	187,125	8.5%
20 to 24 years	1,877	6.3%	154,572	7.1%
25 to 29 years	1,784	6.0%	143,992	6.6%
30 to 34 years	1,514	5.1%	138,437	6.3%
35 to 39 years	1,397	4.7%	143,926	6.6%
40 to 44 years	1,353	4.6%	149,379	6.8%
45 to 49 years	1,621	5.5%	152,722	7.0%
50 to 54 years	1,603	5.4%	140,016	6.4%
55 to 59 years	1,559	5.3%	114,765	5.2%
60 to 64 years	1,604	5.4%	98,974	4.5%
65 to 69 years	1,713	5.8%	78,495	3.6%
70 to 74 years	1,710	5.8%	62,103	2.8%
75 to 79 years	1,747	5.9%	49,003	2.2%
80 to 84 years	1,346	4.5%	36,793	1.7%
85 years and over	1,145	3.9%	32,192	1.5%
Total	29,603	100%	2,189,641	100%
Median age	42.3		32.7	

Source: 2010 Census, Table DP-1

### *Race/Ethnicity Characteristics*

The racial and ethnic composition of the city differs from the county in that a slightly lower percentage of city residents are Hispanic/Latino, and a higher percentage of city residents are non-Hispanic white (Table 3). Approximately 41% of city residents are Hispanic/Latino contrasted with 46% for the county as a whole. Non-Hispanic white residents comprise 43% of the city’s population compared with 40% of the county’s residents.

<sup>1</sup> Source: California Department of Finance, Report P-1, January 2013

**Table 3**  
**Race/Ethnicity –**  
**Banning vs. Riverside County**

Racial/Ethnic Group	Banning		Riverside County	
	Persons	%	Persons	%
Not Hispanic or Latino	17,422	58.9%	1,194,384	54.5%
-White	12,858	43.4%	869,068	39.7%
-Black or African American	2,023	6.8%	130,823	6.0%
-American Indian/Alaska Native	365	1.2%	10,931	0.5%
-Asian	1,510	5.1%	125,921	5.8%
-Native Hawaiian/Pacific Islander	34	0.1%	5,849	0.3%
-Other races or 2+ races	632	2.1%	51,792	2.4%
Hispanic or Latino (any race)	12,181	41.1%	995,257	45.5%
Total	29,603	100%	2,189,641	100%

Source: 2010 Census, Table DP-1

## Employment Characteristics

### *Occupation and Labor Participation*

According to recent Census estimates, approximately 44% of Banning residents were in the civilian labor force compared to 62% for the county as a whole (Table 4). (The labor force includes employed and unemployed persons aged 16 years and above.) This smaller labor force percentage reflects the larger proportion of retirement-age residents in Banning.

**Table 4**  
**Labor Force –**  
**Banning vs. Riverside County**

Labor Force Status	Banning		Riverside County	
	Persons	%	Persons	%
Population 16 years and over	23,289	100%	1,571,629	100%
In labor force	10,279	44%	978,372	62%
Civilian labor force	10,279	44%	974,178	62%
Employed	9,299	40%	865,088	55%
Unemployed	980	4%	109,090	7%
Armed Forces	0	0%	4,194	0%
Not in labor force	13,010	56%	593,257	38%

Source: Census 2006-2010 ACS, Table DP3

As shown in Table 5, occupations of Banning residents were fairly evenly distributed among occupation categories, with sales/office representing the largest group with 28% of residents and management/business with 25% of residents.

**Table 5**  
**Employment by Occupation**

Occupation	Banning	
	Persons	%
Civilian employed population 16 years and over	9,299	100%
Management, business, science, and arts occupations	2,314	25%
Service occupations	1,845	20%
Sales and office occupations	2,559	28%
Natural resources, construction, and maintenance occupations	1,149	12%
Production, transportation, and material moving occupations	1,432	15%

Source: U.S. Census 2006-2010 ACS, Table DP3

### *Job Location*

According to recent Census data, approximately 81 percent of employed Banning residents worked in Riverside County, and approximately 31 percent were employed within the city limits (Table 6).

**Table 6**  
**Job Location for Banning Residents**

Workplace Location	%
Worked in state of residence	99.9%
Worked in county of residence	80.9%
Worked in place of residence	31.0%
Worked outside county of residence	19.0%
Worked outside state of residence	0.1%

Source: Census 2006-2010 ACS, Table S0801

## Household Characteristics

### *Household Composition and Size*

Household characteristics are important indicators of the type of housing needed in a community. The Census defines a household as all persons who occupy a housing unit, which may include families related through marriage or blood, unrelated individuals living together, or individuals living alone. People living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

According to the 2010 Census, husband/wife families represented 47% of Banning households compared to 55% for the County as a whole. About 29% of Banning households were persons living alone -- a much larger proportion than the entire County with just 19%. Nearly half of all households in the city included someone 65 years of age and older, compared to just 27% for Riverside County. The average household size was 2.61 persons compared to 3.14 for the County as a whole.

**Table 7**  
**Housing by Type –**  
**Banning vs. Riverside County**

Household Type	Banning		Riverside County	
	Households	%	Households	%
<b>Family households:</b>	7,186	66.3%	510,241	74.4%
Husband-wife family	5,106	47.1%	376,381	54.8%
With own children under 18 years	1,517	14.0%	185,194	27.0%
Male householder, no wife present	592	5.5%	42,845	6.2%
With own children under 18 years	294	2.7%	22,059	3.2%
Female householder, no husband present	1,488	13.7%	91,015	13.3%
With own children under 18 years	737	6.8%	49,824	7.3%
<b>Nonfamily households:</b>	3,652	33.7%	176,019	25.6%
Householder living alone	3,092	28.5%	132,494	19.3%
Households with individuals under 18 years	3,083	28.4%	294,200	42.9%
Households with individuals 65 years and over	5,268	48.6%	187,484	27.3%
<b>Total households</b>	<b>10,838</b>	<b>100%</b>	<b>686,260</b>	<b>100%</b>
<b>Average household size</b>	<b>2.61</b>		<b>3.14</b>	

Source: 2010 Census, Table DP-1

### *Household Income and Overpayment*

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to recent Census data, the median household income in Banning was \$37,373, which was less than two-thirds the Riverside County median income of \$58,365 (Table 8). This large difference may be at least partly explained by the higher proportion of senior citizens in Banning.

**Table 8**  
**Median Household Income –**  
**Banning vs. Riverside County**

Jurisdiction	Median Income	% of County Median Income
Banning	\$37,373	64%
Riverside County	\$58,365	100%

Source: U.S. Census, 2007-2011 ACS

The income earned by a household is an important indicator of the household's ability to acquire adequate housing. While upper income households have more discretionary income to spend on housing, lower- and moderate-income households are more limited in the range of housing that they can afford. Typically, as household income decreases, the incidence of overpayment and overcrowding increases.

The following income categories are used in Housing Element analyses:

- **Extremely-low-income households** earn 30% or less of the Area (county) Median Income (AMI), adjusted for household size;
- **Very-low-income households** earn between 31% and 50% of the AMI, adjusted for household size;
- **Low-income households** earn between 51% and 80% of the AMI, adjusted for household size;
- **Moderate-income households** earn between 81% and 120% of the AMI, adjusted for household size; and,
- **Above-moderate-income households** earn over 120% of the AMI, adjusted for household size.

State and federal standards consider a household as overpaying for housing if it spends more than 30% of its gross income on housing. A household spending more than it can afford for housing has less money available for other necessities and emergency expenditures. Very-low-income households overpaying for housing are more likely to be at risk of becoming homeless than other households. Renter households overpay more often than owner households because of their typically lower incomes. Compared to renters, overpayment by owners is less of a concern because homeowners have the option to refinance the mortgage, or to sell the house and move into rentals or buy a less expensive home.

Recent Census data reported that about 52% of lower-income owners and 88% of lower-income renters in Banning overpaid for housing (Table 9). Overpayment was most prevalent among extremely-low-income households.

**Table 9**  
**Overpayment by Income and Tenure**

Income Category	Owners		Renters	
	Households	Percent	Households	Percent
Extremely low households	370		405	
Households overpaying	350	94.6%	405	100.0%
Very low households	1,355		1,215	
Households overpaying	730	53.9%	1,055	86.8%
Low households	1,985		545	
Households overpaying	830	41.8%	445	81.7%
<b>Subtotal: All lower-income households</b>	<b>3,710</b>		<b>2,165</b>	
<b>Subtotal: Households overpaying</b>	<b>1,910</b>	<b>51.5%</b>	<b>1,905</b>	<b>88.0%</b>
Moderate households	1,900		265	
Households overpaying	450	23.7%	80	30.2%
Above moderate households	2,240		595	
Households overpaying	355	15.8%	0	0.0%

Source: U.S. Department of Housing and Urban Development, CHAS, based on the 2006-2008 ACS, Table 15.

### *Extremely Low Income Households*

Following the passage of AB 2634 in 2006, state law requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. Extremely-low-income is defined as less than 30% of area median income, adjusted for household size. As of 2013 the area median income in Riverside County is \$65,000<sup>2</sup>. For extremely-low-income households, this results in an income of \$19,500 or less. Households with extremely low-incomes have a variety of housing problems and needs.

### *Existing Needs*

As noted in Table 9, recent Census data estimated that there are 370 ELI owner households and 405 ELI renter households in Banning. Of these, 95% of owners and 100% of renters were reported as overpaying for housing.

### *Projected Needs*

The projected housing need for extremely-low-income households is assumed to be 50% of the very-low-income regional housing need of 872 units. As a result, the City has a projected need for 436 new extremely-low-income units during the 2014-2021 planning period. The resources and programs to address this need are the same as for other lower-income housing in general, and are discussed elsewhere in the Housing Element and Technical Report. Because the needs of extremely-low-income households overlap extensively with other special needs groups, further analysis and resources for these households can be found in the Housing Needs Assessment/

<sup>2</sup> California Department of Housing and Community Development, *State Income Limits for 2013*, 2/25/2013

Special Needs Populations and Housing Constraints/Provision for a Variety of Housing discussions in this Technical Report.

### *Overcrowding*

An overcrowded household is defined by the Census Bureau as more than one person per room, excluding bathrooms, kitchens, hallways, and porches. A severely overcrowded household is defined as more than 1.5 persons per room. Overcrowding results from a lack of affordable housing and/or a lack of available housing units of adequate size. Table 10 summarizes overcrowding for the City of Banning and Riverside County.

**Table 10**  
**Overcrowding –**  
**Banning vs. Riverside County**

Occupants per Room	Banning		Riverside County	
	Units	%	Units	%
Owner occupied units	8,623	100%	467,086	100%
1.01 to 1.50	185	2%	15,586	3%
1.51 to 2.00	89	1%	3,952	1%
2.01 or more	21	0.2%	1,021	0.2%
Renter occupied units	3,248	100%	199,820	100%
1.01 to 1.50	220	7%	18,488	9%
1.51 to 2.00	85	3%	5,685	3%
2.01 or more	0	0%	1,852	1%

Source: Census 2006-2010 ACS, Table B25014

According to recent Census data, overcrowding was more prevalent among renters than owners. Approximately 10% of the City's renter-occupied households were overcrowded compared to 3% of owner-occupied households. Overcrowding is slightly less prevalent in Banning than the County as a whole.

### **Special Needs Populations**

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special circumstances or needs. These "special needs" populations include elderly persons, agricultural workers, single-parent households, persons with disabilities, large households, and the homeless. Many of these households also fall under the category of extremely-low-income.

A variety of City policies and programs described in the Housing Element address the needs of extremely-low-income households, including those in need of residential care facilities and persons with disabilities. However, it must be recognized that the development of new housing for the lowest income groups typically requires large public subsidies, and the level of need is

greater than can be met due to funding limitations, especially during these times of declining public revenues.

### *Elderly*

The special needs of the elderly are often a function of lower fixed incomes and/or disabilities. Housing for the elderly often requires special attention in design to allow greater access and mobility. Housing located within vicinity of community facilities and public transportation also facilitates mobility of the elderly in the community.

As seen previously in Table 2, Banning's population is older than Riverside County as a whole. According to recent Census estimates, well over half of owner households but only 12% of renter households in Banning were headed by someone age 65 or older (Table 11). Elderly residents are more likely to have a disability, which may require special housing design.

**Table 11**  
**Elderly Households by Tenure**

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	3,912	45%	2,866	88%
65 to 74 years	2,106	24%	206	6%
75 to 84 years	2,083	24%	117	4%
85 years and over	522	6%	59	2%
Total Households	8,623	100%	3,248	100%

Source: U.S. Census 2006-2010 ACS, Table B25007

Finally, many elderly live on fixed incomes and occupy older homes. These factors may make paying for needed home repairs and maintenance difficult. The City's programs to increase senior affordable housing opportunities help to address this issue.

### *Agricultural Workers*

Agriculture is a major industry in Riverside County although large-scale farming is not prevalent in the Pass area. Recent Census estimates reported 48 Banning residents employed in farming, forestry, fishing and mining occupations<sup>3</sup>. Agricultural workers face various housing issues due to their typically lower incomes and the seasonal nature of their work.

The City's zoning regulations allow agricultural employee housing with up to 12 units or 36 beds as an agricultural use, consistent with state law.

<sup>3</sup> 2006-2010 ACS, Table DP-3

### *Single-Parent Families*

Single-parent families with children often require special attention due to their needs for affordable childcare, health care, and housing assistance. Female-headed families with children tend to have lower incomes, thus limiting housing availability for this group. According to recent Census data, about 9% of owner households and 28% of renter households in Banning were headed by single-parents (Table 12). Banning's housing programs aimed at increasing the supply of affordable housing help to assist single-parent families.

**Table 12**  
**Household Type by Tenure**

Household Type	Owner		Renter	
	Households	%	Households	%
Married couple family	4,556	53%	1,143	35%
Male householder, no wife present	182	2%	227	7%
Female householder, no husband present	645	7%	671	21%
Non-family households	3,240	38%	1,207	37%
Total Households	8,623	100%	3,248	100%

Source: U.S. Census 2006-2010 ACS, Table B11012

### *Persons with Disabilities*

According to recent Census estimates, approximately 18% of Banning residents reported having a disability. Among the elderly population (65+) 36% reported some type of disability.

Physical and mental disabilities can hinder a person's access to traditionally designed housing units (and other facilities) as well as potentially limit the ability to earn income. Housing that satisfies the design and locational requirements of disabled persons are limited in supply and often costly to provide.

Housing opportunities for disabled persons can be addressed through the provision of affordable, barrier-free housing. In addition to the development of new units, housing rehabilitation assistance programs can also be provided to disabled residents to make necessary improvements to remove architectural barriers of existing units. As noted in the Constraints section, the City has procedures in place for reviewing and approving requests for reasonable accommodation in housing for persons with disabilities in accordance with state law.

### *Developmentally Disabled*

Section 4512 of the California Welfare and Institutions Code defines a "Developmental disability" as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require

treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult. The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Currently, nearly 600 Inland Regional Center staff members provide services to more than 25,000 people with developmental disabilities and their families in San Bernardino and Riverside counties. Once a consumer is found eligible, he/she is paired with a Consumer Services Coordinator (CSC) who becomes their primary contact at the center. They will meet on an ongoing basis to develop an annual Individual Program Plan (IPP) that lists specific, agreed upon goals and objectives that will enhance opportunities to live more closely in line with the core values of the agency. To better meet the needs of consumers, Inland Regional Center designed programs according to age, specialization, and geographic location. Categories include Early Start/Prevention 0-3; School Age 3-15; Transition 16-22; Adult 23-59; and Senior 60+.

### *Large Households*

Large households are defined as those with five or more persons. Recent Census data estimated that 7% of owner households and 10% of renter households in Banning had five or more members (Table 13). Typically, the availability of adequately-sized and affordable housing units is an obstacle facing large households. The issue for large households is often related to affordability, particularly among renters. However, since the vast majority of Banning households are comprised of three or fewer persons, the need for large units is less than in many communities.

144

**Table 13**  
**Household Size by Tenure**

Householder Age	Owner		Renter	
	Households	%	Households	%
1 person	2,813	33%	911	28%
2 persons	3,802	44%	1,031	32%
3 persons	621	7%	624	19%
4 persons	685	8%	334	10%
5 persons	295	3%	240	7%
6 persons	212	2%	70	2%
7 persons or more	195	2%	38	1%
Total Households	8,623	100%	3,248	100%

Source: U.S. Census 2006-2010 ACS, Table B25009

### *Homeless*

The homeless population refers to persons lacking consistent and adequate shelter. Homelessness is a continuing problem throughout California and urban areas nationwide. During the past two decades, an increasing number of single persons have remained homeless year after year and have become the most visible of all homeless persons. Other persons (particularly families) have experienced shorter periods of homelessness. However, they are often replaced by other families and individuals in a seemingly endless cycle of homelessness.

The 2013 Riverside County Point-in-Time Homeless Survey estimated that there were a total of 2,978 sheltered or unsheltered homeless persons countywide at the time of the survey. This represented a 31% decrease compared to the 2011 homeless count. The 2013 count identified 42 homeless persons in Banning, all of whom were unsheltered and 40% were considered chronically homeless.

### *Inventory of Homeless Facilities*

In response to the growing needs of the homeless population in Riverside County, a Continuum of Care (COC) process began in 1994 in order to provide the delivery of facilities and services to the homeless population at each step of the transition from living on the street, to permanent and sustained, independent living. The COC consists of four components:

1. Outreach and Assessment;
2. Emergency Shelters with Supportive Services;
3. Transitional Housing with Supportive Services; and
4. Permanent and Affordable Housing.

There are 19 emergency shelters, 19 transitional housing facilities, and 11 permanent supportive housing facilities in Riverside County. There are currently no homeless shelters in Banning.

HELP Services, the primary homeless service provider in Banning, provides meals to homeless persons.

Senate Bill (SB) 2 of 2007 strengthened local planning requirements for emergency shelters and transitional housing. In compliance with SB 2, the City's zoning regulations allows emergency shelters by-right in the Airport Industrial zone.

### Housing Stock Characteristics

Table 14 shows the change in Banning's housing stock from 2000 to 2013 compared to Riverside County. The City's housing stock increased by approximately 24% during this period compared to 39% for the County as a whole. The majority (80%) of the existing housing stock in Banning consisted of single-family detached and attached homes. The remaining 20% of units were almost equally divided between multi-family units and mobile homes.

**Table 14**  
**Housing by Type –**  
**Banning vs. Riverside County**

Structure Type	2000		2013		Growth	
	Units	%	Units	%	Units	%
<b>Banning</b>						
Single-family	7,575	77.6%	9,670	79.6%	2,095	87.7%
Multi-family	1,030	10.6%	1,336	11.0%	306	12.8%
Mobile homes	1,156	11.8%	1,143	9.4%	-13	-0.5%
Total units	9,761	100%	12,149	100%	2,388	100%
<b>Riverside County</b>						
Single-family	398,752	68.2%	602,898	74.2%	204,146	89.7%
Multi-family	103,034	17.6%	130,314	16.0%	27,280	12.0%
Mobile homes	82,888	14.2%	79,022	9.7%	-3,866	-1.7%
Total units	584,674	100%	812,234	100%	227,560	100%

Source: Cal. Dept. of Finance, Tables E-5 & E-8

*Tenure and Vacancy Rates*

Table 15 illustrates the tenure (owner vs. renter) of occupied housing in Banning and the County as a whole. The table shows that Banning has a homeownership rate of 61% compared to 58% for the County as a whole. It is noteworthy that 3% of units were vacant but not for sale, for rent or held for occasional use. It is assumed that many of those units were foreclosures held by lending institutions.

**Table 15**  
**Housing Tenure – Banning vs. Riverside County**

Housing Type	Banning		Riverside County	
	Units	%	Units	%
<b>Occupied housing units</b>	10,838	89%	686,260	86%
Owner-occupied housing units	7,412	61%	462,212	58%
Average household size of owner-occupied units	2.37		3.10	
Renter-occupied housing units	3,426	28%	224,048	28%
Average household size of renter-occupied units	3.12		3.22	
<b>Vacant housing units</b>	1,306	11%	114,447	14%
For rent	424	3%	23,547	3%
Rented, not occupied	26	0.2%	1,107	0.1%
For sale only	320	3%	18,417	2%
Sold, not occupied	54	0.4%	3,255	0.4%
For seasonal, recreational, or occasional use	134	1%	50,538	6%
All other vacants	348	3%	17,583	2%
Homeowner vacancy rate (%)	4.1		3.8	
Rental vacancy rate (%)	10.9		9.5	
<b>Total housing units</b>	12,144	100%	800,707	100%

Source: 2010 Census, Table DP-1

Vacancy rate is a measure of housing availability in a community. A vacancy rate of 2% for ownership housing and 5% for rental housing generally indicates an adequate supply of vacant housing to allow mobility. According to recent Census data, both owner and renter vacancy rates were 3%, very similar to Riverside County as a whole.

*Housing Stock Age and Condition*

The age of housing is commonly used as an indicator of need for major repairs. In general, housing units over 30 years old are likely to exhibit signs of rehabilitation needs, such as new roofing, foundation work, or plumbing.

As depicted in Table 16, about 58% of the housing units in Banning were built after 1979 and most are likely to be in good condition. Approximately 42% of units are over 30 years of age and may be in need of major repairs or even replacement.

**Table 16**  
**Age of Housing Stock –**  
**Banning vs. Riverside County**

Year Built	Banning		Riverside County	
	Units	%	Units	%
Built 2005 or later	285	2%	69,098	9%
Built 2000 to 2004	1,848	14%	130,497	17%
Built 1990 to 1999	2,802	21%	131,438	17%
Built 1980 to 1989	2,761	21%	179,429	23%
Built 1970 to 1979	1,332	10%	123,182	16%
Built 1960 to 1969	1,112	9%	65,589	8%
Built 1950 to 1959	1,558	12%	51,864	7%
Built 1940 to 1949	863	7%	16,139	2%
Built 1939 or earlier	511	4%	15,880	2%
Total units	13,072	100%	783,116	100%

Source: Census 2006-2010 ACS, Table DP-4

Based on discussions with the City's code enforcement and Building Department staff, it is estimated that approximately 500 units may be in need of substantial repair or replacement. Other code enforcement issues in Banning include weed abatement, which is concentrated on rental properties with absentee landlords, as well as vehicle abandonment.

### *Housing Costs and Affordability*

This section discusses current real estate market trends in Banning, both for-sale and rental. It must be emphasized that real estate markets are cyclical, and in recent years a sharp downturn in sales volumes and property values has occurred in the Inland Empire (Riverside and San Bernardino Counties), in large part due to the "sub-prime" mortgage crisis. While such downturns result in lower prices and more affordable housing opportunities, the corresponding increase in foreclosure rates and softening job market, combined with the rapid escalation in gasoline prices, has hit Banning and other Riverside County communities particularly hard. The following discussion should be viewed in recognition of recent events, and with the understanding that market conditions will change over time.

### *Housing Affordability*

Housing affordability is determined by the ratio of income to housing costs. According to the HCD guidelines for 2013, the area median income (AMI) for a family of four in Riverside County is \$65,000. Based on state guidelines, income limits for a four-person family along with rents and estimated sales prices generally considered to be "affordable" are shown in Table 17.

An affordable housing payment is considered to be no more than 30% of a household's gross income. For rental units, this includes rent plus utilities. Assuming that a potential homebuyer

within each income group has acceptable credit, a typical down payment (5% to 10%), and other housing expenses (taxes and insurance), the maximum affordable home price can be estimated for each income group, as seen in Table 17. Based on the current home prices described below, both low- and moderate-income households would generally be able to purchase a home with a sufficient number of bedrooms to avoid overcrowding. Very-low-income households may be able to purchase a home, but it would most likely be a smaller, older unit or a condominium or mobile home.

**Table 17**  
**Income Categories and Affordable Housing Costs – Riverside County**

2013 Areawide Median Income – \$66,000	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30% AMI)	\$20,100	\$503	–
Very Low (31-50% AMI)	\$33,500	\$838	\$150,000
Low (51-80% AMI)	\$53,600	\$1,340	\$250,000
Moderate (81-120% AMI)	\$78,000	\$1,950	\$350,000
Above moderate (120%+ AMI)	\$78,000+	\$1,950+	\$350,000+

Assumptions: --Based on a family of 4  
 --30% of gross income for rent or PITI  
 --10% down payment, 4.5% Interest, 1.25% taxes & insurance  
 Source: Cal. HCD; J.H. Douglas & Associates

### *Ownership Housing*

According to DataQuick Information Systems, the calendar year 2012 median resale single-family home price for Banning was \$129,000, which was significantly lower than the median price of \$205,000 for Riverside County as a whole (Table 18). The median resale price for condos in Banning was \$116,000, well below the county median of \$157,000.

**Table 18**  
**House and Condo Median Sales Prices, 2012**

Zip Code	SFD	Condo
Banning	\$129,000	\$116,000
Riverside County	\$205,000	157,000

Source: DataQuick Information Systems, 2013

A 2013 market survey found no new home developments currently active in Banning. However, in the City of Beaumont, which is immediately adjacent to the west, one new development (K. Hovnanian's Four Seasons<sup>4</sup>) was selling single-family detached homes at prices ranging from \$220,159 to \$367,550.

<sup>4</sup> <http://www.newhomesource.com/yahoorealestate/homedetail/specid-985337> (accessed 9/2/2013)

Based on the estimated affordable prices (Table 17) and home prices presented above, housing affordability is currently considered excellent in Banning. Sales prices for new single-family housing are within the affordability range for moderate-income households, and even some lower-income households. The current recession, while creating severe hardship for many, has resulted in much improved affordability in the housing market.

### *Rental Housing*

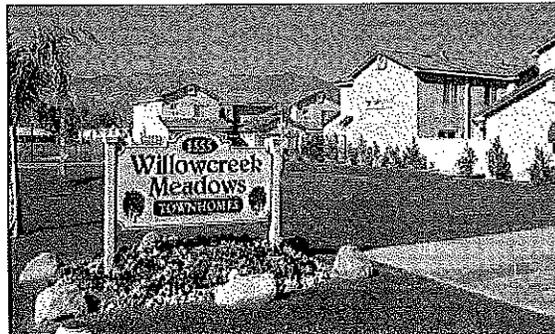
The rental housing market in Banning includes apartments, townhomes, and single-family homes. The results of a recent internet rental survey are shown in Table 19.

**Table 19**  
**Rental Market Data –**  
**Banning**

Unit Size	Rent
1-bedroom apartment	\$655
2-bedroom apartment	\$810
3-bedroom SF house	\$1,250

Source: Forrent.com<sup>5</sup>

Since no apartment complexes have been built in Banning in recent years, a review of newer apartments in the nearby city of San Jacinto was conducted. Willowcreek Meadows at 1555 S. Santa Fe Street, a gated 52-unit market-rate townhome apartment project with 2-car attached garages, is built at a density of 13.7 units/ acre and offers 2-bedroom units for \$1,050-1,150/month and 3-bedroom units for \$1,200-1,300/month<sup>6</sup>. Based on the affordability levels shown in Table 17 (page 19), all of these units are affordable to lower-income households. It should be noted that this project is less than 10 years old and represents the “high end” of the rental market in San Jacinto, and most (if not all) other apartment projects in the vicinity are expected to have lower rents.



Based on Riverside County income limits and current rental rates, most very-low-, low-, and moderate-income households can afford market rents in Banning. However, households with extremely-low incomes face an “affordability gap.” Programs to facilitate development of new assisted rental housing and Section 8 vouchers can help to address this gap, and are discussed in the Resources section and the Housing Plan.

<sup>5</sup> [www.forrent.com](http://www.forrent.com) (accessed 9/1/2013)

<sup>6</sup> <http://www.rent.com/california/san-jacinto-apartments/willowcreek-meadows-4-664903> (accessed 9/1/2013)

## Assisted Housing At-Risk of Conversion

State Housing Element law requires cities to prepare an inventory of assisted multi-family rental units that are eligible to convert to market rate due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. Under Housing Element law, this inventory is required to cover the ten-year period from 2013 to 2023.

Table 20 summarizes the inventory of assisted rental housing projects in Banning. Three assisted developments are located in the City. None of these projects is at-risk of conversion during the current planning period.

**Table 20**  
**Inventory of Assisted Rental Housing**

Development Name	Total Units	Funding Source	Expiration of Affordability Covenants
Cherry Valley Healthcare	132	223(a)(7)/223(f)	2039
Westview Terrace	75	HFDA/8 NC	2066
Windscape Village Apartments	128	207/223(f)	2040

Sources: SCAG, CHPC, City of Banning, 2013.

## Growth Needs 2014-2021

### *Overview of the Regional Housing Needs Assessment*

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies anticipated need for housing within each jurisdiction for the period from January 2014 through October 2021. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The current RHNA was adopted by the Southern California Association of Governments (SCAG) in October 2012. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of the parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

**2014-2021 Banning Growth Needs**

The total housing growth need for the City of Banning during the 2014-2021 period is 3,792 units. This total is distributed by income category as shown in Table 21. While the RHNA did not address the needs of the extremely-low-income category, state law requires jurisdictions to analyze this segment. As allowed by state law, the extremely-low category is assumed to be one-half of the very-low-income need.

**Table 21**  
**Regional Housing Growth Needs 2014-2021**

Very Low	Low	Moderate	Above Moderate	Total
872*	593	685	1,642	3,792
23.0%	15.6%	18.1%	43.3%	100%

\*50% of the Very Low category is assumed to be in the Extremely Low Income category  
Source: SCAG 2012

How the City's growth needs will be accommodated is discussed in Section 4 – Housing Resources.

### III. Housing Constraints

Governmental, infrastructure, environmental and market factors can pose constraints to the provision of housing. These constraints may result in housing that is not affordable to low- and moderate-income households, persons with special needs, or may render residential construction economically infeasible for developers. This chapter analyzes these potential constraints and where necessary, identifies steps the City can take to alleviate them.

#### Governmental Constraints

Governmental regulations, while intentionally controlling the characteristics of development in the community can also have the unintended effect of increasing the cost of housing. Potential governmental constraints include land use plans and regulations, building codes and their enforcement, site improvement standards, fees and other exactions required of developers, and local development processing and permit procedures.

Land use regulations limit the amount or density of development, potentially increasing the cost per unit. On-site and off-site improvements such as roads, traffic signals, water or wastewater systems may increase an individual project's costs of development. Processing and permit requirements may delay construction, increasing financing and/or overhead costs of a development. The following describes potential governmental constraints and analyzes the extent to which they may affect the cost and supply of housing in Banning.

#### *General Plan*

The Banning General Plan was adopted in 2006. The state-mandated Land Use Element of the General Plan is contained in Chapter III - Community Development<sup>7</sup>. The General Plan describes a range of residential types dispersed throughout the City in the following land use categories and densities:

- Ranch/Agriculture Residential (RAR) – 1 unit/10 acres
- Ranch/Agriculture Residential - Hillside (RAR-H) – 1 unit/10 acres
- Rural Residential (RR) – Up to 1 unit/ acre
- Rural Residential - Hillside (RR-H) – Up to 1 unit/ acre
- Very Low Density Residential (VLDR) – Up to 2 units/acre
- Low Density Residential (LDR) – Up to 5 units/acre
- Medium Density Residential (MDR) – Up to 10 units/acre
- High Density Residential (HDR) – 11 to 18 units/acre
- Very High Density Residential (VHDR) – 19 to 24 units/acre
- Mobile Home Park (MHP)

In addition to these residential land use categories, mixed-use or exclusive residential development is allowed in the Downtown Commercial (DC) land use category at densities up to

<sup>7</sup> <http://www.ci.banning.ca.us/DocumentCenter/Home/View/663>

18 units/acre. In the previous planning period, some of the larger sites in the Downtown Commercial area were designated affordable housing candidate sites with allowable densities of up to 20 units/acre.

### *Zoning Regulations and Residential Development Standards*

The City of Banning regulates the type, location, density, and scale of residential development primarily through the Zoning Code. Development regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The residential land use districts set forth in the Zoning Code are the same as those described in the General Plan Land Use Element. The City's residential development standards, which include density, lot area, coverage, height, and setbacks, are shown in Table 22. These development standards are similar to those of other jurisdictions in the same market area and do not create an unreasonable constraint to the cost and supply of housing.

In addition to "conventional" zoning designations, Specific Plan districts allow customized development standards and design criteria. Such techniques may include clustering of units, density transfer within the project, or variations in lot orientation, layouts, and development standards. Specific plans are normally used for large-scale master planned developments and involve a high level of public review.

Table 22  
Development Standards for RM, RMH, RHL, and RVH Zones

Zone District	Maximum Building Height	Minimum Lot Width	Minimum Yard Setback			Minimum lot size (sq. ft.)	Allowable Density (units/acre)	Floor Area Ratio		Maximum Building Coverage (%)
			Front	Side	Rear			One Story	Multi Story	
R/A	35' or 2-story	600	50	25	50	10 acres	1/10 acre	0.10	0.20	10
RAR-H	35' or 2-story	600	50	25	50	10 acres	1/10 acre	0.10	0.20	10
RR	35' or 2-story	150	50	25	35	40,000	0-1	0.15	0.30	15
RR-H	35' or 2-story	150	50	25	35	40,000	0-1	0.15	0.30	15
VLDR	35' or 2-story	100	35	15	35	20,000	0-2	0.15	0.30	15
LDR	35' or 2-story	70	20	10	15	7,000	0-5	0.35	0.60	40
MDR	45' or 3-story <sup>1</sup>	50	15	5	10	5,000	0-10	0.40	0.70	40
HDR/HDR-20	60' or 4-story	150	15	5	10	7,000	11-18 <sup>2</sup>	0.40	0.70	40
VHDR	60' or 4-story	150	15	5	10	7,000	19-24 <sup>3</sup>	0.40	0.70	40
MtHP	25' or 1-story	150	10	5	10	N/A	9-18	0.50	N/A	50

Source: City of Banning Municipal Code, Chapter 17.08

1. Maximum height only permitted if Fire Department provides written verification that they can serve
2. Allowable density is 20 units/acre for HDR-20 sites
3. Allowable base density is 20 units/acre for qualifying affordable housing developments

### *Standards for Multi-Family Housing*

Chapter 17.08 of the Zoning Code establishes standards for multi-family housing and PUD-type developments. All developments with more than ten units must provide 30% useable open space for active and passive recreational uses, excluding: rights of way; parking areas; areas adjacent to or between any structures less than 15 feet apart; setbacks; detention basins or any use whose primary purpose is not intended for recreation; patio or private yards; or areas with a slope greater than eight percent. Every dwelling unit must also have a patio or balcony not less than 300 square feet in area or 25% of the dwelling unit size, whichever is less. All multi-family developments must provide recreational amenities within the site, such as swimming pool, clubhouse, tot lot with play equipment, or day care facilities, according to the following schedule:

Number of Units	Number of Amenities
Up to 10	1
11 - 50	2
51 - 100	3
101 - 200	4
201 - 300	5
More than 300	One additional amenity for each additional 100 units

These standards are typical of most higher-density developments in Southern California, and do not pose an unreasonable constraint to housing supply or affordability.

### *Density Bonus*

Under current law, applicants are eligible for a range of density bonuses up to 35 percent based on the percentage of affordable units in a development. Applicants are also eligible for a land donation density bonus. The City is required to offer one to three regulatory incentives based on the percentage of affordable units in a development. Reduced, waived, or partially paid fees are possible incentives associated with applications for density bonuses. The law also limits parking requirements that localities may impose. The City's density bonus regulations are in conformance with current state law.

### *Off-Street Parking Requirements*

Table 23 depicts the off-street parking requirements for residential uses in Banning, as required by Chapter 17.28 of the Zoning Code. These requirements are typical for Southern California cities and are not considered an unreasonable constraint to the production of housing. The City offers reduced parking requirements as an incentive associated with applications for density bonuses in compliance with state law.

**Table 23**  
**Off-Street Parking Requirements**

Residential Unit Type	Number of Required Parking Spaces
Single family dwellings	Two covered spaces within an enclosed garage.
Multi-family residential:	
Studio and one bedroom	One covered parking space per unit, plus one uncovered guest parking space for every 4 units.
Two bedrooms	Two covered parking spaces per unit, plus one uncovered guest parking space for every 4 units.
Three or more bedrooms	Three covered parking spaces per unit, plus one uncovered guest parking space for every 4 units.
Planned unit developments including single family dwellings and condominiums	Two covered spaces within an enclosed garage per unit, and one uncovered off street guest parking space for every five units.
Residential day care	Two spaces in addition to those required for the primary residence.
Senior citizen apartments	One covered space for each unit, plus one uncovered space, and one space for each three units for guest parking.
Senior congregate care	One covered space for each unit.
Mobile home parks	Two covered parking spaces within an enclosed Garage, which may be tandem, and one uncovered guest space for each unit.

***Provisions for a Variety of Housing Types***

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels and for persons with special needs, including mobile homes, congregate care facilities, senior housing, emergency shelters, and transitional housing. Table 24 summarizes the various housing types that are permitted within Banning's residential zone districts.

**Table 24**  
**Permitted Residential Uses by Zoning District**

Housing Types Permitted	Zoning District							
	RA	RR	VLDR	LDR	MDR	HDR	VHDR	MHP
Single Family Dwelling	P	P	P	P	C	C	C	X
Condo/Townhouse	X	X	C	C	P	P	P	X
Multi-Family Dwellings	X	X	X	C	P	P	P	X
Mobilehome Park/Subdivision	X	X	X	X	C	C	C	P
Agricultural Employee Housing	P	X	X	X	X	X	X	X
Second Dwelling Unit	P	P	P	P	X	X	X	X
Single Room Occupancy facilities	X	X	X	X	X	C	C	X
Transitional & Supportive Housing	P	P	P	P	P	P	P	P
Congregate Care Facilities	X	X	X	P	P	P	P	X
Residential Care Facility (licensed/6 or less residents)	P	P	P	P	P	P	P	P
Residential Care Facility (unlicensed/6 or less residents)	X	X	X	X	C	C	C	X
Residential Care Facility (7 or more residents)	X	X	X	X	C	C	C	X

Source: City of Banning Zoning Code, 2013.

P= Permitted, C=Conditionally Permitted, X=Not Permitted

\*Includes HDR-20

**Housing Affordable to Lower-Income Persons:** As noted previously in the Needs Assessment, housing in Banning is much more affordable than many metropolitan areas of Southern California. While the current recession has caused increased unemployment and financial strain for some families, it has also brought about a significant decline in home prices and rents. The City's General Plan and zoning regulations facilitate development of affordable housing by providing a balance of land use designations with densities up to 24 units/acre (excluding density bonus) in the Very High Density Residential district. Typical multi-family housing developments (both market-rate and affordable) in the Banning market area have been at densities in the range of 16-20 units/acre. This density can be accommodated in both the HDR and VHDR districts even without density bonus. When state-mandated density bonus incentives are included, allowable densities of 24 – ~~32~~30 units/acre may be achieved in the HDR and VHDR zones. Discussions with affordable housing developers have indicated that the densities and development standards currently allowed by the City's zoning regulations are appropriate for this market area and facilitate the construction of lower-income housing. In the previous planning period, several parcels were rezoned to a new HDR-20 district, with a minimum and maximum base density of 20 units/acre. The purpose of this zone is to facilitate development of affordable housing, and the minimum density of 20 units/acre is required by state law. With the state mandated density bonus of 35%, the allowable density range in the HDR-20 district is 20 – 27 units/acre. Since most affordable housing projects in the Banning market area have been built at densities less than 20 units/acre, the minimum required density of 20 units/acre could pose a constraint to development of affordable housing in this zone. However, this minimum density is required by state law and therefore the City has no ability to reduce it.

**Mixed Use:** Mixed-use development (residential and non-residential combined on the same parcel) is permitted in the Downtown Commercial (DC) and General Commercial (GC) zones, and is conditionally permitted in the Highway Serving Commercial (HSC), Professional Office (PO) and Business Park (BP) zones. A primary policy objective for the 2013-2021 planning period is to encourage higher-density affordable housing in the Downtown Commercial area as a means of stimulating economic investment in underutilized properties while also accommodating a substantial portion of the City's assigned share of lower-income regional housing need. Zoning regulations currently allow residential densities of up to 18 units/acre on smaller sites and 20 units/acre on larger sites of at least 0.8 acre. In order to provide an incentive for affordable multi-family and mixed-use development, Program 7 in the Housing Plan includes a proposal to amend the DC zoning regulations to increase the allowable base density to 24 units/acre for projects that meet the minimum affordability standards under state Density Bonus law (e.g., 5% very-low- or 10% low-income units). Development standards in the DC zone currently allow a height limit of 60 feet and 4 stories. The DC regulations currently allow properties fronting on Ramsey Street and San Gorgonio to have multi-family residential use only above the ground floor. Since a height limit of 60 feet and 4 stories is allowed, this does not preclude mixed-use projects achieving a density of more than 20 units/acre in 3- or 4-story buildings. However, all of the other parcels in the DC zone that are not fronting Ramsey Street and San Gorgonio Avenue allow exclusive residential use with no required commercial component.

**Second Units:** Second units can provide additional opportunities for affordable housing while also providing a source of income for homeowners. As shown in Table 24, second units are permitted uses in all single-family zones. Standards for second units are provided in Section

17.08.100 of the Zoning Code pursuant to California *Government Code* Section 65852.2 and include the following requirements:

- The minimum lot size on which an attached residential second unit may be located shall be 7,000 square feet. The minimum lot size on which a detached residential second unit may be located shall be 10,000 square feet.
- The floor area of attached second unit shall not exceed 30% of the existing living area.
- The total area for a detached second unit shall not exceed 1,200 square feet.
- A residential second unit shall comply with all development standards for the applicable zoning district, including, but not limited to, standards for front, rear and side yard setback requirements for a primary unit under the regulations of the applicable zoning district.
- The owner of the lot shall reside on the lot, either in the primary unit or in the residential second unit, and the residential second unit shall not be sold, or title thereto transferred separate from that of the property.
- A minimum of one off-street parking space shall be provided per bedroom of the residential second unit.
- The minimum gross floor area of an attached residential second unit shall be 400 square feet.
- An attached residential second unit may have a separate entrance; provided, however, in no event shall any external stairwell be placed within the side yard setback.
- A residential second unit shall contain separate kitchen and bathroom facilities, and shall be metered separately from the primary dwelling for gas, electricity, communications, water, and sewer services.
- A residential second unit shall have no more than two bedrooms.
- The design of second unit shall be architecturally compatible with the primary unit on the same parcel with the predominant architecture of the area.

These standards ensure that new second units will not adversely impact the surrounding community and do not unreasonably constrain the development of second units.

**Mobilehomes and Manufactured Housing:** Mobilehome subdivisions and parks provide an important affordable housing source for residents of Banning, with mobile homes comprising nearly 10% of the housing stock. The Zoning Code allows mobilehome parks and subdivisions as a permitted use in the MHP zones. Manufactured housing units on permanent foundations are permitted in the same manner as single-family homes consistent with building code requirements.

**Housing for Persons with Disabilities:** The Zoning Code allows licensed Residential Care Facilities for six persons or less in all residential zones by-right. Small unlicensed care facilities and large care facilities (7+ residents) are permitted subject to a conditional use permit in the MDR, HDR and VHDR residential zones, as well as the Highway Serving Commercial zone.

#### Definition of "Family"

Zoning Code §17.04.070 defines "family" as a "single housekeeping unit", as follows: "Single Housekeeping Unit is one or more individuals, whether related by blood, marriage, legal adoption or not, jointly occupying a dwelling unit, including the joint use of and responsibility for common areas, and sharing household activities and responsibilities such as meals, chores, household maintenance, and expenses, and where, if the unit is rented, all adult residents have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease with joint use and responsibility for the premises, and the makeup of the household occupying the unit is determined by the residents of the unit rather than the landlord or property manager." This definition is consistent with state law.

#### Separation Requirements

There is no City requirement for minimum separation distance between small licensed care facilities other than as may be provided in state law. Unlicensed care facilities must maintain a minimum separation of 1,000 feet from any other unlicensed care facility, boarding house, SRO, elementary or secondary school or day care center (Zoning Code §17.08.201).

#### Parking Standards

For boarding house type uses, one parking space is required for each room or two beds, whichever is greater. For senior congregate care facilities, two parking spaces per three units is required.

#### Supportive Services

There are no limitations on supportive services in group homes or care facilities.

#### Reasonable Accommodation for Persons with Disabilities

Reasonable accommodation refers to the City's procedures for reviewing and approving requests from disabled and special needs residents to alter their homes to allow for mobility and use. Chapter 17.42 describes City procedures for processing requests for reasonable accommodation for persons with disabilities and special housing needs in conformance with state law.

**Emergency Shelters:** State law (Senate Bill 2 of 2007) requires that emergency shelters be allowed by-right (i.e., without discretionary review such as a conditional use permit) in at least one zoning district. Emergency shelters are permitted by-right in the Airport Industrial (AI) zone.

Approximately 135.8 acres of land is within the AI zone, of which approximately 94 acres is vacant. This area has ample capacity to accommodate the development of at least one homeless shelter. Portions of the AI zone are within one-quarter mile from the downtown core and nearby central business district, within easy walking distance from services available in the downtown.

**Transitional and Supportive Housing:** “Transitional and supportive housing” means a residential facility that provides temporary accommodations, typically for six months to two years, to low- and moderate-income persons and families or persons with special needs, and which also may provide meals, counseling, and other services, as well as common areas for residents of the facility. SB 2 of 2007 requires that transitional and supportive housing be considered a residential use that is permitted under the same procedures and requirements as for other residential uses of the same type in the same zone. The Zoning Code allows transitional and supportive housing subject to the same standards and procedures as for other residential uses of the same type in the same zone in conformance with SB 2.

**Farmworker Housing:** State law<sup>8</sup> provides that employee housing for six or fewer workers shall be considered a single-family use and no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. State law further provides that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation, and no conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The Zoning Code allows agricultural employee housing by-right in zones where agriculture is a permitted use consistent with state law.

**Single Room Occupancy:** Single room occupancy (SRO) facilities are small studio-type apartment units, typically intended for very-low- or extremely-low-income persons. SRO facilities are allowed with a Conditional Use Permit in the High Density Residential (HDR) and Very High Density Residential (VHDR) districts, as well as in the Downtown Commercial (DC) and Highway Serving Commercial (HSC) Districts.

#### *Development and Planning Fees*

After the passage of Proposition 13 and its limitation on local governments’ property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. In order to ensure public health and safety, the City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act.

<sup>8</sup> *Health and Safety Code* §17021.5 and §17021.6.

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State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks, and infrastructure. These fees are typically assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived.

While the cost of planning and development impact fees may be viewed as a constraint to housing supply and affordability, local governments and service providers have little discretion in this matter due to the state's legal and budgetary framework established under Proposition 13 and other related laws.

Banning charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities. Under state law, these fees are limited to the actual cost of providing these services. Table 25 depicts current development fees for residential development. The City derives its building permit fees based on building valuation and fee data established by International Congress of Building Officials (ICBO).

**Table 25**  
**Development Fees**

Fee Type	Single Family Unit	Multi-Family Unit
Permit processing	\$660* (1,500 sq ft unit)	\$316 (1 unit or 1,000 sq ft.)
Fire	\$1,335	\$1,335
Police	\$823	\$913
Traffic Control	\$250	\$172
General Plan	\$75	\$75
Parks	\$1,955	\$1,187
General City	\$478	\$530
Energy Conservation	\$45	\$45
New Electrical Service	\$1,400	\$1,400
Water Connection (per d.u.)	\$7,232	\$7,232
Sewer/Wastewater (per d.u.)	\$2,786	\$2,786
School Fees	\$2.97 or \$3.69** per sq ft.	\$2.97 or \$3.69** per sq ft.
T.U.M.F	\$10,046	\$7,054
M.S.H.C.P.	\$1,008-\$1,938***	\$1,008-\$1,938***
Total (per unit)	\$34,558	\$28,673

Notes: T.U.M.F refers to the Transportation Uniform Mitigation Fee

MSHCP refers to the Multi-Species Habitat Conservation Plan

\* Permit cost for production phase 1,500 sq ft. dwelling unit as per City Fee table.

\*\* Cost varies on school district jurisdiction, Banning District used to estimate total fees.

\*\*\* Cost varies based on dwelling units per acre.

Source: City of Banning, 2013

### ***Building Codes and Enforcement***

Banning has adopted the 2010 version of the California Building Codes. The California Building Code is considered to be the minimum necessary to protect the public health, safety, and welfare, and is used by most jurisdictions in the state. Code violations are investigated on both a

complaint basis and on a proactive basis as code enforcement officers patrol the city. Code enforcement officers work cooperatively with property owners to expedite remedial actions and advise them about any assistance programs that may be available to help bring properties into compliance. The City currently (2013) has one Code Enforcement staff. Prior to the recession that began in 2008, there were three Code Enforcement personnel.

### ***Local Processing and Permitting***

The City of Banning encourages the ongoing construction, maintenance, and improvement of housing by decreasing, to the extent possible, the time and uncertainty involved in gaining approvals for various development permits. This section outlines the City's development permit procedures. The Community Development Department currently (2013) has one staff planner assigned to processing planning applications.

### **Concurrent Processing**

State law requires that all communities work toward improving the efficiency of their building permit and review processes by providing concurrent processing, thereby eliminating the unnecessary duplication of effort. Moreover, Assembly Bill 884 (passed in 1978) helped reduce governmental delays by 1) limiting processing time in most cases to one year, and 2) by requiring agencies to specify the information needed to complete an acceptable application. The following summarizes the existing approximate time frame and review procedures for single-family and multi-family projects.

### **Single-Family and Multi-Family Projects of Four Units or Less**

Single-family or multi-family residential developments on legally established lots are permitted by-right and are approved by the Community Development Director. If a subdivision is proposed, review and approval by the Planning Commission and City Council is required pursuant to the state Subdivision Map Act.

### **Single-Family and Multi-Family Projects of Five or More Units**

Developments with 5 or more units are subject to the Development Review process. Development review entails review by the Land Development Task Force (LDTF) that includes representatives from the Engineering, Community Services, Planning, Electric, Fire, and Police Departments. The purpose of the LDTF is to identify issues early in the planning process so that applicants can avoid costly revisions and project delays. At the conclusion of the LDTF meeting, the applicant is provided with preliminary conditions of approval, an estimate of processing costs associated with each development application/entitlement for each department, as well as an anticipated total development "package" cost. Applicants are also given an estimated processing time to a final decision, including Planning Commission and City Council hearings, if applicable. Every attempt is made on the part of the City to provide applicants with early feedback in order to minimize processing time and cost.

### Design Review

Design review requirements are established in Chapter 17.56 of the Zoning Code. Prior to making a determination, the review authority shall determine that the project adequately meets adopted City performance standards and design guidelines, based upon the following findings:

- A. The proposed project is consistent with the General Plan.
- B. The proposed project is consistent with the Zoning Ordinance, including the development standards and guidelines for the district in which it is located.
- C. The design and layout of the proposed project will not unreasonably interfere with the use and enjoyment of neighboring existing or future development, and will not result in vehicular and/or pedestrian hazards.
- D. The design of the proposed project is compatible with the character of the surrounding neighborhood.

Design review for residential developments with four or fewer units is approved administratively by the Community Development Director. Projects with five or more units are approved by the Planning Commission or City Council, depending on whether other approvals are also required (e.g., specific plan).

### Planned Unit Developments

Chapter 17.92 of the Zoning Code establishes procedures and criteria for Planned Unit Developments (PUD). PUDs provide flexibility in the application of the development standards for the underlying zoning district in order to encourage more efficient use of land. For example, a PUD can allow lot sizes that are smaller than the minimum for the zoning district in order to provide additional open space or preserve valuable environmental features of the site such as creeks, rock outcroppings, etc. PUDs may include exclusive residential or mixed uses. PUDs are approved by the Planning Commission unless it is part of an application package that requires City Council approval (e.g., zone change or development agreement).

### Specific Plans

*Government Code* Sections 65451 and 65452 establish the legal framework for Specific Plans. Chapter 17.96 of the Zoning Code establishes the City's procedures for the adoption of Specific Plans. A Specific Plan application must include a text and a diagram(s) containing all of the required components outlined in state law. A Specific Plan is an alternative to conventional zoning regulations that establishes detailed standards and procedures governing development for a particular property. Like PUDs, Specific Plans may establish alternate development standards that are tailored to the characteristics of the property. Specific Plan districts allow for the use of special design criteria for maximum utility of the site and also allow for maximum design flexibility within density limitations. Techniques include clustering of units, or other unique lot orientation, layouts, and varying development standards. Specific Plans often include an infrastructure component that establishes a framework for the installation of utilities and other

improvements needed to serve the development. Adoption of a Specific Plan is a legislative act subject to approval by the City Council, and is typically processed concurrently with other approvals, such as subdivision maps, that may be required as part of the project.

**Affordable Housing Projects in the HDR-20 and VHDR Zones**

In the 4<sup>th</sup> planning cycle several properties were rezoned to HDR-20 and VHDR provide adequate sites for affordable housing pursuant to Government Code Sections 65583.2(h) and (i). Review of project applications on those sites is ministerial (“by-right”), which is a staff-level administrative review process that does not required a public hearing or constitute a “project” as defined by CEQA.

The following table summarizes the approval process for different types of residential developments.

**Table 26  
Development Review Summary**

Development Type	Review and Approval Process		
	CD Director	Planning Commission	City Council
<b>Single-family detached</b>			
Individual house	D		
Subdivision (2 - 4 lots)	R	R	D
Subdivision (5 lots or more)	R	R	D
<b>Multi-family apartments</b>			
2 - 4 units	D		
5 or more	R	D	
Affordable housing in the HDR-20 and VHDR zones	D		
<b>PUD or Specific Plan</b>	R	R	D

R=recommendation D=decision

***Environmental Protection***

The California Environmental Quality Act requires environmental review of proposed discretionary projects (e.g., subdivision maps, use permits). Costs resulting from fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods, are also added to the cost of housing and passed on to the consumer. However, environmental review is required by state (and in some cases federal) law and these regulations help to preserve the environment and ensure environmental safety for the City’s residents.

**Infrastructure and Environmental Constraints**

**Water Supply.** The City of Banning provides water service to all residential areas within the City. In addition, the City owns and operates wells, reservoirs, and a distribution line system to

deliver domestic water. Projected capacity is sufficient to accommodate the level of growth anticipated in the General Plan.

**Wastewater Treatment.** The City provides sewage treatment at the Banning Water Reclamation Plant located at 2242 East Charles Street. The City sewer system contains 15-inch and 24-inch trunk lines, which are located within major City public right-of-ways. The present plant has a design flow capacity of 3.6 million gallons per day (MGD) and is currently (2013) operating at approximately 2.1 MGD.

**Drainage and Flood Control Facilities.** The Banning Canyon is located in several drainage basins and floodplains on the valley floor, subjecting the area to floods. The San Bernardino and San Jacinto Mountains within the Banning Canyon area are very steep and consists of rock that is fairly impermeable. Consequently, little infiltration of rainwater results in flows across the surface as runoffs and down the slopes as overland flows. These overland flows feed in fluvial streams in the drainage basins of the San Gorgonio Valley. Most of the 100-year flood plain is located in Banning Canyon area, which is not anticipated for residential development. This area has been designated as open space, due in part to its location in a flood plain, and in part to the natural habitat of the area. The potential sites for residential development shown in the land inventory (Appendix B) are not within this flood plain. All new developments are required to install drainage improvements to serve the property consistent with applicable engineering standards.

Street Improvements. The City requires a minimum public right-of-way width of 60 feet for residential streets and 66 feet for collector streets (including sidewalks and landscaped areas). The minimum curb-to-curb pavement width is 40 feet, with a 10-foot parkway on residential streets and a 13-foot parkway on collector streets. A 5-foot sidewalk is required. Lesser street widths could be approved through the City's planned unit development or specific plan processes.

Pedestrian ways or bridges are required if the City deems them necessary for access to schools, recreation areas, other public areas, or for the safety or convenience of pedestrians. The subdivider is required to install local streets or street segments serving the development, including curbs, gutters, sidewalks, pavement, traffic signs, street trees, mailbox inserts, and street lights.

The City's requirements for street improvements are consistent with most other suburban communities in the region and are not a significant constraint to the cost or availability of housing in Banning.

## Market Constraints

### *Development and Financing Costs*

Banning is fortunate in that the cost of vacant land for residential development is relatively affordable, especially when compared to the adjacent counties of Orange, Los Angeles, and San Diego. Land prices are highly variable and depend on the density of development allowed, whether the site has environmental constraints, and whether an existing use must be removed. Recent asking prices for vacant land range from approximately \$150,000 per acre for single-family land to \$300,000 per acre for multi-family land. Construction costs vary according to the

type of development, with multi-family housing generally less expensive to construct than single-family homes. However, there is wide variation within each construction type, depending on the size of unit and the number and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures among others. Recent building cost estimates published by the International Code Council range from approximately \$125/square foot for single-family to \$128/square foot for multi-family, although assisted affordable housing cost can be higher due to the prevailing wage requirements of state law. The City has no influence over materials and labor costs, and the building codes and development standards in Banning are not substantially different than most other cities in Riverside County.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. In addition, prefabricated factory-built housing may provide a lower-priced alternative by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number increases, overall costs generally decrease as builders can benefit from economies of scale.

Cost and Availability of Financing. Housing affordability is also largely determined by interest rates. First-time homebuyers are most impacted by financing requirements. Currently (2013) mortgage interest rates for new home purchases are at historically low levels of approximately 4-1/2% for a 30-year fixed-rate mortgage, which increases housing affordability. Although rates are currently low, they can change significantly and impact the affordability of the housing stock. The recent economic crisis has also resulted in a tightening of lending standards, as compared to the "easy credit" practices in recent years. Thus, a critical factor in homeownership involves credit worthiness. Lenders consider a person's debt-to-income ratio, cash available for down payment, and credit history when determining a loan amount. Many financial institutions are willing to significantly decrease down payment requirements and increase loan amounts to persons with good credit rating. Persons with poor credit ratings may be forced to accept a higher interest rate or a loan amount insufficient to purchase a house.

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## IV. Housing Resources

### Land Resources

In accordance with *Government Code* §65584, projected housing needs for each city and county in the Southern California region are prepared by the Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA). SCAG's Regional Council adopted the final Regional Housing Need Allocation in 2012. The RHNA allocation for Banning was discussed previously in the Housing Needs Assessment section of this Technical Report.

An important component of the Housing Element is the identification of sites for future housing development, and evaluation of the adequacy of this site inventory in accommodating the City's share of regional housing growth need. A parcel-specific vacant residential site analysis has been completed (see Appendix B) and Table 27 summarizes potential housing development that could be accommodated on the City's vacant and underutilized land.

**Table 27**  
**Residential Land Inventory Summary vs. RHNA**

	Income Category			
	Lower	Mod	Above Mod	Total
* Approved Projects (Table B-3)				
* Approved projects – R-A			30	30
* Approved projects – Very Low Density Residential			1,036	1,036
* Approved projects – Low Density Residential			3,032	3,032
* Approved projects – Medium Density Residential		2,607		2,607
* Approved projects – High Density Residential		1,213		
* Subtotal – Approved Projects	0	3,820	4,068	6,705
* Vacant parcels (Table B-4)				
* Vacant parcels – Low Density Residential			513	513
* Vacant parcels – Medium Density Residential		1,088		1,088
* Vacant parcels – High Density Residential		395		395
* Vacant parcels – High Density Residential-20	1,942			
* Vacant parcels – Very High Density Residential	520			
* Subtotal – Vacant Parcels	2,462	1,483	513	1,996
* Underutilized Parcels (Table B-5)				
* Downtown Commercial parcels	86			
* Potential second units	5			5
* Total land inventory	2,553	5,303	4,611	8,706
* RHNA 2014 - 2021	1,465	685	1,642	3,792
* Adequate Sites?	Yes	Yes	Yes	Yes

Source: City of Banning, 6/2013

As shown in Table 27 and Appendix B, there are adequate sites in all income categories to accommodate the City's share of regional housing need during this planning period. However, some parcels are large and require subdivision or approval of a specific plan prior to development. In order to facilitate development of large sites, Program 5 includes actions such as expedited processing and incentives for subdivisions and specific plans to create sites for affordable multi-family housing.

## Financial Resources

### *State and Federal Resources*

**Section 8** - The Housing Choice (Section 8) voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to rent decent, safe, and sanitary housing in the private market. Since the rental assistance is provided on behalf of the family or individual, participants are able to find and lease privately owned housing, including single-family homes, townhouses and apartments from landlords who accept vouchers. Eligible households pay 30% of their income toward rent with the balance paid by HUD. The Housing Authority of Riverside County (HARIVCO) coordinates and administers Section 8 rental assistance on behalf of the City of Banning.

**Community Development Block Grant (CDBG) Program** - Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate property, public facilities and improvements, relocation, rehabilitation, and construction (under certain limitations) of housing, homeownership assistance, and clearance activities. Banning receives its CDBG funding through the County of Riverside.

**HOME Investment Partnership Program** - The HOME Program is designed to improve and/or expand a jurisdiction's affordable housing stock. Unlike the CDBG program, HOME funds can only be used for affordable housing activities. Specifically, HOME funds can be used for the following activities which promote affordable rental housing and lower-income homeownership: building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based assistance.

There are fairly strict requirements governing the use of the funds. Two major requirements are that the HOME funds must be: 1) used for activities that target certain income groups (lower-income families in particular) and 2) matched 25% by non-federal sources.

The City of Banning is eligible to receive HOME funds as a participating city in the Riverside County program as applicants apply for HOME-qualified projects.

**Low-Income Housing Tax Credit Program** - The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward

funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income, for a term of 15 years.

#### *Local Resources*

*Redevelopment Housing Set-Aside Fund* – In 2012 the state abolished all redevelopment agencies in California, therefore this tool for community revitalization and affordable housing assistance is no longer available.

#### *Non-Profit Housing Providers*

The following are housing providers that have been involved with development of affordable housing in the Banning area and may be interested in developing and/or preserving additional affordable housing in the future.

- Coachella Valley Housing Coalition  
45-701 Monroe Street, Suite G  
Indio, CA 92201  
(760) 347-3157
- Habitat for Humanity – San Geronio Pass Area  
P.O. Box 269  
Banning, CA 92220  
951-769-7600
- Jamboree Housing Corporation  
2081 Business Center Drive, Suite 216  
Irvine, CA 92612  
(949) 263-8676
- Affirmed Housing  
200 East Washington Avenue, Suite 208  
Escondido, CA 92025  
(619) 738-8401
- The Olson Company  
30200 Old Ranch Pkwy, #250  
Seal Beach, CA 90740  
(562) 596-4770
- Southern California Housing Development Corporation  
8265 Aspen Street, Suite 100  
Rancho Cucamonga, CA 91730  
(909) 481-0172

- RC Hobbs Company  
1110 E. Chapman Ave., Suite 206  
Orange, CA 92866  
(888) 633-4622
- LINC Housing Corporation  
110 Pine Avenue, Suite 500  
Long Beach, CA 90802  
(562) 684-1100
- Palm Desert Development Company  
P.O. Box 3958  
Palm Desert, CA 92261  
(760) 568-1048
- Riverside Housing Development Corporation  
4250 Brockton Avenue  
Riverside, CA 92501

## Energy Conservation Opportunities

As residential energy costs rise, the subsequent increasing utility costs reduce the affordability of housing. As new development and infill development and rehabilitation activities occur, the City will have an opportunity to directly affect energy use within its jurisdiction.

State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Code of Regulations and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. California's building efficiency standards (along with those for energy efficient appliances) have saved more than \$56 billion in electricity and natural gas costs since 1978. It is estimated the standards will save an additional \$23 billion by 2013<sup>9</sup>.

Title 24 sets forth mandatory energy standards and requires the adoption of an "energy budget" for all new residential buildings and additions to residential buildings. Separate requirements are adopted for "low-rise" residential construction (i.e., no more than 3 stories) and non-residential buildings, which includes hotels, motels, and multi-family residential buildings with four or more habitable stories. The standards specify energy saving design for lighting, walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of nondepleting energy sources, such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations through the plan check and building inspection processes.

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<sup>9</sup> California Energy Commission (<http://www.energy.ca.gov/title24>).

Examples of techniques for reducing residential energy use include the following:

- **Glazing** – Glazing on south facing exterior walls allows for winter sunrays to warm the structure. Reducing glazing and regulating sunlight penetration on the west side of the unit prevents afternoon sunrays from overheating the unit.
- **Landscaping** – Strategically placed vegetation reduces the amount of direct sunlight on the windows. The incorporation of deciduous trees in the landscaping plans along the southern exposure of units reduces summer sunrays, while allowing penetration of winter sunrays to warm the units.
- **Building Design** – The implementation of roof overhangs above southerly facing windows shield the structure from solar rays during the summer months.
- **Cooling/Heating Systems** – The use of attic ventilation systems reduces attic temperatures during the summer months. Solar heating systems for swimming pool facilities saves on energy costs. Natural gas is conserved with the use of flow restrictors on all hot water faucets and showerheads.
- **Weatherizing Techniques** – Weatherization techniques such as insulation, caulking, and weather stripping can reduce energy use for air-conditioning up to 55% and for heating as much as 40%. Weatherization measures seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter.
- **Efficient Use of Appliances** – Appliances can be used in ways that increase their energy efficiency. Unnecessary appliances can be eliminated. Proper maintenance and use of stove, oven, clothes dryer, washer, dishwasher, and refrigerator can also reduce energy consumption. New appliance purchases can be made on the basis of efficiency ratings.

The Western Riverside Council of Governments (WRCOG) also sponsors a program called “HERO” intended to help reduce residential energy consumption. The HERO Program is offered through a partnership between WRCOG and Renovate America, Inc. The Program’s purpose is to provide relatively low interest rate financing to spark the local economy by creating jobs and reducing utility costs, and to reduce greenhouse gas emissions. The Program provides HERO Financing for permanently affixed energy efficiency, water efficiency, and renewable energy products (Eligible Products). HERO Financing is repaid through an assessment on the owner’s property tax bill over 5 to 20 years, based on the useful life of the products, and upon sale of the property, the balance generally stays with the property.

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## **Appendix A – Evaluation of the 2008-2013 Housing Element**

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the prior Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. The previous Housing Element covered the 2008-2013 planning period.

Table A-1 summarizes the programs contained in the previous Housing Element along with the City's accomplishments and implications for future policies and actions.

Table A-2 summarizes the City's progress toward the quantified objectives for construction, rehabilitation and conservation in the prior period.

**Table A-1  
Housing Element Program Evaluation 2008-2013**

Program	Program Objectives	Accomplishments and Future Actions
<i>Objective 1: Housing Opportunities and Accessibility</i>		
<p>1-1. The City shall amend the Zoning Ordinance to define Transitional and Supportive Housing in accordance with the Health and Safety Code, Sections 50675.14 and 50675.2, and also specify that both types of housing shall be treated as residential uses of property, subject to the same restrictions/regulations as other types of housing in the same zoning district.</p>	<p>Increased opportunities to develop both types of housing, thereby increasing homeless services and supportive capabilities in the community for those transitioning from homelessness to self-sufficiency.</p> <p>Zoning Ordinance Amendment to be completed by August, 2013</p>	<p>Zoning amendments were adopted on August 13, 2013 (Ord No. 1467). This program is no longer necessary for the 5<sup>th</sup> cycle.</p>
<p>1-2. In order to provide a wider variety of residential development opportunities in Banning for households of all income levels, in accordance with the Regional Housing Needs Assessment (including the unaccommodated need from the 3rd cycle), zoning amendments will be processed for parcels totaling at least 104 acres to allow multi-family rental or owner-occupied developments of at least 16 units by-right at a density of 20 units/acre. Parcels to be rezoned shall be selected from those listed in Appendix H, Table H-6 and shall have the realistic capacity to accommodate at least 2,079 units.</p>	<p>Rezoned sites will ensure that adequate capacity is available to accommodate the City's affordable housing needs, including lower-income (and extremely low-income) households as identified in the Regional Housing Needs Assessment.</p>	<p>Zoning amendments for all of the parcels listed in Table H-6 were approved by the City Council on August 13, 2013 (Ord No. 1466). This program is no longer necessary for the 5<sup>th</sup> cycle.</p>
<p>1-3. Continue to update elements of the General Plan, as needed.</p>	<p>Assurance that land is designated for residential development needs through 2014.</p>	<p>This program is redundant and will not be carried forward in the 5<sup>th</sup> cycle.</p>
<p>1-4. The Share Housing programs operated by Riverside County assist low-income individuals, including seniors and farmworkers, to locate roommates to share existing housing in the community; the majority of the program's applicants are senior citizens. Services offered include information and referral, outreach, client counseling, placement and follow-up. Shared housing provides an affordable housing alternative for many single-person households. The City will publicize the program on the City web site and also by producing a flyer to be placed at the front counter.</p>	<p>Affords additional options and availability of affordable housing to residents in the City that may otherwise be forced to overpay for housing.</p>	<p>This program has been discontinued and will not be carried forward in the 5<sup>th</sup> cycle.</p>
<p>1-5. Coordinate with homeless service providers and law enforcement agencies in the City of Banning and Riverside County to monitor the number of homeless persons residing in Banning, and facilitate finding housing for those in need of shelter. The City will fund an active public relations campaign (community flyers and web site</p>	<p>Will promote the awareness and availability of services for homeless persons, therefore, decreasing the number of persons without shelter.</p> <p>First public notice and mailer due by July 2009, Annual campaign thereafter through</p>	<p>The City has no staff or funding for this program and it will not be carried forward in the 5<sup>th</sup> cycle.</p>

Program	Program Objectives	Accomplishments and Future Actions
postings) to actively market the City's programs.	2014	
<p>1-6. The City Zoning Ordinance currently permits Single Room Occupancy hotels (SRO's) in the GC and HSC Commercial zoning designations. To further demonstrate the City's commitment to housing opportunities, particularly for those in the extremely low income (ELI) category, Single Room Occupancy (SRO's) developments shall be encouraged and facilitated through identification of potential locations and through city assistance with grant writing for the development of SRO projects. The City shall prepare and maintain a map of suitable sites to be kept on file in the Community Development Department to facilitate developers in finding suitable sites for such projects. In accordance with Program 5-4, projects, including SRO's targeted to extremely low income households, will be eligible for a reduction or waiver of City of Banning application and processing fees.</p>	<p>Increased affordable housing opportunities for extremely low income persons. Creation of map by December 2009, annual updates thereafter, through 2014</p>	<p>SROs are permitted with a CUP in the HDR zone. Banning Hotel SRO was approved in the prior planning period.  The City will continue to implement SRO regulations and no changes are needed in the 5<sup>th</sup> cycle.</p>
<p>1-7. Establish a Homeownership Education Program (HEP) for prospective homebuyers as well as for renters (potential future purchasers). This educational program will assist those considering purchasing a home in understanding the process and helping them decide if the timing is right to make a home purchase.</p>	<p>By offering education about the home buying process, eliminating myths, and providing clear, factual information, the City will help insulate itself and prospective home buyers, as well as renters, from default, or other financial difficulties in the long term.  Program and procedures identified by July 2010, and On-going thereafter, 2008-2014.</p>	<p>The City has no staff or funding for this program and it will not be carried forward in the 5<sup>th</sup> cycle.</p>
<p>1-8. Create incentives and reporting procedures that can be implemented to encourage and monitor the development of housing opportunities for special needs housing.</p>	<p>Will better streamline policies and procedures, thus making development of special needs housing more accessible.  Procedures identified by July 2010, and On-going thereafter, 2008-2014.</p>	<p>The City will continue to provide incentives for special needs housing.</p>
<p>1-9. The City will actively work with interested developers to identify sources of funding for affordable multifamily housing, including: tax-exempt mortgage revenue bonds; HOME funds; HCD's Multifamily Housing Program; and tax credits. Affordable housing projects shall include projects to address the needs of large families in Banning. The City shall offer assistance such as priority processing to developers for projects that include units with 4 or more bedrooms for large families, including new construction and room additions. In addition, the City shall provide letters of support for funding applications to further increase the chances for funding awards.</p>	<p>Increased opportunity for the development of affordable multi-family projects in the City.  A list of available funding sources shall be generated by the Planning Department and updated on an annual basis. The list shall be completed by July 2013 and be made available continuously on the City's web site.</p>	<p>The City will continue to work with developers to facilitate production of affordable housing.</p>
<p>1-10. Riverside County has two programs to assist qualified families to purchase a home: First-</p>	<p>Increased opportunity for the development of affordable rental and for-sale single</p>	<p>The City will continue to refer residents to these</p>

177

Program	Program Objectives	Accomplishments and Future Actions
<p>Time Home Buyer Program and the Mortgage Credit Certificate program. The City will assist potential homeowners identified under the HEP program, and provide them with the information to access the County's programs.</p>	<p>family housing. Continuous and On-going, 2008-2014</p>	<p>County programs through a link provided on the City website.</p>
<p>1-11. The County of Riverside has initiated a Mortgage Credit Certificate Program for first time homebuyers. The City will continue to promote potential first time homebuyers to the County for approval, with the goal of funding 10 First Time Homebuyer applications per year, for a total of 60 during the housing element period. Additionally, the City will assist applicants with filling out the applications or other technical assistance.</p>	<p>Facilitate mortgages for first-time homebuyers. Continuous and On-going</p>	<p>The City will continue to refer residents to this County program through a link provided on the City website.</p>
<p>1-12. To ensure that the City building codes, and development ordinances comply with the provisions of SB 520 (Chapter 671 of the Government Code), the City will revise the zoning ordinance to allow by right State licensed group homes, foster homes, residential care facilities, and similar state-licensed facilities in a residential zoning district, pursuant to state and federal law.</p>	<p>Provision of foster homes, residential care facilities, and similar facilities. Zoning Ordinance revision to occur by July 2009, annually thereafter through 2014.</p>	<p>Zoning Ordinance amendment adopted in 2013. The City will continue to implement these Code provisions.</p>
<p>1-13. To better assess the need for farm worker housing, the City will determine, in partnership with farm owners and labor providers, the number of farm workers who may be in need of housing in the area surrounding Banning. The City will identify sites suitable for farm worker housing.</p>	<p>The City, in conjunction with local developers will identify potential sites and/or provide or seek financial assistance to prospective developers of housing for farm labor through the Joe Serna Farm worker Grant Program and other state programs.  Identify sites by December 2009; annual updates 2008-2014.</p>	<p>The City has no staff or funding for this program and it will not be carried forward in the 5<sup>th</sup> cycle.</p>
<p>1-14. Revise the City's Zoning Ordinance to ensure compliance with Employee Labor Housing Act, specifically H &amp; S 17021.5 and 17021.6. Employee housing for six or fewer persons shall be considered a residential use of property.</p>	<p>Zoning Ordinance amendment.</p>	<p>Zoning Ordinance amendment adopted in 2013 (Ordinance No. 1467). The City will continue to implement the provisions of the Code.</p>
<p>1-15. Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding commercial and other non-residential uses.</p>	<p>Creation and maintenance of desirable living areas for all. Current and ongoing through 2014</p>	<p>This program is standard procedure and will not be carried forward in the 5<sup>th</sup> cycle.</p>
<p>1-16. Monitor the availability of vouchers and the waiting list for assistance under the Riverside County Housing Authority (RCHA) to meet the growing demand for public housing units and rental assistance. The City will continue to assist the authority by promoting the program with fliers and</p>	<p>Increased awareness of benefits to the program to increase opportunities for lower income housing, including extremely low-income. Continuous and On-going 2008-2014</p>	<p>The City will continue to refer residents to the County Housing Authority and provide a link to RCHA on the City website but has no staff</p>

Program	Program Objectives	Accomplishments and Future Actions
applications at City Hall, along with program information on the City's website.		or funding to monitor vouchers.
1-17. Adopt procedures as part an update to the Zoning Ordinance to provide reasonable accommodation for persons with disabilities that allow for administrative approval of handicapped accessible features.	Specified procedure that clearly outlines the handling of requests for reasonable accommodation in housing for persons with disabilities.	A Reasonable Accommodation Ordinance (No. 1462) was adopted by the City Council on March 12, 2013. The City will continue to implement this ordinance.
1-19. The City will provide technical assistance to property owners and developers in support of lot consolidation including identifying opportunities for potential consolidation and providing available funding and incentives to encourage consolidation of parcels as appropriate. For example, the Planning Department will utilize design, development, impact fee, processing and streamlining incentives, such as reduction in setbacks, parking requirements, and other standards, deferral or lowering of development fees if feasible to encourage densities, residential uses and lot consolidation, and to promote more intense residential development in the Downtown Specific Plan area. Information on these financial and regulatory incentives will be made available at City Hall.	Promote development of one mixed use project for lower and moderate-income households.  Ongoing 2008-2014; Sites will be made available during the 2008-2014 planning period.	The City will continue to assist developers with both lot consolidation and subdivision of large sites in order to facilitate the creation of suitable building sites for affordable housing.
<b>Objective 2: Maintenance and Preservation</b>		
2-1. The City will continue to pursue grant programs, such as HOME and CDBG for the rehabilitation of lower income, including extremely low income owner/renter occupied housing units in Banning. The City is committed to prioritizing funding as it becomes available to target projects benefitting extremely-low-income households. In accordance with the limitations outlined in Program 5-4, projects may be eligible for the deferral and/or waiver of Banning application and processing fees.	More efficient and productive use of land zoned for residential purposes.  Continuous and ongoing, 2008-2014	This activity will be continued in the 5 <sup>th</sup> cycle.
2-2. The Riverside County Community Development Department administers a Home Improvement Program to provide loans to eligible lower income families for necessary home repair and rehabilitation work, including room additions to alleviate overcrowding. The City will continue utilizing a public notification program to publicize assistance offered by the County. The program consists of flyers available at the City Planning counter, a bi-annual mailer, and a notice on the City's web site	Improved awareness of and participation in the County program.  Continuous and On-going, 2008-2014.	The City will continue to publicize this County program by providing a link on the City website.

179

Program	Program Objectives	Accomplishments and Future Actions
<p>2-3. The Banning Redevelopment Agency has established the Housing Exterior Rehabilitation Assistance Program (ERA), funded with Redevelopment Agency set-aside funds. The current program assists households with minor rehabilitation activities, mostly exterior improvements, paint, and windows. The City will expand the ERA program to include substantial rehabilitation work, including but not limited to, roof repair, foundation repair, electrical upgrades, and major appliances. The program will also be expanded to include energy efficiency improvements (see Program 4-3).</p>	<p>To increase the number of rehabilitated dwellings to maintain housing stock affordable to lower income families, including extremely low income, preventing the displacement of residents from their homes. The target is four (4) projects per year.</p> <p>Program guidelines to be established by July, 2009; continuous thereafter, throughout Housing Element period, 2008-2014</p>	<p>After the dissolution of the RDA, no funding is available for this program and it will not be continued.</p>
<p>2-4. The City will identify potential code violations on a proactive basis, utilize property maintenance inspections, and also work with property owners to resolve code and property maintenance issues to maintain the quality of housing units in the City. The City has brought Code Enforcement and Building Inspection staff under one department, and engaged in a cross-training effort to more actively and efficiently address code violations and also to improve communication, and facilitate the flow of funding to properties in need of improvement.</p>	<p>Decrease the number of unresolved code violations within the City and increase the number of improved properties.</p> <p>Cross training established by July, 2009; On-going thereafter through Housing Element period, 2008-2014</p>	<p>This activity will be continued to the extend funding is available.</p>
<p>2-5. The City shall pursue participation in the HUD sponsored Neighborhood Stabilization Plan Grant program to assist with the purchase of foreclosed homes at a discount.</p>	<p>Decrease the number of dilapidated housing units, increased supply of affordable housing, and improve neighborhood quality.</p> <p>On-going, 2008-2014, upon release of NOFA (typically twice per year).</p>	<p>NSP funding is no longer available, therefore this program will not be continued.</p>
<p>2-6. The City of Banning will continue to pursue State and Federal funding sources such as the HOME and MHP to assist at-risk units in the City. The City shall continue to be the source for information and technical assistance to potential purchasers and tenants of properties that could potentially convert to market rate. Within one year of the adoption of the Housing Element, the City will contact area non-profits to develop a preservation strategy so that both the City and developers are prepared to act quickly upon notice of units becoming at risk. The City will monitor the owners of at-risk projects on an ongoing basis, at least every three months, in coordination with other public and private entities to determine their interest in selling, preparing, terminating, or continuing participation in a subsidy program. The City will also actively engage property owners to take advantage of deferred loan programs for rehabilitation, mortgage refinancing, and acquisition to keep units affordable long term</p>	<p>Preservation of the identified 35 lower income rental units that are at risk of converting to market rate housing within the next 10 years; as other units are identified, the City will also actively engage property owners to take advantage of deferred loan programs for rehabilitation, mortgage refinancing, and acquisition to keep units affordable for a long term (typically 50 years).</p> <p>The City will develop a preservation strategy by July 2013; active coordination continuous and on-going thereafter through 2014.</p>	<p>The City will continue to work in partnership with other agencies to facilitate the preservation of at-risk properties.</p>

180

Program	Program Objectives	Accomplishments and Future Actions
(typically 55 years).		
<b>Objective 3: Remove Constraints</b>		
<p>3-1. Require active participation in an annual meeting of local lending institutions to foster high performance with regard to the Home Mortgage Disclosure Act (HMDA) and the Community Reinvestment Act (CRA). A meeting shall be hosted annually by the City to encourage progress and participation, the first meeting to occur by July, 2009.</p>	<p>Assurance that conventional financing is available to all economic segments of the community.</p> <p>Biennial review of HMDA/CRA statements, annual meeting throughout Housing Element period, 2008-2014.</p>	<p>The City has no staff or funding to continue this activity.</p>
<p>3-2. Periodically reexamine the Zoning Ordinance (i.e. every 2 years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.</p>	<p>Utilization of codes that do not unnecessarily add to the cost of housing, while reflecting technological advances and changing public attitudes.</p> <p>Every two (2) years.</p>	<p>This activity will be continued on an as-needed basis. The City does not have staff or funding to conduct a comprehensive evaluation of the Zoning Code every 2 years.</p>
<p>3-3. Periodically survey (i.e., every 2 years) development fees of other cities in the Riverside County area to ensure that the City's local development fees are reasonable in comparison.</p>	<p>Assurance that local development fees are reasonable and do not unnecessarily contribute to the cost of housing. First survey to be completed by July 2009, then every 2 years thereafter through 2014.</p>	<p>The City does not have staff or funding to conduct surveys of other jurisdictions every 2 years. This program will not be continued.</p>
<p>3-4. The City shall continue to encourage developers to take advantage of concurrent processing of entitlement projects offered by the City to reduce costs and processing times. Department staff will notify applicants upon project submittal of the City's LDTF policy and place public notice of the City's policies on the web site.</p>	<p>Reduction in overall development processing time, resulting in greater time and cost savings to applicants.</p> <p>Continuous and on-going through 2014</p>	<p>This is standard operating practice and therefore this program is no longer needed.</p>
<p>3-5. The City shall adopt streamlined permit processing procedures and a "one-stop shopping" counter to expedite the development of affordable housing projects, as such developments come under the consideration of the City.</p>	<p>The one stop shopping counter to be established by December 2009, continuous and ongoing thereafter through Housing Element Period, 2008-2014.</p>	<p>This is standard operating practice and therefore this program is no longer needed.</p>
<p>3-6. Prepare a Zoning Ordinance to implement a reduced parking requirement for residential projects serving lower income groups, including extremely low-income groups and special needs groups, and/or which is located close to public transportation or commercial services. On a case-by-case basis, projects targeting extremely low income (ELI) households may eliminate up to a maximum of 90% of the otherwise required off-street parking, excluding the need for employee and guest parking. The total amount of parking waived shall be determined by the number of units</p>	<p>Zoning Ordinance amendment.</p>	<p>The City Council adopted Ordinance 1467 to allow reduced parking standards for affordable housing on August 13, 2013. This program is no longer needed.</p>

181

Program	Program Objectives	Accomplishments and Future Actions
affordable to extremely low income persons.		
<p>3-7. Monitor the Design Review process to ensure it does not constrain residential development, particularly for projects containing five (5) or more units, including multifamily housing affordable to low and moderate income households. The planning department will complete an annual review to evaluate application processing and analyze processing times and the impact of conditions of approval to determine whether the Design Review process acts as a significant constraint on residential development. The review will be presented in an annual staff report to the Planning Commission and made publicly available.</p> <p>If the Design Review process is found to adversely constrain large (5 or more units) residential projects, the City will take action to amend Design Review or establish guidelines and other mechanisms to reduce processing times to the extent feasible by State law, or to develop alternate procedures as may be necessary. The review will be conducted as part of the City's Housing Element Annual Report submitted to the state.</p>	<p>Monitoring results to be prepared as part of the 2013 Housing Element implementation report and annually thereafter. Fast-track development review was implemented in July 2009 and is ongoing. The fast-track development review allows builders to submit for design review and building plans at the same time to reduce overall processing time.</p>	<p>The Design Review process is not considered an unreasonable constraint to housing development; however this issue will be reviewed as part of the annual Housing Element implementation report.</p>
<b>Objective 4: Environment, Conservation and Community Sensitivity</b>		
<p>4-1. To encourage developers/property owners to incorporate energy conservation techniques into the siting and design of proposed residences, the City will augment the current design guidelines by either adopting a set of sustainable design guidelines, or incorporating guidelines into a City-wide design book. In order to encourage the use of the new guidelines, the City will provide user friendly access and links to information about energy friendly techniques.</p>	<p>Supplemental design guidelines to be adopted by December 2010.</p>	
<p>4-2. Regularly examine new residential construction methods and materials, and upgrade the City's residential building standards as appropriate.</p>	<p>Annually through 2014</p>	<p>This is a routine activity and the City adopts revised building codes when they are updated by the state. This program is not required.</p>
<p>4-3. Expand existing energy program guidelines to allow energy conservation measures as improvements eligible for assistance under the City's residential rehabilitation program. Additional measures could include, but would not be limited to, a minimum SEER 13 air conditioning efficiency in all retrofits, the use of R-10 insulation in exterior walls, incorporation of dual glazed windows, and the use of R-38 insulation for ceiling. Reduced costs available through the rehabilitation program, and lower long-term energy</p>	<p>Reduction in energy consumption in existing residences.</p>	<p>The guidelines were adopted in August 2009; then ongoing through 2014.</p>

182

Program	Program Objectives	Accomplishments and Future Actions
costs, will encourage homeowners to install energy efficient measures.		
4-4. The City shall continue to require that, at a minimum, all new residential development comply with the energy conservation requirements of Title 24 of the California Administrative Code.	Compliance with State energy efficiency requirements.	This is a routine code requirement and will not be continued as a program.
4-5. To promote future in energy efficient priorities, the City shall prepare a sustainable PRD set of standards or an addition to the PRD Ordinance for sustainable projects early in the housing element period. The standards shall use the criteria established by LEED and/or recognized Green Building codes addressing the following conservation areas of focus.	Long-term increases in energy efficient projects and reduced energy costs. <ul style="list-style-type: none"> <li>• Sustainable site development</li> <li>• Water savings;</li> <li>• Energy efficiency;</li> <li>• Material selection; and</li> <li>• Indoor environmental quality.</li> </ul>	The Green Building Code was adopted in January 2010, and future updates will be adopted by the City as they become available.
<b>Objective 5: Housing Availability and Production</b>		
5-1. The City will update the inventory of vacant land on an annual basis or as projects are constructed. In addition, as projects are approved the City will update the website to show current projects.	Keep the residents and potential developers informed of projects currently being planned or proposed in the City.  Continuous and On-going through 2014.	This program is appropriate and will be continued.
5-2. Inform residents of the below market interest rate mortgage programs operated by the California Housing Finance Agency (CalHFA) and direct interested property owners to CalHFA, as a means to facilitate homeownership for low and moderate income households. The City's Redevelopment Agency will provide an annual direct mailing to all citizens through the utility billing notices, advertising the CalHFA program.	Production of new, affordable housing for purchase by low and moderate income, first-time homebuyers.  Annual mailing, current and on-going through 2014.	After the state's elimination of redevelopment agencies there is no funding for this program and it will not be continued.
5-3. The City will work with non-profit and for-profit developers of affordable housing to apply for available funding sources such as MHP, Joe Serna Farmworker Housing Grant Program, CalHome, Low Income Housing Tax Credits, tax-exempt bonds, and Proposition 1-C funds. The City will offer incentives to expedite processing and approvals for affordable housing projects, including offering the waiver of processing fees for projects that include affordable units. In instances where affordable projects include units targeted to extremely low income households, on a case-by-case basis, the City will waive the payment of processing fees, as an additional incentive.  The City will also provide letters of support for funding applications during the application process to increase the chances of a project being awarded	Increase the supply of affordable housing for large families, for extremely low-income households, and for special needs households including seniors and farmworker households.  Current and On-going through 2014.	This program is appropriate and will be continued.

Program	Program Objectives	Accomplishments and Future Actions
funds.		
<p>5-4. To increase opportunities for a wider range of housing production in the City of Banning, and to provide additional avenues for the production of housing affordable to lower income households in higher density areas, the City shall adopt, as an amendment to the existing Zoning Ordinance, a new overlay district to be used in conjunction with the Downtown Commercial designation. The new Mixed Use Downtown Commercial (MUDC) designation will apply within the existing defined area of the Downtown Commercial district, in conformance with the intent of the General Plan. The permitted density range in the MUDC overlay zone will be no less than 16 units per acre (UPA), up to a maximum of 30 UPA.</p>	<p>By establishing an opportunity for high quality mixed development projects, including high density residential, in conjunction with commercial uses, the City will create additional development opportunities and increase the production of housing across all income ranges.</p>	<p>On July 23, 2013 the City Council approved Ordinance 1466 allowing multi-family development at 20 units/acre by-right on three parcels in the DC district identified in Table H-6.</p>
<p>5-5. In order to encourage and facilitate development of mixed use residential, as well as other allowed uses in the Mixed Use Downtown Commercial (MUDC) district, the City shall install infrastructure upgrades and public facilities (street, curb, gutter, sidewalk, drainage facilities, and utilities) to stimulate private investment in the district.</p>	<p>The City hopes to establish a high quality base condition in the MUDC district that will lead to increased investment downtown and encourage the development of mixed use commercial and residential projects, including units affordable to lower income households.</p>	<p>This program is appropriate and will be continued, to the extent funding allows.</p>
<p>5-6. To further incentivize the development of affordable housing for low and moderate-income households, the City will offer financial incentives to properties located within the MUDC district that offer specified affordability levels in residential projects. Subject to funding availability, the City will offer below interest rate loans for construction financing and/or permanent financing. Funding participation levels will be evaluated on a project-by-project basis, and will be dependent on the level and extent of affordability offered.</p>	<p>Encourage the development of additional affordable housing units by offering financial incentives to developers utilizing higher affordability levels.</p> <p>The City will continue to research state and federal grant funding opportunities on a semi-annual basis.</p>	<p>This program will be continued to the extent funding is available.</p>
<p>5-7. The City shall work to establish partnerships with developers for the construction of affordable multi-family projects, including, but not limited to developers/builders with a proven track record of success in the Inland Empire. To the extent possible, City staff will assist developers in identifying and applying for regional, state or federal grants to support affordable housing and infrastructure improvements. In anticipation of funding participation, the City will ensure that funding mechanisms and policies are in place to facilitate City financial participation in future projects. The level of City funding participation will be evaluated on a project-by-project basis.</p>	<p>Increased City visibility and role in working to develop affordable housing projects in the City. Establish the groundwork enabling the City to act in a partnering role financially in the development of additional affordable housing projects in the City.</p> <p>While the City's ability to provide funding assistance is uncertain due to the dissolution of the Redevelopment Agency, staff will identify and solicit interest from developers active in the region by July 2013 to discuss bringing affordable housing to Banning.</p>	<p>This program will be continued, although after the dissolution of the redevelopment agency, funding is extremely limited.</p>
<p>5-8. The City shall annually apply for or support development and rehabilitation applications for</p>	<p>Securing of funding for expansion of affordable housing within the City of</p>	<p>The City will continue to work cooperatively with</p>

Program	Program Objectives	Accomplishments and Future Actions
<p>State and Federal funding for affordable housing, including the following funding sources:</p> <p>Pursue Key Federal Affordable Housing Funding Sources: Successful implementation of housing programs to create affordable housing depends on a community's ability to pursue additional funding sources. This program focuses on the six funding sources that are most pertinent to Banning: CDBG and HOME, and Section 523.</p> <p>Community Development Block Grant (CDBG): The State Department of Housing and Community Development (HCD) administers the federal CDBG program for non-entitlement cities and counties. Banning is eligible to apply to HCD for CDBG funding.</p> <p>HOME: Under the HOME program, HUD will award funds to localities on the basis of a formula that takes into account the tightness of the local housing market, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to assist either rental housing or homeownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Also possible is tenant-based rental assistance, property acquisition, site improvements, and other expenses related to the provision of affordable housing and for projects that serve a group identified as having special needs related to housing. The local jurisdiction must make matching contributions to affordable housing under HOME.</p> <p>USDA Section 523 Mutual Self-Help Housing Program: Technical assistance and site grants are provided to homeowners who complete at least 65 percent of the work to build his or her own home through "sweat equity". Once accepted into the Self Help program, each individual enrollee generally applies for a Single-Family Housing Direct Loan (Section 502).</p>	<p>Banning to the maximum extent feasible. In addition, the applications for additional/continual funding would serve to counterbalance issues within the City related to the overpayment of rent through the expansion of affordable housing and increase the availability of funding.</p> <p>Twice annually and on-going 2008-2014.</p>	<p>developers to support affordable housing funding applications.</p>
<p>5-9. The Zoning Ordinance shall be revised to incorporate updated Density Bonus provisions, with options, as per SB 1818.</p>	<p>Compliance with State density bonus law.</p>	<p>The ordinance was adopted by the City Council on March 12, 2013 (Ord. 1461).</p>
<p>5-10. Annually review the Housing Element for consistency with the General Plan as part of its General Plan progress Report.</p>	<p>Ensuring the most up-to-date information is available enabling the City to make better decisions.</p> <p>Annually (due to State of California by April 1st of each year).</p>	<p>This program is appropriate and will be continued.</p>
<p>5-11. Continue to utilize the City's General Plan and Zoning Ordinance to prevent the encroachment of incompatible uses into established</p>	<p>Protection of established residential neighborhoods from incompatible land</p>	<p>This is standard practice and a program is not needed in the Housing</p>

Program	Program Objectives	Accomplishments and Future Actions
residential areas.	uses. Current and On-going through 2014	Element.
<p>5-12. To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA.</p> <p>To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall pursuant to AB 2292.</p>	<p>Ensure availability of adequate sites for development commensurate with the RHNA throughout the planning period.</p> <p>The sites inventory will be updated annually and reviewed on a project-by-project basis to ensure compliance with Government Code Sec. 65863.</p>	<p>This program is appropriate and will be continued.</p>
<p>5-13. The City shall revise the Zoning Ordinance to adopt a new Second Unit Ordinance that satisfies the provisions found under the amended Gov't Code Section 65852.2 which requires that second units be ministerially reviewed and approved.</p>	<p>Reduced constraints on the development of residential second as an additional source of affordable housing.</p>	<p>The Second Unit Ordinance was adopted on January 26, 2010 (Ord. 1414).</p>
<p>5-14. In order to further encourage and facilitate the development of Second Units to increase affordable housing opportunities, the City shall prepare and adopt standard "second unit" building plans for use by applicants at a reduced cost or no cost.</p>	<p>Increases ease of use for applicants desiring to build second units and facilitates applicants/property owners getting through the process faster and at less cost.</p> <p>Standard second unit plans to be available before the end of Fiscal Year 2013-2014 if staffing is available, Continuous and Ongoing thereafter, throughout Housing Element Period, 2008-2014.</p>	<p>The City does not have staffing or funding resources for this program and it will not be continued.</p>
<p>5-16. The City shall amend the Zoning Ordinance to identify one zoning district that will allow the development of homeless shelters by-right, without the need for discretionary approvals. The City will designate the AI, Airport Industrial district as the appropriate zoning district to accommodate emergency shelters by right. The City shall also ensure that the capacity exists to develop one shelter within the next year.</p>	<p>Increased opportunity for the development of homeless shelters, addressing the needs of the homeless population.</p> <p>Zoning Ordinance amendment to be completed by July 2013.</p>	<p>Ordinance No. 1467 was adopted by the City Council on August 13, 2013. This program is no longer needed.</p>

Program	Program Objectives	Accomplishments and Future Actions
<b>Objective 6: Provide Housing Free from Discrimination</b>		
<p>6-1. Conduct annual meetings with all recipients of locally administered housing assistance funds to assure their understanding of fair housing law and affirm their commitment to the law.</p>	<p>First meeting by July 2009, annually thereafter through 2014.</p>	<p>This program is implemented by the County on behalf of participating cities.</p>
<p>2. Provide fair housing materials to residents, including all pertinent resource, posters and information available through the Department of Fair Employment and Housing (DFEH) and Housing and Urban Development (HUD) to educate on a variety of fair housing issues. Develop information flyers and brochures that highlight (1) disability provisions of both federal and state fair housing laws and (2) familial status discrimination. Distribute fair housing materials, brochures and flyers at outreach events, including school fairs, health fairs, and City sponsored events. Collaborate with service agencies to distribute educational materials.</p>	<p>First fliers to be created by July 2009, then annually thereafter through 2014.</p>	<p>This program is implemented by the County on behalf of participating cities. The City will provide referral information to the County on its website and at City Hall.</p>
<p>3. Maintain active dialogue with the State Fair Employment and Housing Commission who will work with the Community Development Director to resolve complaints of housing discrimination.</p>	<p>Continuous and On-going through 2014.</p>	<p>This program is implemented by the County on behalf of participating cities.</p>

187

**Table A-2  
Progress in Achieving Quantified Objectives**

Program Category	Quantified Objective	Progress 2008-2013
<b>New Construction*</b>		
Extremely Low	436	
Very Low	437	55
Low	618	50
Moderate	705	44
Above Moderate	1,645	22
Total	3,841	181
<b>Rehabilitation**</b>		
Extremely Low	2	6
Very Low	3	8
Low	4	14
Moderate	5	2
Above Moderate	10	
Total	24	30
<b>Conservation**</b>		
Extremely Low	26	
Very Low	9	43
Low	-	31
Moderate	-	
Above Moderate	-	
Total	35	74

\*Quantified objective and progress for new construction reflect the 2006-2013 period, consistent with the previous RHNA cycle

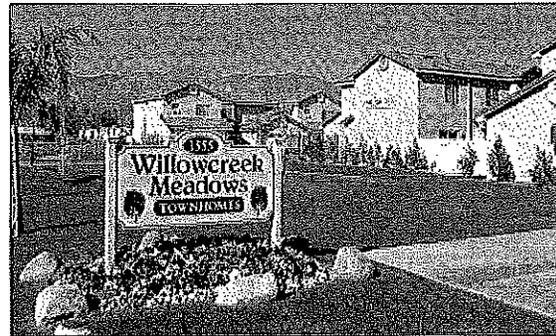
\*\*Westview Terrace Apartments

## Appendix B Residential Land Inventory

This Appendix summarizes the realistic potential development capacity of vacant and underutilized parcels that are suitable for residential development. The assumptions regarding affordability and realistic capacity of vacant sites are described below.

### Affordability Assumptions for Vacant Sites

Housing Element law (AB 2348 of 2004) provides “default densities” that are assumed to be adequate to facilitate the production of lower-income housing. For most cities in metropolitan counties, including Banning, the default density is 30 units/acre. Banning is located in an area of Riverside County where prices and rents are typically lower than areas in the far western part of the county (e.g., Corona, Riverside) which are close to major job markets in Orange and Los Angeles counties, or the more expensive resort areas of the Coachella Valley (e.g., Palm Springs, Indian Wells). Unlike those areas, Banning has very low land cost that makes virtually all market-rate multi-family housing affordable to lower-income households. Due to the recession, no multi-family developments have been built in Banning in the past several years, therefore examples of development in other nearby cities were reviewed. For comparison, in the City of San Jacinto (which is immediately south of Banning) every new multi-family or condominium project built in recent years, regardless of density (including market-rate projects such as Willowcreek Meadows, with a density of 13.7 units/acre) has been affordable at low-income prices and rents. In fact, even new single-family detached homes are selling at prices affordable at low-income levels. Non-profit housing developers familiar with this market area indicate that densities of 16-18 units/acre are desirable for affordable multi-family projects (see Table B-1). It is noteworthy that none of the affordable projects built in the Banning market area in the past 10 years exceeded a density of 17.6 units/acre even though higher densities were possible through state-mandated density bonus.



**Affordable Market-Rate Housing in San Jacinto**

Affordable housing developers active in this market area indicate that while densities of 20-25 units/acre may be ideal from a purely financial perspective, community compatibility is also very important. Higher density projects requiring podium or subterranean parking are generally not feasible due to their high development cost, and lower project densities in the 16-18 units/acre range are feasible and often more appropriate in this market area. The base densities in the HDR-20 (20 units/acre) and VHDR (20-24 units/acre) districts allow market-rate project densities of 20-24 units/acre and up to 27 units/acre (HDR-20) or 32 units/acre (VHDR) with the state-mandated density bonus. These allowable density standards pose no constraint to housing development.

Based on these local conditions, potential new units in the land inventory are allocated to income categories as follows:

- **Lower income:** Based on market conditions described in Section II (Housing Needs Assessment), the land inventory analysis assumes that sites allowing a density of 20 units/acre are suitable for lower-income housing. This includes sites zoned High Density Residential-20, Very High Density

Residential, and Downtown Commercial. Potential second units are also included in the low-income category.

- **Moderate income:** High Density Residential (11-18 units/acre) and Medium Density Residential (up to 10 units/acre) are assigned to the moderate-income category.
- **Above-moderate income:** Rural and Low Density Residential single-family parcels are assigned to the above-moderate category.

**Table B-1  
Recent Affordable Housing Developments**

Development Name (Year Built)	Total Units	Density (du/ac)	Household Type	Deed- Restricted?	Income Level	Funding Source
Willowcreek Meadows S. San Jacinto Ave, San Jacinto (2004)	52	13.7	Non- restricted	No \$999 (2-bd) \$1,300 (3-bd)	<u>Low</u>	Market-rate
Graciela Court (SFD) San Jacinto (2006)	9	8.5	Non- restricted	No \$1,200 (3-bd)	<u>Low</u>	Market-rate
Tract 32276 (Small lot SFD) San Jacinto (2008)	22	12.1	Non- restricted	No Sold for \$80-90k	<u>Very-low</u>	Market-rate
San Jacinto Garden Apartments 324 E. Shaver Street, San Jacinto	97	9.7	Family	Yes		USDA 515-RRH
San Jacinto Manor 4672 S. Santa Fe Street, San Jacinto	65	15.0	Seniors and Mobility impaired	Yes		USDA 515-RRH
Manzanita Gardens 637 N. Ramona Blvd, San Jacinto	38	14.1	Family	Yes		USDA 515-RRH
San Jacinto Senior Apartments 633 E. Main Street, San Jacinto	45	17.1	Seniors	Yes		USDA 515-RRH
San Jacinto Village Apartments 700 Idyllwild Drive, San Jacinto	38	16.2	Family	Yes		USDA 515-RRH
San Jacinto Villas Apartments 1692 S. Santa Fe Ave., San Jacinto (2008)	80	17.6	Family	Yes	<u>Very low</u>	RDA, HOME, LIHTC, Tax- exempt bonds
<u>Average Density</u>		<u>13.0</u>				

**Realistic Capacity**

The following density assumptions were used to estimate the realistic capacity of potential development sites:

- Low-Density Residential – 3 units/acre
- Medium Density Residential – 6 units/acre
- High Density Residential – 11 units/acre
- High Density Residential-20 – 20 units/acre
- Very High Density Residential – 20 units/acre

190

- Downtown Commercial – 20 units/acre

These assumptions are based on recent projects approved in the city and the minimum density of 20 units/acre for HDR-20 and VHDR sites that were rezoned in the prior planning period. The most recent development in the DC zone is the renovation and conversion of the Banning Hotel property into a mixed-use project with restaurant and multi-family uses. The density of this project is over 50 units/acre.

#### Analysis of Unaccommodated Need

Government Code Section 65584.09 requires that any portion of the housing need that was not accommodated in the prior period must be carried over and added to the RHNA allocation in the next planning period. The prior (2008-2013) Housing Element included a rezoning program to create adequate sites to fully accommodate the City's assigned housing need. That program was completed in July 2013 when sufficient parcels were rezoned to HDR-20 and VHDR to accommodate more than 100% of the City's lower-income need and all of the rezoned sites are still available for development, therefore no unaccommodated need is carried over to the 2013-2021 cycle.

#### Land Inventory Summary

The following tables show the City's land inventory for the current planning period. Table B-2 summarizes the City's land inventory compared to the remaining City's assigned RHNA allocation need. Table B-3 shows approved projects while Table B-4 contains a parcel-specific inventory of vacant residential sites based on current zoning designations and the realistic capacity assumptions noted above. Figures B-1 through B-3 show the locations of vacant parcels in the HDR, HDR-20, VHDR and DC zones that are suitable for low- and moderate-income residential development. Figures B-4 through B-7 show the underutilized sites in the Downtown Commercial zone.

The RHNA allocation for lower-income housing is satisfied by HDR-20, VHDR and DC sites that were rezoned in the prior planning period. These sites allow minimum densities of 20 units/acre, which is suitable for lower-income housing in the Banning market area. Some of the sites for lower-income housing are large and will require subdivision prior to development. Program 5 in the Housing Plan describes actions the City will take to facilitate the subdivision and development process for the larger sites.

**Table B-2  
Land Inventory vs. RHNA**

	Income Category			
	Lower	Mod	Above Mod	Total
<b>Approved Projects (Table B-3)</b>				
Approved projects – R-A			30	30
Approved projects – Very Low Density Residential			1,036	1,036
Approved projects – Low Density Residential			3,032	3,032
Approved projects – Medium Density Residential		2,607		2,607
Approved projects – High Density Residential		1,213		
<b>Subtotal – Approved Projects</b>	<b>0</b>	<b>3,820</b>	<b>4,098</b>	<b>6,705</b>
<b>Vacant parcels (Table B-4)</b>				
Vacant parcels – Low Density Residential			513	513
Vacant parcels – Medium Density Residential		1,088		1,088
Vacant parcels – High Density Residential		395		395
Vacant parcels – High Density Residential-20	1,942			
Vacant parcels – Very High Density Residential	520			
<b>Subtotal – Vacant Parcels</b>	<b>2,462</b>	<b>1,483</b>	<b>513</b>	<b>1,996</b>
<b>Underutilized Parcels (Table B-5)</b>				
Downtown Commercial parcels	86			
Potential second units	5			5
<b>Total land inventory</b>	<b>2,553</b>	<b>5,303</b>	<b>4,611</b>	<b>8,706</b>
RHNA 2014 - 2021	1,465	685	1,642	3,792
<b>Adequate Sites?</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>

Source: City of Banning, 6/2013

**Table B-3  
Approved Residential Projects**

APN	Project	GP/Zone	Specific Plan	Acres	Approved Units	Constraints
531-240-008, 009, 010	Tahiti Group	R-A		32.62	30	None
<b>Total R-A</b>				<b>32.62</b>	<b>30</b>	
543-150-001 (need replaced parcel(s))	Carri Construction	VLDR		7.42	13	None
535-020-004, 016, 024, 535-030-039	Fiesta Dev.	VLDR		158.5	303	None
543-030-002-3	Haiem	VLDR		10	17	None
538-272-001	Marin	VLDR		4.08	6	None
537-150-005-7, 537-170-002-3, 537-190-001-5, 537-190-019-021	Rolling Hills Ranch	VLDR		145	213	None
543-020-021, 543-030-004, 543-040-001-2, 543-050-001-3	C. W. Teft	VLDR		452.51	484	None
<b>Total VLDR</b>				<b>777.5</b>	<b>1,036</b>	
531-080-010, 406-170-002, 406-200-004, 419-020-008-9, 006, 021,	Pardee-Deutsch	LDR	X	537.2	2,230	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	LDR	X	13.1	53	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	LDR	X	29.4	125	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	LDR	X	11.3	48	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	LDR	X	25.5	108	None
535-180-002-5	Charter Mgmt/Galleher	LDR		2.83	9	None
534-183-014, 534-200-004, 008, 047	CitiCom/William Fox Homes	LDR		40.5	41	None
541-122-010	CTK Inc.	LDR		2.37	7	None
534-253-006-7	HLCD	LDR		6.42	26	None
541-082-016-18	Labastida	LDR		3.31	10	None
535-070-008	Madrid	LDR		19	53	None
534-152-022-025	Rifal	LDR		4.87	19	None

APN	Project	GP/Zone	Specific Plan	Acres	Approved Units	Constraints
535-110-002, 006, 011, 012, 535-311-006-23, 535-312-001-24, 535-070-014	Gilman-St. Boniface	LDR		73	186	None
534-283-011, 014	TMS Homes, LLC.	LDR		7.083	23	None
535-070-004, 006	Madrid	LDR		16.48	44	None
535-030-038 (need replaced parcel(s))	Nordquist	LDR		6.3	19	None
534-171-008, 015, 534-172-002, 004	Vic Seth Const.	LDR		7.98	31	None
<b>Subtotal LDR</b>				<b>807.4</b>	<b>3,032</b>	
531-080-010, 406-170-002, 406-200-004, 419-020-008-9, 006, 021,	Pardee-Deutsch	MDR	X	325.4	1,961	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	MDR	X	24.2	127	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	MDR	X	20.8	109	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	MDR	X	25.9	136	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	MDR	X	12.3	68	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	MDR	X	23.5	170	None
540-250-006	Barbour Villas	MDR			36	None
<b>Subtotal MDR</b>				<b>419.8</b>	<b>2,607</b>	
531-080-010, 406-170-002, 406-200-004, 419-020-008-9, 006, 021,	Pardee-Deutsch	HDR	X	73.8	1,196	None
419-140-062	Careage Dev.	MDR (senior)		1.43	17 (32 beds)	None
<b>Subtotal HDR</b>				<b>75.22</b>	<b>1,213</b>	

\*Note: W/WW infrastructure availability present for all approved project sites. Service subject to the payment of City hookup fees and installation/extension.

**Table B-4  
Residential Vacant Land Inventory**

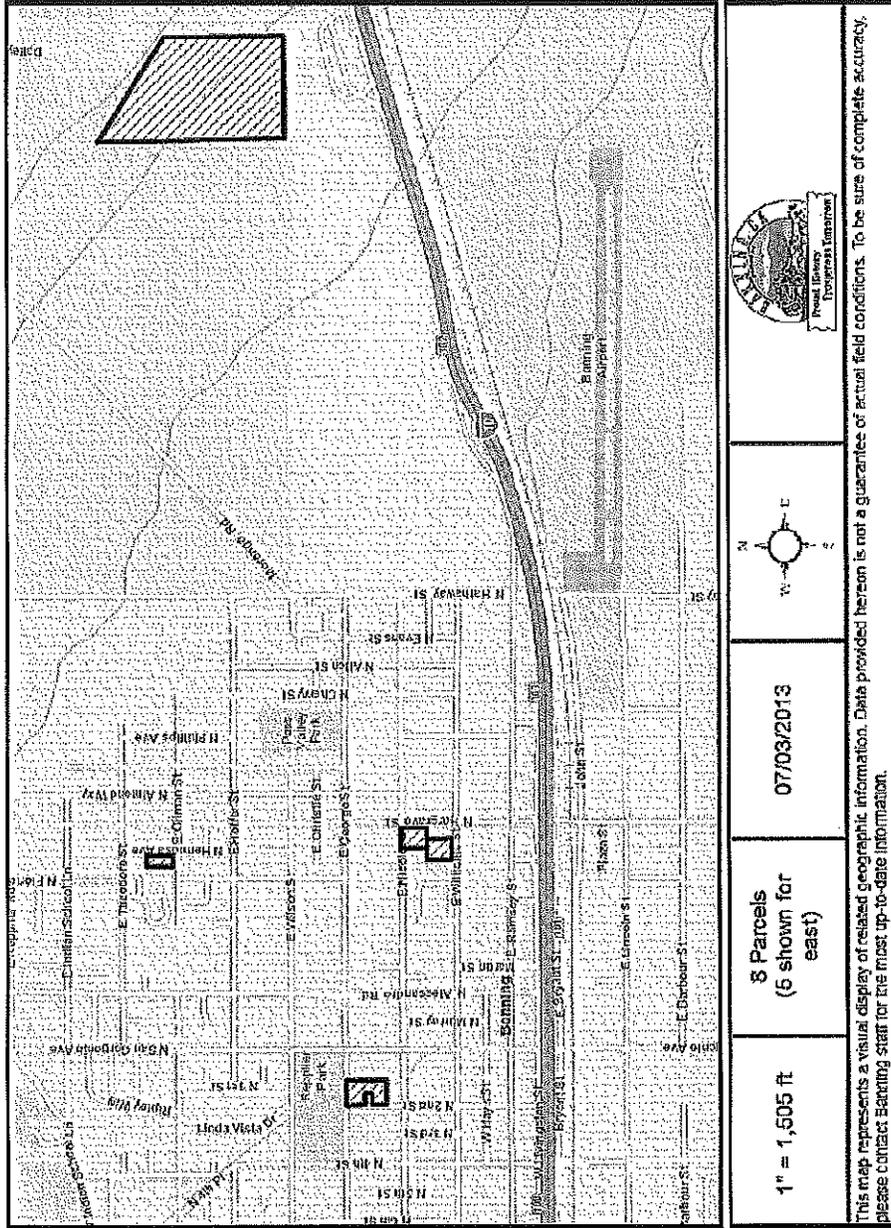
Zoning/District / APN	Parcel Size (acres)	Permitted Density (units/ac)	Assumed Density (units/ac)	Units by Income Category		
				Lower	Moderate	Above Moderate
<b>Low Density Residential</b>						
532080001	29.63	0-5	3.75			111
532080004	40.91	0-5	3.75			153
532080006	41.96	0-5	3.75			157
537110007, 009	24.73	0-5	3.75			92
<b>Total LDR</b>						<b>513</b>
<b>Medium Density Residential</b>						
532080004	0.95	0-10	6		5	
532080004	19.28	0-10	6		115	
532080005	21.00	0-10	6		126	
537110003	24.83	0-10	6		148	
537110003, 007, 008	27.08	0-10	6		162	
537110007, 008	18.91	0-10	6		113	
537110007, 009, 011	39.63	0-10	6		237	
537110008	28.54	0-10	6		171	
538101027	0.24	0-10	6		1	
538150014	0.54	0-10	6		3	
538165005	0.23	0-10	6		1	
538173010	0.44	0-10	6		2	
540130025, 026	0.75	0-10	6		4	
<b>Total MDR</b>					<b>1,088</b>	
<b>High Density Residential</b>						
419034008	0.40	11-18	11		4	
534161008	0.42	11-18	11		4	
534161009	0.67	11-18	11		7	
537110003, 005, 006, 008	33.86	11-18	11		372	
540082006 thru 008	0.56	11-18	11		6	
540151021 - 022	0.27	11-18	11		2	
<b>Total HDR</b>					<b>395</b>	
<b>High Density Residential-20</b>						
537-120-034	21.12	20	20	422		
540-083-002	3.02	20	20	60		
541-110-013	1.73	20	20	34		
532-080-004	55.8	20	20	1,116		
419-140-059	3.31	20	20	66		
534-161-010	0.9	20	20	18		
537-110-008	9.75	20	20	195		
541-110-009	1.58	20	20	31		
<b>Total HDR-20</b>				<b>1,942</b>		
<b>Very High Density Residential</b>						
537-190-018	26	19-24	20	520		
<b>Total VHDR</b>				<b>520</b>		
<b>TOTALS – RESIDENTIAL SITES</b>				<b>2,462</b>	<b>1,483</b>	<b>513</b>

**Table B-5  
Underutilized Land Inventory**

APN	Address	GP/ Zoning	Parcel size (acres)	Potential Units @ 20 du/ac	Existing Use
541-145-012	255 E Ramsey St	DC/DC	0.8	16	Used car sales lot; very low improvement to land value
541-150-004	447 E Ramsey St	DC/DC	1.3	26	Vacant, severely deteriorated commercial building; very low improvement to land value
541-150-010	553 E Ramsey St	DC/DC	2.2	44	Vacant deteriorated commercial building; very low improvement to land value
Totals			4.3	86	

196

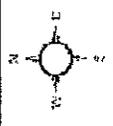
Figure B-1  
HDR-20 Parcels



1" = 1,505 ft

8 Parcels  
(6 shown for east)

07/03/2013



This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Banning staff for the most up-to-date information.

Figure B-2  
HDR-20 Parcels

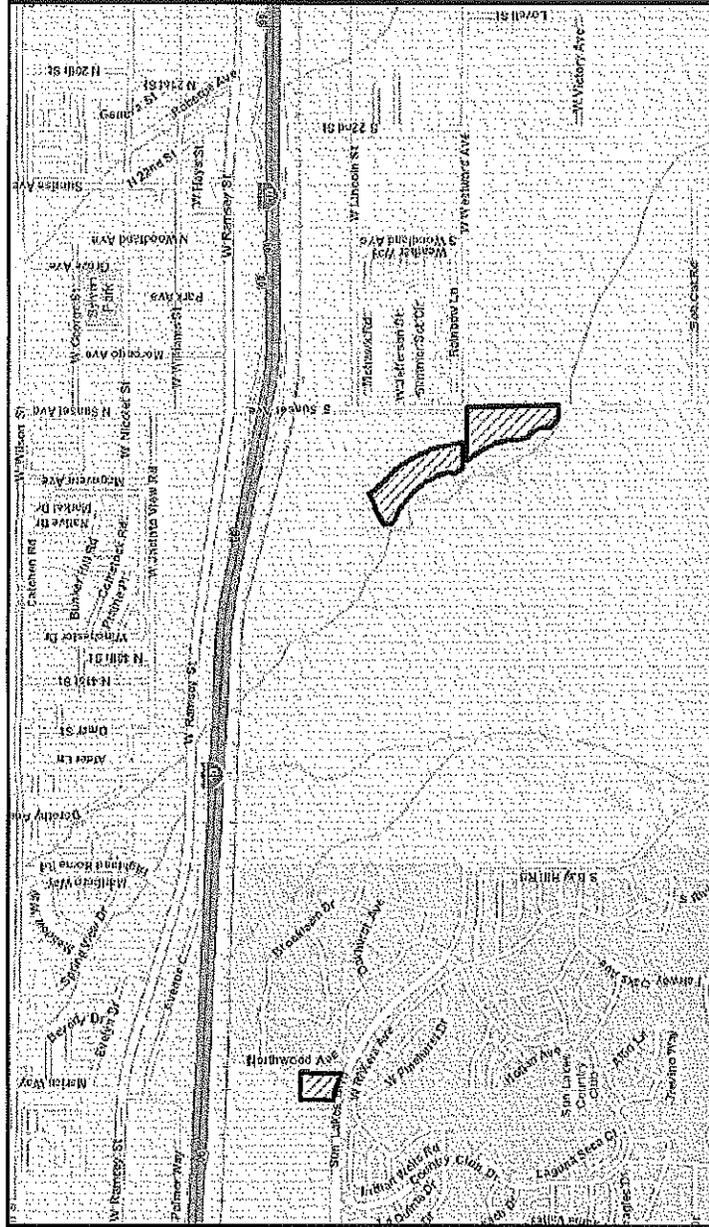
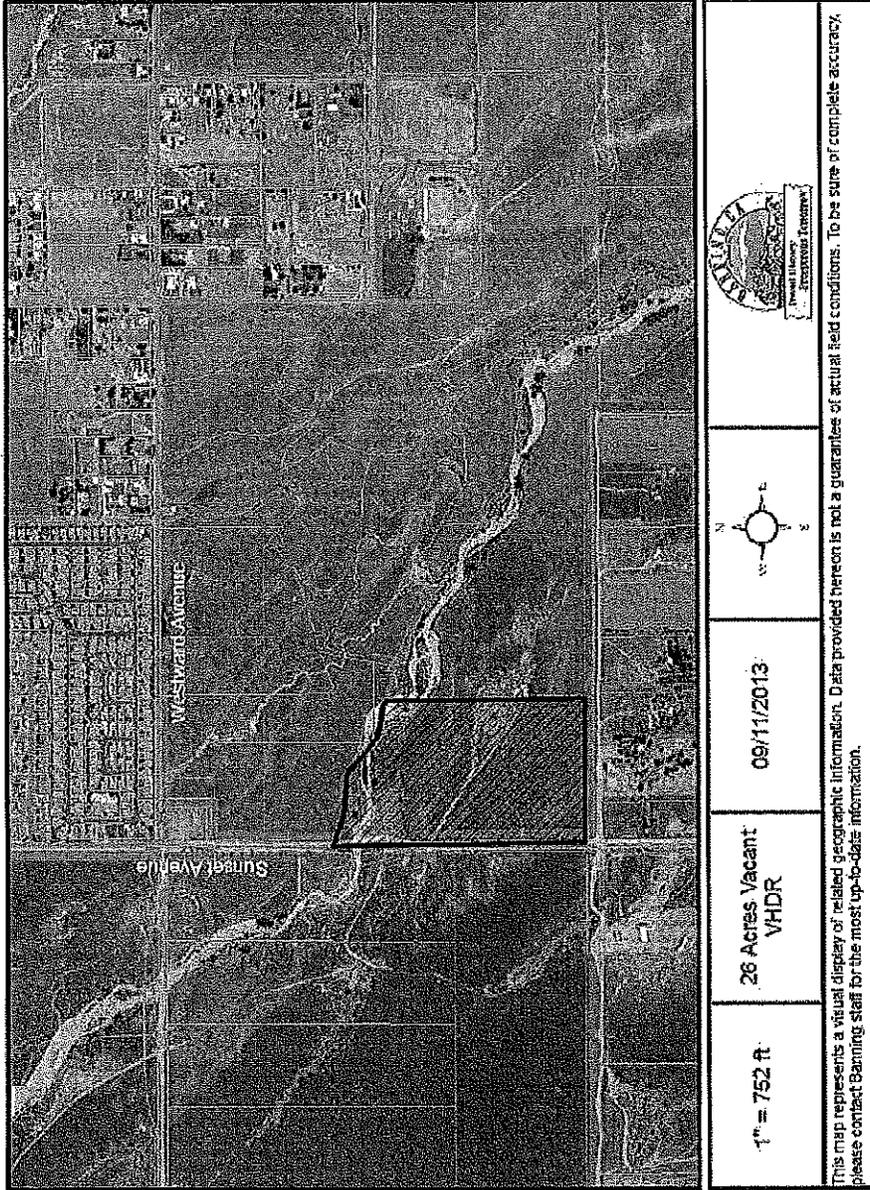
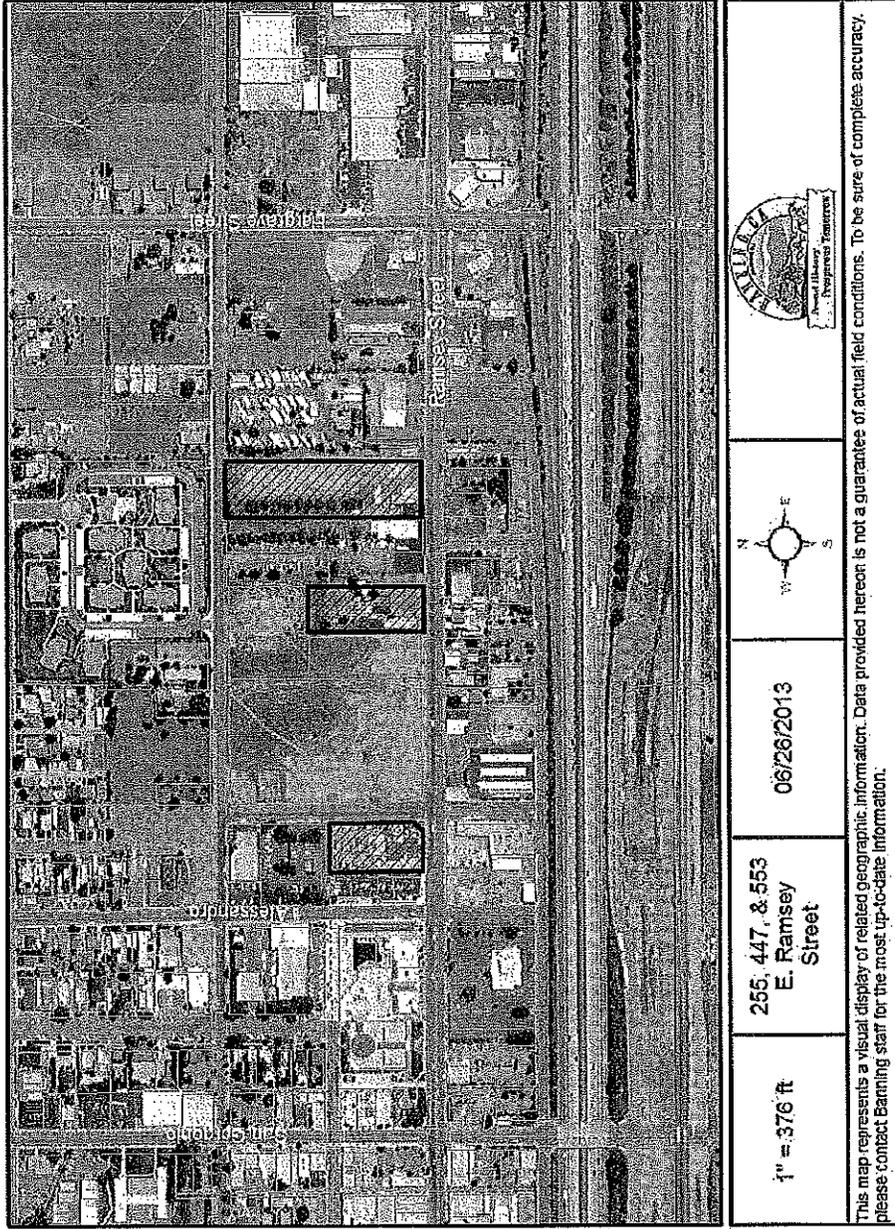


Figure B-3  
VHDR Parcel



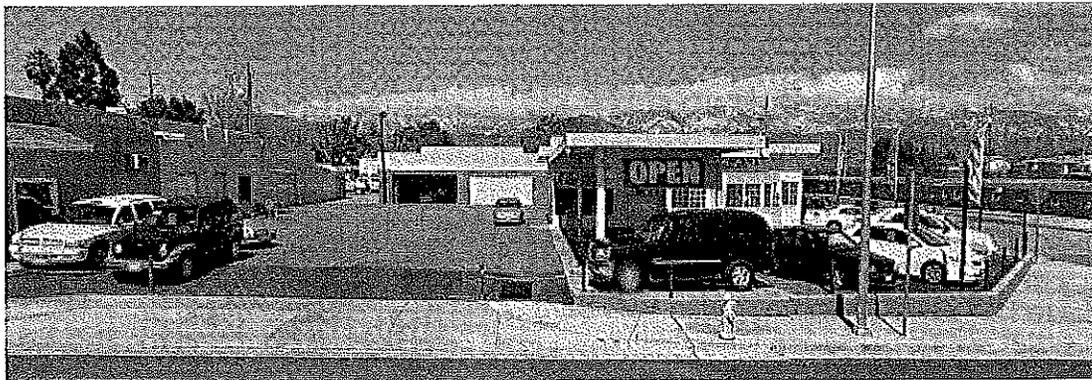
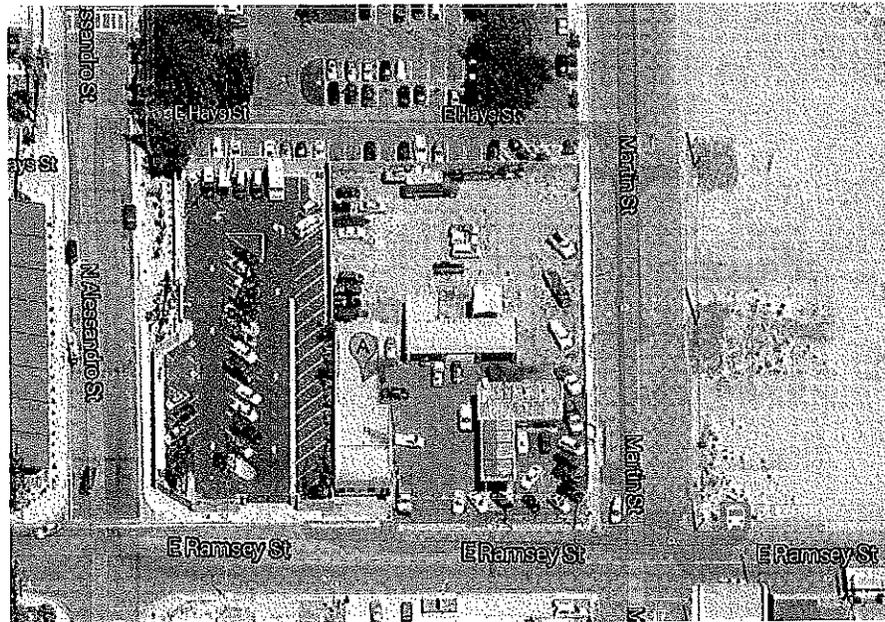
199

Figure B-4  
DC Parcels



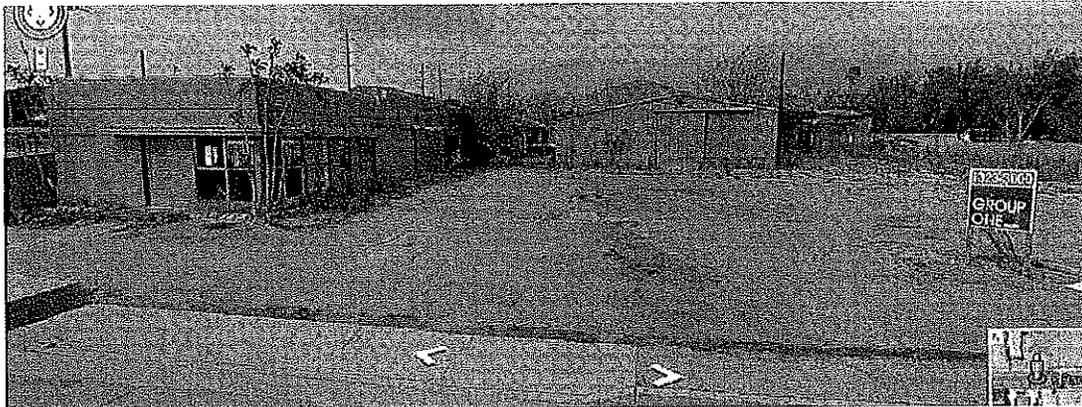
200

**Figure B-5**  
**255 E. Ramsey St.**



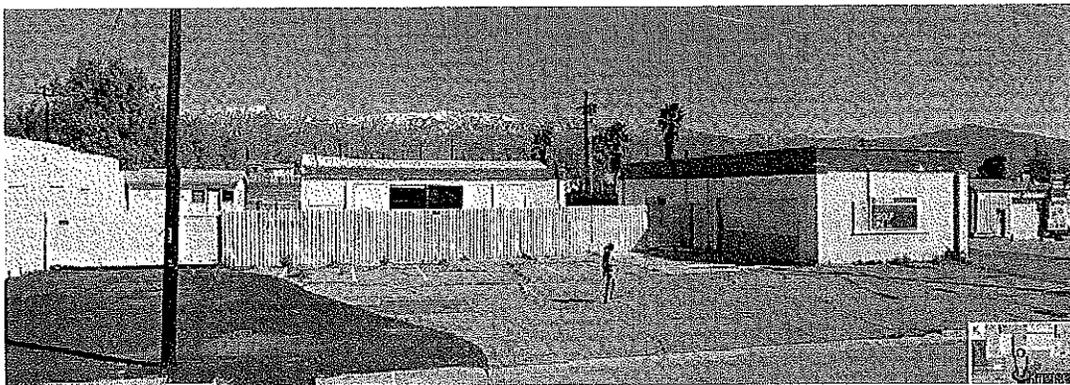
201

Figure B-6  
447 E. Ramsey St.



202

Figure B-7  
553 E. Ramsey St.



203

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## Appendix C

### Public Participation Summary

This update to the Banning Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers. Public notices of all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as by direct mail to interested parties and posting the notices on the City's website. The draft Housing Element was made available for review at City Hall and posted on the City's website.

As part of the public review process, the following public meetings were held to review the draft Housing Element.

September 30, 2013	Planning Commission Study Session
October 22, 2013	City Council Study Session
January 2, 2014	Planning Commission Hearing
_____	City Council Hearing

Table C-1 provides a list of persons and organizations that were sent direct mail notice of all public meetings on the Housing Element while Table C-2 summarizes comments received and how those comments were addressed.

**Table C-1  
Public Notice List**

Coachella Valley Housing Coalition  
45-701 Monroe Street, Suite G  
Indio, CA 92201

Habitat for Humanity-San Geronimo Pass  
Area  
PO Box 269  
Banning, CA 92220

Jamboree Housing Corporation  
17701 Cowan Ave. Suite 200  
Irvine, CA 92614

Affirmed Housing Group  
13520 Evening Creek Dr. North, Ste. 160  
San Diego, CA 92128

The Olson Company  
30200 Old Ranch Pkwy, #250  
Seal Beach, CA 90740

So. Calif. Housing Development Corp.  
8265 Aspen Street, Suite 100  
Rancho Cucamonga, CA 91730

RC Hobbs Company  
1110 E. Chapman Ave., Suite 206  
Orange, CA 92866

LINC Housing Corporation  
110 Pine Avenue, Suite 500  
Long Beach, CA 90802

Palm Desert Development Company  
Dan Horn  
P.O. Box 3958  
Palm Desert, CA 92261

Riverside Housing Development Corp.  
Bruce Kulpa  
4250 Brockton Ave.  
Riverside, CA 92501

Inland Fair Housing and Mediation Board  
10681 Foothill Blvd, Suite 101,  
Rancho Cucamonga, CA 91730

HDSI Management  
Noel Sweltzer  
3460 S. Broadway  
Los Angeles, CA 90007

City of Beaumont  
Planning Director  
550 East 6th Street  
Beaumont, CA 92223

Riverside Co. Economic Develop. Agency  
1325 Spruce Street, Suite 400  
Riverside, CA 92507

Corporation for Better Housing  
15303 Ventura Boulevard, Suite 1100  
Sherman Oaks, CA 91403

**Table C-2  
Summary of Public Comments**

<b>Comment</b>	<b>Response</b>
What density ranges are considered suitable for different affordability levels (extremely-low, very-low, etc.)	Under state law, all of the lower-income categories (extremely-low, very-low and low) are treated the same with respect to the density considered suitable to facilitate housing development.
It would be helpful if meetings could be scheduled in the evening so that working people can attend.	The first study session with the Planning Commission was scheduled for 6:30 p.m. Future meetings will also be scheduled to accommodate working people to the greatest extent possible.
We're a low-density community. We don't want to look like Moreno Valley.	All cities are required by state law to designate some areas for high-density housing in order to accommodate all economic segments of the population.
Senior citizen communities like Sun Lakes skew our age distribution compared to the county as a whole.	The Housing Element has been revised to make note of the city's age-restricted communities.
The City should pursue proactive code enforcement.	The City's budget constraints severely limit code enforcement efforts.
New development brings private investment to the community.	Housing Element policies are intended to stimulate housing and mixed-use development, bringing additional investment to Banning.
The city already has a lot of affordable housing – why do we need more?	Each city is allocated a share of the region's new housing need through the Regional Housing Needs Assessment (RHNA) process. State law requires cities to ensure that appropriate zoning regulations are in place to accommodate their assigned RHNA share.
Is the City required to amend the development standards for the downtown?	No, the City already has adequate capacity to accommodate its RHNA share.
Mixed use development could stimulate revitalization of the Midway area.	The Housing Plan includes a commitment to review zoning standards for the General Commercial district with the intent of identifying revisions that could stimulate revitalization and new mixed use development.

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208

## Appendix D

### Acronyms and Glossary

#### ACRONYMS

<b>ACS</b>	American Community Survey
<b>BMPs:</b>	Best Management Practices
<b>CalHFA:</b>	California Housing Finance Agency
<b>CALTRANS:</b>	California Department of Transportation
<b>CCRC:</b>	California Community Reinvestment Corporation
<b>CDBG:</b>	Community Development Block Grant
<b>CEQA:</b>	California Environmental Quality Act
<b>CIP:</b>	Capital Improvement Program
<b>CMP:</b>	Congestion Management Plan
<b>DOF:</b>	California Department of Finance
<b>DU:</b>	Dwelling unit
<b>DU/ac:</b>	Dwelling units per acre
<b>EDA:</b>	Riverside County Economic Development Agency
<b>EDD:</b>	California Employment Development Department
<b>FAR:</b>	Floor Area Ratio
<b>FEMA:</b>	Federal Emergency Management Agency
<b>GDP:</b>	General Development Plan
<b>HCD:</b>	California Department of Housing and Community Development
<b>HCP:</b>	Habitat Conservation Plan
<b>HOA:</b>	Homeowners Association
<b>HUD:</b>	U.S. Department of Housing and Urban Development
<b>LAFCO:</b>	Local Agency Formation Commission
<b>LIHTC:</b>	Low Income Housing Tax Credit
<b>MFI:</b>	Median Family Income
<b>MSHCP:</b>	Multi-Species Habitat Conservation Plan
<b>NPDES:</b>	National Pollutant Discharge Elimination System
<b>PITI:</b>	Principal, Interest, Taxes and Insurance
<b>PRD:</b>	Planned Residential Development
<b>RHNA:</b>	Regional Housing Needs Assessment
<b>RTP:</b>	Regional Transportation Plan
<b>SCAG:</b>	Southern California Association of Governments
<b>SCS:</b>	Sustainable Communities Strategy
<b>SF:</b>	Summary File (U.S. Census)
<b>SOI:</b>	Sphere of Influence
<b>SPA:</b>	Sectional Planning Area
<b>SP:</b>	Specific Plan
<b>SRO:</b>	Single Room Occupancy
<b>TOD:</b>	Transit-Oriented Development
<b>TDM:</b>	Transportation Demand Management
<b>TSM:</b>	Transportation Systems Management
<b>WCP:</b>	Water Conservation Plan
<b>WRCOG:</b>	Western Riverside Council of Governments

**GLOSSARY**

**Above-moderate Income Household.** A household with an annual income usually greater than 120 percent of the area Median Family Income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Apartment.** An apartment is one or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one family for sleeping or living purposes and containing a kitchen.

**Assisted Housing.** Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, State, or local housing programs.

**Below-market-rate (BMR).** Any housing unit specifically priced to be sold or rented to low or moderate income households for an amount less than the fair market value of the unit.

**Build-out.** That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed at the maximum density or intensity possible under zoning regulations.

**Community Development Block Grant (CDBG).** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by the State Department of Housing and Community Development (HCD) or Counties for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

**Condominium.** A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

**Covenants, Conditions, and Restrictions (CC&Rs).** A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

**Deed.** A legal document that affects the transfer of ownership of real estate from the seller to the buyer.

**Density Bonus.** The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision of affordable housing.

**Density, Residential.** The number of residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

**Developable Land.** Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on natural resource areas.

**Down Payment.** Money paid by a buyer, as opposed to that portion of the purchase price that is financed.

**Duplex.** A detached building under single ownership that is designed for occupancy as the residence of two families living independently of each other.

**Dwelling Unit (du).** A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and kitchen or kitchenette. See Housing Unit.

**Emergency Shelter.** A facility that provides short-term housing for homeless persons. Supplemental services may also be provided, such as food, counseling, and access to other social programs. (See “Transitional Housing.”)

**Extremely-low Income Household.** A household with an annual income less than 30 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD).

**Fair Market Rent.** The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Housing Program.

**Family.** (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

**General Plan.** A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

**Goal.** A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

**Green Building.** Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

**Group Quarters.** Group quarters include nursing homes, orphanages, and prisons. Non-institutional group quarters include dormitories, shelters, and large boarding houses. Group quarters are not considered housing units.

**Historic Preservation.** The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

**Historic Property.** A historic property is a structure or site that has significant historic, architectural, or cultural value.

**Household.** All those persons—related or unrelated—who occupy a single housing unit.

**Housing and Community Development Department (HCD).** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

**Housing Element.** One of the seven State-mandated elements of a local General Plan. It assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must normally be updated every eight years.

**Housing Payment.** For ownership housing, this is defined as the mortgage payment, property taxes, insurance, and utilities. For rental housing this is defined as rent plus utilities.

**Housing Ratio.** The ratio of the monthly housing payment to total gross monthly income. Also called Payment-to-Income Ratio or Front-End Ratio.

**Housing Unit.** The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

**Housing and Urban Development, U.S. Department of (HUD).** A cabinet-level department of the federal government that administers housing and community development programs.

**Implementing Policies.** The City's statements of its commitments to consistent actions.

**Implementation.** Actions, procedures, programs, or techniques that carry out policies.

**Infill Development.** The development of new housing or other buildings on scattered vacant lots in a built-up area or on parcels created by lot splits.

**Jobs-Housing Balance.** A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area.

**Land Use Classification.** A system for classifying and designating the appropriate use of properties.

**Live-Work Units.** Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

**Low-Income Household.** A household with an annual income between 51 and 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD).

**Low Income Housing Tax Credits.** Tax reductions provided by the federal and State governments for investors in housing for low-income households.

**Manufactured Housing.** Residential structures that are constructed entirely in a factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U. S. Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit.")

**Mixed Use.** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

**Moderate-Income Household.** A household with an annual income between 81 and 120 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD).

**Modular Unit.** A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial, education, or industrial use. Differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California housing law design standards. California standards are more restrictive than federal standards in some respects (e.g., plumbing and energy conservation). Also called Factory-built Housing and regulated by State law of the title.

**Monthly Housing Expense.** Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis, or rent plus utilities for rental units. Used with gross income to determine affordability.

**Multiple-Family Building.** A building designed and used exclusively as a dwelling by three or more families occupying separate suites.

**Ordinance.** A law or regulation set forth and adopted by a governmental authority, usually a city or county.

**Overcrowded Housing Unit.** A housing unit occupied by more than one person per room.

**Parcel.** A lot or tract of land.

**Persons with Disabilities.** Persons determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person’s ability to live independently can be improved by appropriate housing conditions.

**Policy.** A specific statement of principle or of guiding actions that implies clear commitment, but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See “Program.”)

**Poverty Level.** As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a Poverty Index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

**Program.** An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the “who,” “how” and “when” for carrying out the “what” and “where” of goals and objectives.

**Redevelop.** To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

**Regional.** Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

**Regional Housing Needs Assessment (RHNA).** A quantification of projected housing need by household income category.

**Rehabilitation.** The repair, preservation, and/or improvement of substandard housing.

**Residential.** Land designated in the General Plan and Zoning Ordinance for building of dwelling units.

**Residential Care Facility.** A facility that provides 24-hour care and supervision to its residents.

**Residential, Multiple-Family.** Two or more dwelling units on a single site (except for permitted second residential units).

**Residential, Single-Family.** A single dwelling unit on a building site.

**Retrofit.** To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

**Rezoning.** An amendment to the zoning map to change the allowed nature, density, or intensity of uses.

**Second Unit.** A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. (Also referred to as “Granny Flat”).

**Section 8 Rental Assistance Program.** A federal (HUD) rent subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing “housing assistance payments” to owners, developers, or public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30 percent of the household’s adjusted gross monthly income.

**Senior Citizen.** A person 62 years of age or older, or 55 years of age or older in a senior citizen housing development. (California Civil Code Section 51.3.b.1)

**Shared Living.** The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by §1566.3 of the California Health and Safety Code.

**Single-family Dwelling, Attached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See “Townhouse.”)

**Single-family Dwelling, Detached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See “Family.”)

**Single Room Occupancy (SRO).** A single room, typically 80-250 square feet, with a sink and closet, but which may require the occupant to share a communal bathroom, shower, and kitchen.

**Subsidize.** To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or State income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

**Substandard Housing.** Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

**Supportive Housing.** Long-term shelter intended for persons with disabilities, with no limit on length of stay, and integrated with social services and/or counseling programs to assist residents in their daily needs. (See also “Emergency Shelter” and “Transitional Housing”)

**Tenure.** A housing unit is “owned” if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. All other occupied units are classified as “rented,” including units rented for cash rent and those occupied without payment of cash rent.

**Townhouse.** A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

**Transitional Housing.** Shelter provide to the homeless for an extend period, often as long as two years, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See “Emergency Shelter” and “Supportive Housing”)

**Very-low Income Household.** A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD).

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216

Attachment 5

Addendum to Initial Study/Mitigated Negative Declaration



**CITY OF BANNING**  
**Addendum to**  
**Initial Study/Mitigated Negative Declaration**

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**General Plan Amendment Related to Adoption of the  
2013-2021 Banning Housing Element  
(General Plan Amendment No. 13-2506)**

**City of Banning  
Community Development Department  
99 E. Ramsey Street  
Banning, California 92220**

**December 18, 2013**

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**Addendum to Initial Study/Negative Declaration  
for  
General Plan Amendment No. 13-2506  
2013-2021 Banning Housing Element**

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1. **Project Title:** Banning 2013-2021 Housing Element (GPA No. 13-2506)
2. **Lead Agency Name and Address:** City of Banning, 99 E. Ramsey Street , Banning, CA 92220
3. **Contact Person and Phone Number:** Zai Abu Bakar, Community Development Director, (951) 922-3131
4. **Applicant Name and Address:** City of Banning, 99 E. Ramsey Street, Banning, CA 92220
5. **Project Location:** Citywide
6. **General Plan Designation:** Various (citywide)
7. **Project Description (describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features that are necessary for its implementation).**

The Project evaluated in this Addendum is the adoption of the 2013-2021 Housing Element. California Government Code Section 65302(c) mandates that each city shall include a Housing Element in its General Plan. The Housing Element is required to identify and analyze existing and projected housing needs and include statements of the City's goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The City in adopting its Housing Element, must consider economic, environmental, and fiscal factors, as well as community goals as set forth in the General Plan. However, while cities have considerable flexibility in drafting the other elements of the General Plan, the Housing Element must comply with the statutory provisions of the California Government Code, which are codified in Section 65580 et. seq.

Many of the policies and programs contained in the Housing Element are intended to facilitate the preservation, maintenance and improvement of the City's existing housing stock. These programs would not change development patterns or result in any physical environmental impacts.

Under state law each jurisdiction is also required to demonstrate that local land use plans and zoning regulations provide development opportunities to accommodate the jurisdiction's assigned share of the region's new housing needs. The process by which housing needs are

determined is called the “Regional Housing Needs Assessment” (RHNA). The RHNA is prepared by the Southern California Association of Governments (SCAG). Once the RHNA allocations are adopted by SCAG and accepted by HCD, they become final and no changes or judicial review are permitted under state law.

The RHNA for the prior Housing Element period (2006-2014) identified Banning’s share of the regional housing need as 3,841 units. This total included 873 very-low-income units, 618 low-income units, 705 moderate-income units, and 1,645 above-moderate-income units. In addition, the City was required to accommodate a RHNA carryover from the previous planning cycle of 598 lower-income units. State housing element law requires cities to demonstrate the availability of adequate sites with appropriate zoning to accommodate the need for various types of housing units commensurate with the RHNA.

Under state law, a density of 20-30 housing units per acre is considered necessary to facilitate the production of housing affordable to lower-income households in Banning. In order to accommodate the RHNA allocation for the prior planning period, the City amended the General Plan and Zoning Ordinance to designate additional sites for multi-family housing to accommodate the City’s assigned need for 2,089 additional lower-income units. An Initial Study/Mitigated Negative Declaration evaluating the potential environmental impacts of those amendments was adopted by the City Council on July 23, 2013.

#### Proposed 2013-2021 Housing Element

The City’s 2008-2014 Housing Element, which was adopted by the City Council in July 2013, included programs calling for revisions to land use and zoning regulations required by state law. These included the creation of a new Very High Density Residential (VHDR) General Plan and zoning designation, creation of a High Density Residential-20 (HDR-20) zoning designation, modification to development regulations in the Downtown Commercial (DC) zoning district, and changes to regulations related to housing for persons with special needs. No major changes to state housing law have occurred since the adoption of the current Housing Element, therefore the 2013 Housing Element update represents a “fine tuning” process to reflect current demographics and the City’s accomplishments in the previous cycle. The new Housing Element also reflects the state’s elimination of redevelopment agencies and the resulting loss of set-aside funds for housing assistance.

- **Regional Housing Needs Assessment (RHNA)**

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for new housing within each jurisdiction for the period January 2014 through October 2021. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans. The new RHNA was adopted in October 2012 by the Southern California Association of Governments (SCAG) with the involvement of the Western Riverside Council of Governments (WRCOG) and other sub-regional councils.

Due to the effects of the recession, the regional growth forecast and RHNA anticipate significantly lower population growth during the next 8 years compared to the prior forecast. The new RHNA identifies a total housing need of about 412,000 new units for the entire six-county SCAG region compared to about 700,000 units in the previous RHNA. For Banning, the new RHNA was established as 3,792 units compared to 3,841 units in the prior period. The new RHNA, described in Chapter 2 of the Housing Element Technical Report, contains the following allocation by income category:

**2014-2021 Housing Growth Needs by Income Category  
City of Banning**

<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
436	436	593	685	1,642	3,792

Source: SCAG 2012

The income categories used in the Housing Element are linked to county (or “areawide”) median income (“AMI”) and are defined in state law as shown in the table below. Many state housing requirements and programs are based on “lower-income” guidelines, which consists of the extremely-low-, very-low- and low-income categories taken together. For example, in all jurisdictions within Riverside County “lower-income” means a household with a total income of no more than \$53,600 per year, adjusted for family size. It is important to recognize that “low-income housing” means an apartment that rents for up to \$1,340 per month (including utilities), or a house with a sales price up to about \$250,000.

**2013 Income Categories and Affordable Housing Costs  
Riverside County**

<b>2013 Areawide Median Income = \$65,000</b>	<b>Income Limits</b>	<b>Affordable Rent</b>	<b>Affordable Price (est.)</b>
Extremely Low (<30% AMI)	\$20,100	\$503	--
Very Low (31-50% AMI)	\$33,500	\$838	\$150,000
Low (51-80% AMI)	\$53,600	\$1,340	\$250,000
Moderate (81-120% AMI)	\$77,400	\$1,935	\$350,000
Above moderate (120%+ AMI)	\$78,000+	\$1,935+	\$350,000+

Assumptions: -Based on a family of 4  
 -30% of gross income for rent or PITI  
 -5% down payment, 4% interest, 1.25% taxes & insurance

Source: Cal. HCD; J.H. Douglas & Associates

Cities must demonstrate in their Housing Elements that their land use plans and regulations provide realistic opportunities for development commensurate with the type and amount of housing need identified in the RHNA for the new planning period. This is accomplished through a parcel-level analysis of vacant sites and “underutilized” sites with potential for additional residential development or redevelopment (see Technical Report Chapter IV and

221

Appendix B). State law provides strict guidance regarding how jurisdictions estimate development potential, with the two most important factors being zoning (especially allowable density and development standards) and the affordability level of recent housing developments.

It is also important to note that the RHNA is a *planning target*, *not a development quota*. While state law requires cities to demonstrate that their land use plans and regulations could accommodate the type and amount of housing identified in the RHNA, the law does not require that sites identified in the Housing Element as suitable for affordable housing be developed with subsidized low-income housing. The law recognizes that cities do not build housing, and development of affordable housing depends on many factors including property owner desires, interested builders, available financing, and prevailing market forces.

The analysis of vacant parcels contained in the previous Housing Element has been updated to reflect recently adopted changes in zoning regulations, and demonstrates that the City has adequate sites with appropriate zoning to accommodate the new RHNA in all income categories (Technical Report, Appendix B).

In summary:

- The RHNA identifies each jurisdiction's assigned share of the region's housing needs.
- The RHNA is a planning target, not a development quota.
- Jurisdictions must demonstrate that there are adequate sites with appropriate zoning and development standards to accommodate the level of new housing development identified in the RHNA.
- Banning has sufficient vacant land with appropriate zoning for new residential development in all income categories to meet its RHNA obligation.

The following land inventory summary shows that there is adequate capacity to accommodate the City's RHNA allocation in all income categories, therefore no changes to land use or zoning regulations are required. However, Program 7 of the Housing Plan proposes that zoning regulations for the Downtown Commercial district be revised to provide a lot consolidation incentive when two or more parcels totaling at least one-half acre are combined as part of a development project, and also allow an increase in base density to 24 units/acre for any project that meets minimum affordability standards under state density bonus law. This program would help to stimulate revitalization and investment in the Downtown and would also ensure that the City's highest allowable densities are located in the Downtown district.

**Land Inventory Summary  
City of Banning**

	Income Category			
	Lower	Mod	Above Mod	Total
<b>Approved Projects (Table B-3)</b>				
Approved projects – R-A			30	30
Approved projects – Very Low Density Residential			1,036	1,036
Approved projects – Low Density Residential			3,032	3,032
Approved projects – Medium Density Residential		2,607		2,607
Approved projects – High Density Residential		1,213		
<b>Subtotal – Approved Projects</b>	<b>0</b>	<b>3,820</b>	<b>4,098</b>	<b>6,705</b>
<b>Vacant parcels (Table B-4)</b>				
Vacant parcels – Low Density Residential			513	513
Vacant parcels – Medium Density Residential		1,088		1,088
Vacant parcels – High Density Residential		395		395
Vacant parcels – High Density Residential-20	1,942			
Vacant parcels – Very High Density Residential	520			
<b>Subtotal – Vacant Parcels</b>	<b>2,462</b>	<b>1,483</b>	<b>513</b>	<b>1,996</b>
<b>Underutilized Parcels (Table B-5)</b>				
Downtown Commercial parcels	86			
Potential second units	5			5
<b>Total land inventory</b>	<b>2,553</b>	<b>5,303</b>	<b>4,611</b>	<b>8,706</b>
RHNA 2014 - 2021	1,465	685	1,642	3,792
<b>Adequate Sites?</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>

Source: City of Banning, 2013

**8. Surrounding Land Uses and Environmental Setting (describe the project's surroundings):**

The Housing Element establishes citywide policies and programs. The City of Banning is located in the San Gorgonio Pass area and is well served by major transportation routes. The US Interstate-10 corridor includes a significant portion of the City's developed area with vacant lands and lower density development generally located towards the northern and southern portions of the City. The City of Banning corporate limits encompass about 23.2 square miles. The City is situated across a variety of geographic and geologic conditions, including the San Bernardino Mountains to the north and the San Jacinto Mountains to the south. The adjacent mountain canyons form the alluvial plains on which portions of the City have developed. The mountains provide dramatic and valuable viewsheds. The City is located in a transitional zone where coastal climates transition to desert, resulting in significantly differing landscape and geology.

**9. Public Agencies whose approval or Participation is Required (i.e., for permits, financing approval, or participation agreements):**

State law requires that the City submit the draft Housing Element to the California Department of Housing and Community Development (HCD) for review prior to adoption and that the City Council considered HCD's comments. The Draft Housing Element was submitted to HCD for review on October 24, 2013.

Review of specific development proposals by other governmental agencies may be required prior to development of new housing anticipated in the Housing Element. Appropriate public agency review will be determined at the time specific housing development applications are submitted to the City.

**10. Previous Environmental Documentation**

A Final Environmental Impact Report (FEIR) for the Banning General Plan was prepared by the City of Banning in accordance with the California Environmental Quality Act (CEQA). The FEIR analyzed the environmental consequences of the development of the city according to the General Plan. The General Plan and FEIR were adopted by the Banning City Council on January 31, 2006 (Resolution No. 2006-13).

On July 23, 2013 the City Council adopted the 2008-2013 Housing Element and related implementation actions, which included amendments to the Land Use Element and zoning regulations necessary to provide adequate sites to accommodate the City's RHNA allocation. A Mitigated Negative Declaration (MND) was adopted in compliance with CEQA for those actions.

## PURPOSE OF THIS ADDENDUM

When an EIR or negative declaration has been prepared for a project and changes are subsequently proposed to that project, the City is required to determine whether the environmental effects of such actions are within the scope of previous environmental documentation, and whether additional environmental analysis is required. If the agency finds that pursuant to Sections 15162, 15164, and 15183 of the CEQA Guidelines no new effects would occur, nor would a substantial increase in the severity of previously identified significant effects occur, then no supplemental or subsequent EIR or MND is required.

The adoption of an amendment to the Housing Element constitutes a "project" under CEQA. This Addendum provides an analysis of whether the adoption of the 2013-2021 Housing Element amendment would result in any new or more substantial adverse environmental effects that were not previously analyzed in the Mitigated Negative Declaration for the 2008-2013 Housing Element pursuant to CEQA Guidelines Sections 15162, 15164 and 15183. No specific development projects are currently proposed in connection with the 2013-2021 Housing Element amendment; therefore, the analysis is based on the policies and programs contained in the Housing Element.

## BASIS FOR AN ADDENDUM

CEQA Guidelines Section 15164 states that: *"An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred."* Section 15162 of the State CEQA Guidelines states:

*(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:*

*(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

*(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*

*(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*

*(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*

*(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*

*(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*

*(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but project proponents decline to adopt the mitigation measure or alternative.*

Through the analysis described in this Addendum, the City of Banning has determined that changes associated with the proposed 2013-2021 Housing Element amendment are not substantial. No new significant impacts would result from these changes, nor would there be a substantial increase in the severity of previously identified environmental impacts. In addition, the changes with respect to the circumstances under which the project will be undertaken would not result in new or more severe significant environmental impacts.

## FINDINGS AND CONCLUSIONS

Pursuant to Sections 15162 and 15164 of the CEQA Guidelines, the City of Banning has determined, on the basis of substantial evidence in the light of the whole record, that:

(a) The 2013-2021 Housing Element amendment does not propose substantial changes to the project which would require major revisions to the previous MND prepared for the 2008-2013 Housing Element due to new or substantially more severe significant environmental effects than previously analyzed in the MND;

(b) There have been no substantial changes in circumstances under which the project will be undertaken that will require major revisions to the previous MND prepared for the 2008-2013 Housing Element due to new or substantially more severe significant environmental effects than previously analyzed in the MND; and

(c) No new information of substantial importance as described in subsection (a)(3) of Section 15164 has been revealed that would require major revisions to the previous MND prepared for the 2008-2013 Housing Element or its conclusions.

### Facts in Support of Findings

1. The 2013-2021 Housing Element represents a continuation of existing City housing policy, and only minor changes to zoning regulations are proposed to create incentives for affordable housing development in the downtown commercial zone. Therefore the Housing Element would not substantially change the physical location or characteristics of future development, which were previously evaluated in the MND prepared for the 2008-2013 Housing Element and approved by the City Council on July 23, 2013. Most of the changes contained in the 2013-2021 Housing Element amendment consist of updated demographic information and revisions to reflect the City's previous accomplishments during the 4<sup>th</sup> Housing Element cycle. There have

been no new environmental effects or material passage of time since the adoption of the MND on July 23, 2013. Therefore, there are no substantial changes in circumstances that would require changes to the previously adopted MND.

2. In accordance with CEQA Guidelines Section 15164, this Addendum to the previously certified MND is the appropriate environmental documentation for the 2013-2021 Housing Element amendment. The potential environmental impacts that could result from the adoption of the 2013-2021 Housing Element amendment have been evaluated and there is no substantial evidence in the record that any new significant environmental impacts would occur that were not previously evaluated in the previous MND prepared for the 2008-2013 Housing Element.

## REFERENCES

- California Environmental Quality Act (Public Resources Code Sec. 21000 et seq.)  
CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sec. 15000 et seq.)  
City of Banning, Draft 2013-2021 Housing Element, December 2013  
City of Banning, General Plan Final EIR, 2006  
City of Banning, Mitigated Negative Declaration: 2008-2013 Housing Element, July 2013

Attachment 6

Public Hearing Notice and Mailing Affidavit for the City  
Council meeting of January 28, 2014



**NOTICE OF PUBLIC HEARING RELATED TO THE  
ADOPTION OF 2013-2021 BANNING HOUSING ELEMENT**

**NOTICE IS HEREBY GIVEN** of a Public Hearing before the City Council of the City of Banning, to be held on Tuesday, January 28, 2014, at 5:00 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider the following:

**GENERAL PLAN AMENDMENT (GPA) NO. 13-2506:** An Amendment to the Banning General Plan Housing Element for the 2013-2021 planning period.

An Addendum to the Mitigated Negative Declaration adopted for the Banning 2008-2013 Housing Element has been prepared for this project in compliance with Section 15164 of the CEQA Guidelines.

Information regarding the foregoing can be obtained by contacting the City's Community Development Department at (951) 922-3125, or by visiting the City Hall located at 99 East Ramsey Street, Banning. The information is also on the City's website at <http://www.ci.banning.ca.us/index.aspx?nid=428>.

All parties interested in speaking either in support of or in opposition to this item are invited to attend said hearing, or to send their written comments to the Community Development Department, City of Banning at P.O. Box 998, Banning, California, 92220.

If you challenge any decision regarding the above proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Community Development Director at, or prior to, the time the City Council makes its decision on the proposal; or, you or someone else raised at the public hearing or in written correspondence delivered to the hearing body at, or prior to, the hearing (California Government Code, Section 65009).

**BY ORDER OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF  
BANNING, CALIFORNIA**

Zai Abu Bakar  
Community Development Director

Dated: January 13, 2014  
Publish: January 27, 2014

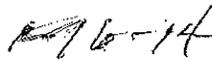
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## Affidavit

I, Holly Stuart, certify that the Notice of Public Hearing before the City of Banning City Council, to be held on Tuesday, January 28, 2014 at 5:00 p.m. regarding the 2013-2021 Housing Element was mailed United States Postal on Thursday, January 16, 2014 to those interested parties as shown in the attached.



Holly Stuart  
Development Project Coordinator



Date

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**Public Notice List  
Draft 2013-2021 Housing Element**

Coachella Valley Housing Coalition  
45-701 Monroe Street, Suite G  
Indio, CA 92201

Habitat for Humanity of the San  
Gorgonio Pass Area  
P.O. Box 269  
Banning, CA 92220

Jamboree Housing Corporation  
17701 Cowan Ave. Suite 200  
Irvine, CA 92614

Affirmed Housing Group  
13520 Evening Creek Dr. North, Ste. 160  
San Diego, CA 92128

The Olson Company  
30200 Old Ranch Pkwy, #250  
Seal Beach, CA 90740

So. Calif. Housing Development Corp.  
8265 Aspen Street, Suite 100  
Rancho Cucamonga, CA 91730

RC Hobbs Company  
1110 E. Chapman Ave., Suite 206  
Orange, CA 92866

LINC Housing Corporation  
110 Pine Avenue, Suite 500  
Long Beach, CA 90802

Palm Desert Development Company  
Dan Horn  
P.O. Box 3958  
Palm Desert, CA 92261

Riverside Housing Development Corp.  
Bruce Kulpa  
4250 Brockton Ave.  
Riverside, CA 92501

Inland Fair Housing and Mediation Board  
10681 Foothill Blvd, Suite 101  
Rancho Cucamonga, CA 91730

HDSI Management  
Noel Sweitzer  
3460 S. Broadway  
Los Angeles, CA 90007

City of Beaumont  
Planning Director  
550 East 6th Street  
Beaumont, CA 92223

Riverside Co. Economic  
Develop. Agency  
1325 Spruce Street, Suite 400  
Riverside, CA 92507

Corporation for Better Housing  
15303 Ventura Boulevard, Suite 1100  
Sherman Oaks, CA 91403

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Jacquelyn Atwood  
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Banning, CA 92220

William Fornataro  
531 Northwood Ave  
Banning, CA 92220

Mr. & Mrs. F.G. Chavez  
476 Autumn Way  
Banning, CA 92220

Sheila Huerta  
2880 Rainbow Lane  
Banning CA 92220

Hanns Weugebauer  
602 Northwood Ave  
Banning CA 92220

Sal Carrizal  
754 Amber Sky  
Banning CA 92220

Gene Kadow  
2857 Summer Set Circle  
Banning, CA 92220

Kathy Faber  
1366 Pine Valley Road  
Banning, CA 92220

Susan Savolainen  
1610 W. Barbour  
Banning, CA 92220

Ray Streeter  
485 S. 22<sup>nd</sup> Street  
Banning, CA 92220

Ken Mullen  
1908 W. Westward Circle  
Banning, CA 92220

H & L Young  
2902 Summer Set Circle  
Banning, CA 92220

Heather Kinorich  
461 S. Hathaway  
Banning, CA 92220

Yoag Palwon  
310 E. Ramsey Street  
Banning, CA 92220

William Lamb  
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Banning, CA 92220

Klaus  
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Banning, CA 92220

Jeanette Marlar  
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Banning, CA 92220

Sharon Letendre  
2680 Winter Court  
Banning, CA 92220

James Mildren  
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Banning, CA 92220

Bob W. Goodman Sr.  
649 S. 12<sup>th</sup> Street  
Banning, CA 92220

Georgia Craig  
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Banning, CA 92220

Benji Schicke  
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Banning, CA 92220

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Banning, CA 92220

Ralph Wright  
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Banning, CA 92220

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Banning, CA 92220

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Banning, CA 92220

Trudy G. Wilkerson  
113 N. Roberge Avenue  
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Debbie Tilley  
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Yucaipa, CA 92399

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Banning, CA 92220

Edward Espinosa  
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Banning, CA 92220

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Banning, CA 92220

Janet Kinzie Hawver  
992 Charles Street  
Banning, CA 92220

Alejandro Geronimo  
962 Charles Street  
Banning, CA 92220

Soboba Band of Luiseno Indians  
Attn: Joseph Ontiveros  
P.O. Box 487  
San Jacinto, CA 92581

Don Smith  
55 N. 8<sup>th</sup> Street  
Banning CA 92220

Inge Schuler  
1030 W. Westward Ave.  
Banning CA 92220

Ken Mullen  
1908 W. Westward Ave.  
Banning CA 92220

Bill Lamb  
931 April Lane  
Banning CA 92220

Gail Wesson  
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Hemet, CA 92545

Micale K. Cashe  
981 E. Charles St.  
Banning CA 92220

Christy Burns  
560 Alder Ct.  
Banning CA 92220

Robert Weeks or Debra Garcia  
582 Alder Court  
Banning, CA 92220

Steven Reeves  
1020 Dysart  
Banning, CA 92220

Jack C. Pryor  
19024 Ruppert Street  
Palm Springs, CA 92262

Jeremy Wilson  
Sun Lakes Country Club  
850 Country Club Drive  
Banning, CA 92220

Serrano Del Vista  
Jim Price  
770 South Sunset Ave  
Banning, CA 92220

Rick Pippenger  
2553 Westward Avenue  
Banning, CA 92220

Charles Hough  
2649 Winter Court  
Banning, CA 92220

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Attachment 7

Staff report for the January 14, 2014 City Council workshop  
(without attachments)

**CITY COUNCIL**

**DATE:** January 14, 2014  
**TO:** City Council  
**FROM:** Zai Abu Bakar, Community Development Director  
**SUBJECT:** City Council Workshop - 2013-2021 General Plan Housing Element Update

**STAFF RECOMMENDATION:**

Staff recommends that the City Council conduct a workshop and receive public comments regarding the 2013-2021 Housing Element.

**BACKGROUND:**

The Housing Element is one of the state-mandated elements of the General Plan. State law requires Housing Elements to be updated periodically to reflect changing housing needs and conditions. All cities and counties within the Southern California Association of Governments (SCAG) region are required to update their Housing Elements for the "5<sup>th</sup> cycle" which covers the 2013-2021 planning period. Recent amendments to state law require jurisdictions that do not adopt their 5<sup>th</sup> cycle Housing Element by February 12, 2014 to prepare future updates on a 4-year schedule rather than the standard 8 years.

The Housing Element is comprised of the following major components:

- A Housing Plan to address the City's housing needs, including housing goals, policies and programs (Attachment D - Housing Element policy document);
- Analysis of population, household and employment trends, the characteristics of the housing stock, and a summary of the present and projected housing needs (Attachment E - Technical Report, Chapter II);
- Review of potential constraints to meeting identified housing needs (Attachment E - Technical Report, Chapter III);
- Evaluation of resources and opportunities that will further the development and preservation of housing (Attachment E - Technical Report, Chapter IV);
- Evaluation of the jurisdiction's housing accomplishments during the previous planning period (Attachment E - Technical Report, Appendix A);
- Inventory of potential sites for residential development (Attachment E - Technical Report, Appendix B); and
- Description of the Public Participation Process during the review of the Housing Element (Attachment E - Technical Report, Appendix C); and

- Glossary (Attachment E – Technical Report, Appendix D).

### **PUBLIC REVIEW:**

Public workshops were held by the Planning Commission on September 30, 2013 and by the City Council on October 22, 2013 to review the draft 2013-2021 Housing Element. State law requires that cities submit draft Housing Elements to the California Department of Housing and Community Development (HCD) for 60-day review, and consider the comments of HCD prior to adoption of the Housing Element. On October 25, 2013 the draft Housing Element was submitted to HCD for review, and HCD's review letter was issued on December 23, 2013 (Attachment B). On January 2, 2014 the Planning Commission conducted a public hearing and adopted a resolution (Attachment A) recommending City Council approval of the draft Housing Element. The Planning Commission resolution includes a summary of HCD's comments and the City's responses. Additional information regarding the discussion and recommendations of the Planning Commission is provided in the following sections of this report.

### **DISCUSSION:**

The City's 2008-2014 Housing Element, which was adopted by the City Council in July 2013, included programs calling for revisions to land use and zoning regulations required by state law. These included the creation of a new Very High Density Residential (VHDR) General Plan and zoning designation, creation of a High Density Residential-20 (HDR-20) zoning designation, modification to development regulations in the Downtown Commercial (DC) zoning district, and changes to regulations related to housing for persons with special needs. No major changes to state housing law have occurred since the adoption of the 2008-2013 Housing Element, therefore the 2013-2021 Housing Element update represents a "fine tuning" process to reflect current demographics and the City's accomplishments in the previous cycle. The new Housing Element also reflects the state's elimination of redevelopment agencies and the resulting loss of set-aside funds for housing assistance. The key issue addressed in the new Housing Element continues to be the City's ability to accommodate the housing growth needs set forth in the Regional Housing Needs Assessment, as summarized below.

- **Regional Housing Needs Assessment (RHNA)**

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for new housing within each jurisdiction for the period January 2014 through October 2021. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans. The new RHNA was adopted in October 2012 by the Southern California Association of Governments (SCAG) with the involvement of the Western Riverside Council of Governments (WRCOG) and other sub-regional councils of governments.

Due to the effects of the recession, the regional growth forecast and RHNA anticipate significantly lower population growth during the next 8 years compared to the prior forecast. The new RHNA identifies a total housing need of about 412,000 new units for the entire six-county

SCAG region compared to about 700,000 units in the previous RHNA. For Banning, the new RHNA was established as 3,792 units compared to 3,841 units in the prior period. The new RHNA, described in Chapter 2 of the Housing Element Technical Report, contains the following allocation by income category:

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The income categories used in the Housing Element are linked to county (or “areawide”) median income (“AMI”) and are defined in state law as shown in the table below. Many state housing requirements and programs are based on “lower-income” guidelines, which consists of the extremely-low-, very-low- and low-income categories taken together. For example, in all jurisdictions within Riverside County “lower-income” means a household with a total income of no more than \$53,600 per year, adjusted for family size. It is important to recognize that “low-income housing” means a 2-bedroom apartment that rents for up to \$1,340 per month (including utilities), or a house with a sales price up to about \$250,000.

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2013 Areawide Median Income = \$65,000	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30% AMI)	\$20,100	\$503	--
Very Low (31-50% AMI)	\$33,500	\$838	\$150,000
Low (51-80% AMI)	\$53,600	\$1,340	\$250,000
Moderate (81-120% AMI)	\$77,400	\$1,935	\$350,000
Above moderate (120%+ AMI)	\$78,000+	\$1,935+	\$350,000+

Assumptions: -Based on a family of 4  
 -30% of gross income for rent or PITI  
 -5% down payment, 4% interest, 1.25% taxes & insurance

Source: Cal. HCD; J.H. Douglas & Associates

Cities must demonstrate in their Housing Elements that their land use plans and regulations provide realistic opportunities for development commensurate with the type and amount of housing need identified in the RHNA for the new planning period. This is accomplished through a parcel-level analysis of vacant sites and “underutilized” sites with potential for additional residential development or redevelopment (see Technical Report Chapter IV and Appendix B). State law provides strict guidance regarding how jurisdictions estimate development potential, with the two most important factors being zoning (especially allowable density and development standards) and the affordability level of recent housing developments.

238

It is also important to note that the RHNA is a *planning target, not a development quota*. While state law requires cities to demonstrate that their land use plans and regulations could accommodate the type and amount of housing identified in the RHNA, the law does not require that sites identified in the Housing Element as suitable for affordable housing be developed with subsidized low-income housing. The law recognizes that cities do not build housing, and development of affordable housing depends on many factors including property owner desires, interested builders, available financing, and prevailing market forces.

The analysis of vacant parcels contained in the 2008-2013 Housing Element has been updated to reflect recently adopted changes in zoning regulations, and demonstrates that the City has adequate sites with appropriate zoning to accommodate the new RHNA in all income categories (see Technical Report, Appendix B).

In summary:

- The RHNA identifies each jurisdiction's assigned share of the region's housing needs.
- The RHNA is a planning target, not a development quota.
- Jurisdictions must demonstrate that there are adequate sites with appropriate zoning and development standards to accommodate the level of new housing development identified in the RHNA.
- Banning has sufficient land with appropriate zoning for new residential development in all income categories that could accommodate its RHNA allocation.

The following land inventory summary shows that there is adequate capacity to accommodate the City's RHNA allocation in all income categories, therefore no changes to land use or zoning regulations are required. However, Program 7 of the Housing Plan proposes that zoning regulations for the Downtown Commercial district be revised to provide a lot consolidation incentive when two or more parcels totaling at least one-half acre are combined as part of a development project, and also allow an increase in base density to 24 units/acre for any project that meets minimum affordability standards under state density bonus law. This program would help to stimulate revitalization and investment in the Downtown and would also ensure that the City's highest allowable densities are located in the Downtown district.

**Land Inventory Summary  
City of Banning**

	Income Category			
	Lower	Mod	Above Mod	Total
<b>Approved Projects (Table B-3)</b>				
Approved projects – R-A			30	30
Approved projects – Very Low Density Residential			1,036	1,036
Approved projects – Low Density Residential			3,032	3,032
Approved projects – Medium Density Residential		2,607		2,607
Approved projects – High Density Residential		1,213		
<b>Subtotal – Approved Projects</b>	<b>0</b>	<b>3,820</b>	<b>4,098</b>	<b>6,705</b>
<b>Vacant parcels (Table B-4)</b>				
Vacant parcels – Low Density Residential			513	513
Vacant parcels – Medium Density Residential		1,088		1,088
Vacant parcels – High Density Residential		395		395
Vacant parcels – High Density Residential-20	1,942			
Vacant parcels – Very High Density Residential	520			
<b>Subtotal – Vacant Parcels</b>	<b>2,462</b>	<b>1,483</b>	<b>513</b>	<b>1,996</b>
<b>Underutilized Parcels (Table B-5)</b>				
Downtown Commercial	86			
Potential second units	5			5
<b>Total land inventory</b>	<b>2,553</b>	<b>5,303</b>	<b>4,611</b>	<b>8,706</b>
RHNA 2014 - 2021	1,465	685	1,642	3,792
<b>Adequate Sites?</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>

*Source: City of Banning, 2013*

**HCD REVIEW:**

The draft Housing Element was submitted to HCD for review in October, and during the 60-day review period staff responded to HCD's questions via telephone and email. Technical revisions to the draft Housing Element were also submitted in response to HCD's informal comments and questions; however, HCD's review letter (Attachment B) states that additional revisions are required in order for the Housing Element to comply with state law.

The Planning Commission resolution includes a summary of HCD's comments and the City's proposed responses, which include additional revisions to the Housing Element to address HCD's remaining concerns. It is staff's opinion that the proposed revisions recommended in the Planning Commission resolution would fully satisfy the requirements of state law.

Cities are required to submit Housing Elements to HCD for a second round of review following adoption. An HCD letter indicating substantial compliance with state law is referred to as "certification" of the Housing Element. Certification is desirable in order to enhance the City's

240

eligibility for grant funds and support the legal validity of the General Plan. At this time, there are no automatic sanctions or penalties on cities that do not obtain Housing Element certification.

**PLANNING COMMISSION REVIEW AND RECOMMENDATIONS:**

The Planning Commission conducted a public hearing on January 2, 2014. At the conclusion of the hearing the Commission adopted Resolution No. 2014-02 (Attachment A) recommending City Council approval of the Housing Element. Public comments at the hearing along with additional information are summarized as follows:

- The new draft Housing Element is basically the same plan as the Housing Element that was adopted last summer, and the high density parcels are not appropriate.

Data contained in the Housing Element has been extensively revised to reflect current information such as newer Census data. Some previous programs have been deleted or modified to reflect the City's accomplishments or current resources, such as the loss of redevelopment funds. No changes are proposed to the zoning of the parcels that were rezoned to HDR-20 and VHDR last summer because these parcels are required to demonstrate compliance with the RHNA.

- What is the "no net loss" requirement?

"No net loss" refers to the requirement of state law that prohibits the rezoning of property to a lower density if that rezoning would cause the City's inventory of sites for affordable housing to fall below the level required in the RHNA.

- Who is monitoring the City's actions?

Cities are required to submit annual reports to the state summarizing progress toward the objectives set forth in the Housing Element.

- Who pays the cost of complying with Housing Element law?

Cities bear the cost of preparing and implementing Housing Elements. As such, this represents an "unfunded mandate" from the state on local governments.

- Housing Element law is unfair and should be repealed.

Housing Element law was enacted by the state legislature in the 1970s and has been expanded and strengthened numerous times over the past 40 years. The fundamental intent of the state legislature is that all levels of governments should work toward addressing the housing needs of all economic segments of the community. The Southern California Association of Governments (SCAG) is currently examining Housing Element and RHNA issues through the RHNA subcommittee of the Community, Economic and Human Development (CEHD) Committee. The City of Banning is an active participant in SCAG and Mayor Franklin sits on the CEHD Committee representing the Western Riverside Council of Governments.

**ENVIRONMENTAL ANALYSIS:**

The 2013-2021 Housing Element contains no new or revised policies or programs that could lead to significant effects on the environment. Pursuant to CEQA Guidelines Section 15164, an Addendum to the 2008-2014 Housing Element Mitigated Negative Declaration has been prepared (Attachment F). Adoption of the Housing Element would not have a significant effect on the environment.

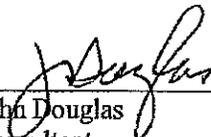
**PUBLIC COMMUNICATION:**

Information regarding the public workshop was advertised in Record Gazette on January 3, 2014 and also mailed to the residents and the public (Attachment G)

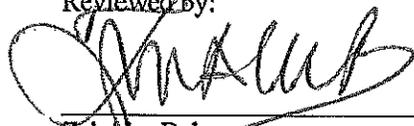
**NEXT STEPS:**

Staff suggests that the City Council conduct the workshop and receive public comments. The Housing Element will then be agendized for final action by the Council at a public hearing on January 28<sup>th</sup>. Following adoption, the Housing Element must be submitted to HCD for final review. HCD has 90 days to review adopted Housing Elements. Upon the completion of its review, HCD will issue its written findings as to whether the adopted element is in substantial compliance with state law.

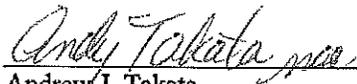
Prepared by:

  
\_\_\_\_\_  
John Douglas  
Consultant

Reviewed by:

  
\_\_\_\_\_  
Zai Abu Bakar  
Community Development Director

Approved by:

  
\_\_\_\_\_  
Andrew J. Takata  
City Manager

**ATTACHMENTS:**

- Attachment A – Planning Commission Resolution No.2014-02
- Attachment B – HCD review letter dated December 23, 2013
- Attachment C – HCD Housing Element Comments and City's Responses
- Attachment D – Housing Element Policy Document
- Attachment E - Draft 2013-2021 Housing Element and Technical Report
- Attachment F – Addendum to Mitigated Negative Declaration
- Attachment G – Public Meeting Notice and mailing list

242



**ACCOUNTS PAYABLE AND  
PAYROLL WARRANTS FOR THE  
MONTH OF NOVEMBER, 2013**

*City Council Agenda  
1/28/14*

EXPENDITURE APPROVAL LIST  
AS OF: 12/31/2013 CHECK DATE: 11/07/2013

PREPARED 11/07/2013, 16:04:21  
PROGRAM: GM339L  
CITY OF BANNING

INVOICE NO	SEQ#	VENDOR NAME	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND- ISSUED AMOUNT
0003708	00	A & A FENCE CO INC		11/12/2013	680-8000-454.30-04	SECURITY FENCING	300.00	
16410		PI2016 026186	00			VENDOR TOTAL *	300.00	
0002073	00	A-Z BUS SALES, INC. (COLTON)						
BI62312		PI2048 026093	00	10/08/2013	702-3800-480.38-52	PARTS UNIT 231	520.55	
BI61488		PI2049 026093	00	10/10/2013	702-3800-480.38-52	PARTS UNITS 221, 222	830.79	
BI62639		PI2050 026093	00	10/11/2013	702-3800-480.38-52	PARTS UNIT 223	165.46	
BI63937		PI2051 026093	00	10/30/2013	702-3800-480.38-52	PARTS UNIT 221	1,502.40	
BI60945		PI2071 026093	00	09/30/2013	702-3800-480.38-52	SPRING KITS	87.72	
BI62124		PI2072 026093	00	09/30/2013	702-3800-480.38-52	UNIT 221 - GASKETS		
						VENDOR TOTAL *	3,433.24	
0004956	00	AIR & HOSE SOURCE INC						
02-24036		PI2045 026023	00	10/26/2013	702-3800-480.38-52	PARTS UNITS 221 & 224	28.54	
02-24203		PI2046 026023	00	11/17/2013	702-3800-480.38-52	HYDRAULIC HOSE ASSY	209.57	
0002454	00	AIRGAS WEST						
9021073258		PI2013 026022	00	11/17/2013	660-6300-471.36-08	NITROGEN	240.84	
9912958029		PI2019 026022	00	10/25/2013	660-6300-471.36-08	CYLINDER RENTAL	124.75	
0003294	00	AMERICAN SOCIETY OF CIVIL						
208923		001263	00	09/03/2013	001-3000-442.23-03	MEMBERSHIP RENEWAL	280.00	
0000910	00	AMERICAN WATER WORKS ASSN						
000795791		001271	00	09/11/2013	660-6300-471.23-06	WTR WELL REHAB WEBINAR	75.00	
0005310	00	ARRETCHÉ, RAYMOND						
MEAL 11/20/13		001279	00	11/01/2013	001-2200-421.23-06	PSP TRAINING MEAL	12.00	
0006456	00	ARROW STAFFING SERVICE						
00074197		001268	00	10/28/2013	001-2200-421.23-27	ADAMSON, S (W/E 10/26/13)	463.68	
0005132	00	ARROYO BACKGROUND INVESTIGATIONS						
217		PI2179 026345	00	09/30/2013	001-1300-412.33-11	BACKGROUND INVESTIGATION	1,200.00	
216		PI2275 026345	00	08/19/2013	001-1300-412.33-11	BACKGROUND INVESTIGATIONS	2,960.00	
0004816	00	AT&T GLOBAL CUSTOMER CARE CENTER						
0601613535		PI2002 026136	00	10/19/2013	370-2200-421.26-05	JPA CIRCUIT CHARGES	359.68	
0005872	00	AVILA, VINCENT						
MEAL 11/13/13		001280	00	11/01/2013	001-2200-421.23-06	PSP TRAINING MEAL	12.00	

VEND NO	INVOICE NO	SEC#	VENDOR NAME	VOUCHER NO	P.O. NO	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0005872	00	00	AVILA, VINCENT						VENDOR TOTAL *	12.00	
0006554	00	00	B.W. SIMMONS, INC				10/22/2013	673-7000-473.90-16	CORPORATE YARD BLOCK WALL	232,161.95	
0000816	4223	00	BANNING CHAMBER OF COMMERCE				12/01/2013	001-1000-411.23-03	MEMBERSHIP INVESTMENT	232,161.95	
0003674	00	00	BEAUMONT CHERRY VALLEY WATER					660-6300-471.27-14	JULY 2012 WATER RECHARGE	350.00	
0000105		00	BEAUMONT CHERRY VALLEY WATER				11/16/2013	660-6300-471.27-14	JULY 2012 WATER RECHARGE	6,114.00	
0006091	380081	00	BEAUMONT DO IT BEST HOME CENTER					100-4900-431.36-00	CLEAR TAPE	18.99	
0006091	380336	00	BEAUMONT DO IT BEST HOME CENTER				10/29/2013	100-4900-431.36-00	CHRISTMAS DECORATIONS	20.07	
0004923	1087	00	BEAUMONT LAWNMOWER					001-3600-461.30-06	REPAIRS	100.00	
0005577	MEAL 11/18/13	00	BENNETT, MICHAEL				11/01/2013	001-2200-421.23-06	PSP TRAINING MEAL	100.00	
0002896	COMP LOAN	00	BEST BUY CO., INC.					670-0000-116.21-05	COMP LOAN - TRAWICK	12.00	1,814.36-
0099001	000004739	00	BROMLEY, TERRY A				10/31/2013	001-0000-218.22-22	UB CR REFUND	.00	1,814.36-
0006675	OCT 2013	00	BROWN, SHAEQUICE BRANAY					001-4000-461.23-15	MODERN DANCE INSTRUCTOR	71.68	
0005201	0142706	00	C & S ENGINEERS, INC					600-5100-435.90-10	PHASE 1 - EDDA	8.40	
0142895	0142939	00	PI1842 025943				10/22/2013	600-5100-435.90-10	FUEL FACILITY RELOCATION	1,375.40	
		00	PI2040 025150				11/26/2013	600-5100-435.93-73	PROJECT 3-06-0018AIP12	4,609.17	
		00	PI2043 026298				11/04/2013	600-5100-435.93-73	PROJECT 3-06-0018AIP12	5,355.00	
0005171	MEAL 11/12/13	00	CALLAHAN, BRIAN					001-2200-421.23-06	PSP TRAINING MEAL	11,339.57	
0005307		00	CENTER ELECTRIC					001-2200-421.23-06	PSP TRAINING MEAL	12.00	
		00	CENTER ELECTRIC						VENDOR TOTAL *	12.00	

CHECK #: 142310

VEND NO	SEQ#	VENDOR NAME	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0005307	00	CENTER ELECTRIC	00	10/01/2013	660-6300-471.45-06	CABINET, CORE & WIRE UP C	951.20	
7073		PI2083 026256				VENDOR TOTAL *	951.20	
0004157	00	COGBILL, IRENE JANE	00	10/31/2013	001-4000-461.23-15	TOT TIME INSTRUCTOR	280.00	
OCT 2013		001267				VENDOR TOTAL *	280.00	
0099001	00	CORTEZ, JANICE R	00	10/31/2013	001-0000-218.22-22	UB CR REFUND	50.00	
000043135		UT				VENDOR TOTAL *	50.00	
0002232	00	COUNSELING TEAM INTERNATIONAL, THE	00	10/31/2013	001-1300-412.33-11	CRISIS INTERVENTION	656.25	
21858		PI2021 026078				VENDOR TOTAL *	656.25	
0099001	00	DALLIN, LLC	00	10/31/2013	001-0000-218.22-22	UB CR REFUND	261.80	
000081895		UT				VENDOR TOTAL *	261.80	
0003752	00	DANCEL, JESSIE	00	10/31/2013	001-4000-461.23-15	KARATE INSTRUCTOR	441.00	
OCT 2013		001266				VENDOR TOTAL *	441.00	
0006109	00	DE ZORZI, PATRICK M. & SHIRLEY M.	00	11/01/2013	830-9200-490.61-16	2301 W RAMSEY ST.	2,906.68	
52ND PMT		001277				2301 W RAMSEY ST.	4,400.92	
52ND PMT		001278				VENDOR TOTAL *	7,307.60	
0003287	00	DEPT OF HEALTH SERVICES - ELAP	00	08/20/2013	680-8000-454.41-04	LAB ACCRED RENEWAL FEE	1,455.00	
0214-2499		001297				VENDOR TOTAL *	1,455.00	
0005155	00	DIAMOND HILLS AUTO GROUP INC	00	11/23/2013	702-3800-480.30-05	REPAIRS UNIT #35	333.14	
CVCS128462		PI2064 026244				VENDOR TOTAL *	333.14	
0006424	00	DOLLAR TREE STORES	00	10/28/2013	201-4060-446.36-65	BINGO SUPPLIES	180.00	
BINGO SUPPLIES		001269				VENDOR TOTAL *	180.00	
0099001	00	DOMINGUEZ, RYAN & DALIA	00	10/31/2013	001-0000-218.22-22	UB CR REFUND	36.21	
000067817		UT				VENDOR TOTAL *	36.21	
0000814	00	F. S. BABCOCK & SONS, INC.	00	10/25/2013	660-6300-471.23-32	ANALYTICAL SERVICES	60.00	
BJ30675-0030		PI2025 026234				ANALYTICAL SERVICES	165.00	
BJ30834-0030		PI2026 026234				ANALYTICAL SERVICES	120.00	
BJ30845-0030		PI2027 026234				ANALYTICAL SERVICES	90.00	
BJ31244-0030		PI2028 026234						

VEND NO	SEQ#	VENDOR NAME	BANK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0000814	00	E. S. BABCOCK & SONS, INC.						
BJ31307-0030	00	PI2029 026234	00	11/01/2013	660-6300-471.23-32	ANALYTICAL SERVICES	165.00	
BJ31313-0030	00	PI2030 026234	00	11/01/2013	660-6300-471.23-32	ANALYTICAL SERVICES	105.00	
BJ30549-0030	00	PI2022 026210	00	10/23/2013	680-8000-454.23-32	ANALYTICAL SERVICES	40.00	
BJ31189-0030	00	PI2023 026210	00	10/31/2013	680-8000-454.23-32	ANALYTICAL SERVICES	40.00	
BJ31632-0030	00	PI2024 026210	00	11/05/2013	680-8000-454.23-32	ANALYTICAL SERVICES	40.00	
0006422	00	ECIVIS, INC						
102580	00	001304	00	10/01/2013	660-6300-471.33-11	LICENCE RENEWAL	2,531.25	
0004993	00	ESCALANTE, TERRI						
2013-1023	00	PI1929 026038	00	10/31/2013	001-1300-412.41-16	NOTARY SERVICES	CHECK #: 142325	10.00-
2013-1023	00	PI1929 026038	00	11/07/2013	001-1300-412.41-16	NOTARY SERVICES	10.00	
2013-1024	00	PI1970 026038	00	10/31/2013	001-1300-412.41-16	NOTARY SVCS	CHECK #: 142325	10.00-
2013-1022	00	PI1970	00	11/07/2013	001-2400-422.33-11	NOTARY SVCS	20.00	
0002840	00	FEOLA, JOSEPH						
MEAL 11/18/13	00	001281	00	11/01/2013	001-2200-421.23-06	PSP TRAINING MEAL	12.00	
0002544	00	FISHER, ROBERT						
MEAL 11/13/13	00	001282	00	11/01/2013	001-2200-421.23-06	PSP TRAINING MEAL	12.00	
0006164	00	FLAMINGO'S EVENT PLANNER						
100-797403	00	001307	00	10/15/2013	001-0000-223.12-00	DAMAGED TABLE COVER	20.00	
0001375	00	GAS COMPANY, THE						
13392459007-10	00	PI1992 026101	00	10/23/2013	600-5100-435.26-06	OCTOBER CHARGES	20.00	
0004333	00	GEOSCIENCE SUPPORT SERVICES INC						
12874-13-01	00	PI1993 026167	00	11/01/2013	001-3000-442.33-53	WSA REVIEW RSGSP	4,750.00	
12874-13-01	00	001288	00	11/01/2013	001-3000-351.35-61	WSA REVIEW RSGSP	4,750.00-	
12874-13-01	00	001288	00	11/01/2013	002-0000-222.30-28	WSA REVIEW RSGSP	4,750.00	
12875-13-01	00	PI1994 026168	00	11/01/2013	662-6300-471.90-10	WELL R-1	14,280.00	
0001550	00	HD SUPPLY WATERWORKS, LTD						
B426960	00	PI2006	00	11/12/2013	660-0000-131.00-00	FIP/MIPS	19,030.00	
B618571	00	PI2007	00	11/12/2013	660-0000-131.00-00	AIR VAC ENCLOSURE	195.96	
B571860	00	PI2008	00	11/16/2013	660-0000-131.00-00	COPPER BLUE	1,557.90	
B591701	00	PI2009	00	11/12/2013	660-0000-131.00-00	CLAMPS, BANDS	7,847.28	
B596344	00	PI2010	00	11/12/2013	660-0000-131.00-00	BALL VALVE	3,310.29	
B596399	00	PI2017 026293	00	11/12/2013	660-6300-471.45-08	GALV TEE, BUSHINGS, PLUG	86.89	
B636811	00	PI2018 026293	00	11/12/2013	660-6300-471.45-08	GALV COUPLING	67.16	
							27.86	

VEND NO	SEQ#	VENDOR NAME	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, PEAY OR HAND- ISSUED AMOUNT
0001550	00	HD SUPPLY WATERWORKS, LTD						
0099001	00	HUANG, LI JUNG	00	10/31/2013	001-0000-218.22-22	UB CR REFUND	13,093.34	
000081823	00	UT					17.57	
0099001	00	HUANG, STEVEN & JULIA	00	10/31/2013	001-0000-218.22-22	UB CR REFUND	17.57	
000084231	00	UT					97.41	
0099001	00	HURLEY, GRACE H	00	11/05/2013	001-0000-218.22-22	UB CR REFUND	97.41	
000038063	00	UT					18.42	
0002274	00	INLAND WATER WORKS SUPPLY CO.	00	10/17/2013	660-0000-131.00-00	HOSE BIBE MIP	18.42	
257014	00	PI2011					62.10	
0005701	00	JOE A. GONSAIVES & SON					62.10	
23963	00	PI2068 026341	00	10/22/2013	001-1000-411.33-11	MISCELLANEOUS SERVICES	2,050.00	
23896	00	PI2074 026341	00	09/19/2013	001-1000-411.33-11	OCT'13 STATE LOBBYING SVC	2,050.00	
23826	00	PI2077 026341	00	08/19/2013	001-1000-411.33-11	AUG'13 STATE LOBBYING SVC	2,050.00	
23760	00	PI2079 026341	00	07/18/2013	001-1000-411.33-11	AUG'13 STATE LOBBYING SVC	2,050.00	
23692	00	PI2081 026341	00	06/18/2013	001-1000-411.33-11	JUL'13 STATE LOBBYING SVC	2,050.00	
23896	00	PI2069 026341	00	10/22/2013	670-7000-473.33-11	MISCELLANEOUS SERVICES	1,250.00	
23826	00	PI2075 026341	00	09/19/2013	670-7000-473.33-11	OCT'13 STATE LOBBYING SVC	1,250.00	
23760	00	PI2078 026341	00	08/19/2013	670-7000-473.33-11	AUG'13 STATE LOBBYING SVC	1,250.00	
23692	00	PI2080 026341	00	07/18/2013	670-7000-473.33-11	AUG'13 STATE LOBBYING SVC	1,250.00	
		PI2082 026341	00	06/18/2013	670-7000-473.33-11	JUL'13 STATE LOBBYING SVC	1,250.00	
0004067	00	JOHNNY RUSSO'S ITALIAN KITCHEN					16,500.00	
10152013	00	001272	00	10/15/2013	001-0000-223.12-00	ST OF CITY LUNCH CATERING	1,560.38	
0099001	00	JUAREZ & ALFRED GUZMAN					1,560.38	
000039363	00	UT					32.90	
0005511	00	KABOO LEASING CO					32.90	
341168	00	PI1995 026239	00	10/24/2013	660-6300-471.45-06	FABRICATE 8" RISERS/WELL	1,050.00	
0006487	00	LEJA SURVEYING CORP					1,050.00	
2013066	00	PI1954 026310	00	09/19/2013	660-6300-471.33-11	STAKING FOR SCE POLE	1,200.00	
0003132	00	LOADER, MICHAEL					1,200.00	
MEAL 11/20/13	00	001282	00	11/01/2013	001-2200-421.23-06	PSP TRAINING MEAL	12.00	



VEND NO INVOICE NO	SEC#	VENDOR NAME VOUCHER P.O. NO NO	BNK CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, REAY OR HAND- ISSUED AMOUNT
0005811	00	OERTEL, ERICH			VENDOR TOTAL *	1,563.00	
0002460	00	OFFICE DEPOT					
679872668001		PI2003 026214	00 11/17/2013	001-2200-421.36-00	BATT, RPT CVRS, STENOS	101.30	
679872668001		PI2004 026214	00 11/17/2013	001-2200-421.38-05	BATT, RPT CVRS, STENOS	62.17	
679049638001		PI2038 026050	00 11/11/2013	001-2400-422.36-00	TONER, TAPE, ETC	67.74	
6675842990001		PI1998 026050	00 11/04/2013	001-3000-442.36-00	FOLDERS, BINDERS, MRKRS	165.99	
0000516	00	OFFICE MAX CONTRACT INC			VENDOR TOTAL *	397.20	
811555		PI1991 026051	00 11/05/2013	702-3800-480.36-00	TONER	71.27	
0099001	00	PAR ELECTRICAL CONTRACTORS, INC			VENDOR TOTAL *	71.27	
000065191		UT	00 10/31/2013	001-0000-218.22-22	UB CR REFUND	318.60	
0099001	00	PENNYWISER DEVELOPMENT INC			VENDOR TOTAL *	318.60	
000073045		UT	00 10/31/2013	001-0000-218.22-22	UB CR REFUND	46.68	
0099001	00	PEPPERTREE APARTMENTS			VENDOR TOTAL *	46.68	
000064667		UT	00 10/31/2013	001-0000-218.22-22	UB CR REFUND	14.35	
0005440	00	PEREA, SANDRA			VENDOR TOTAL *	14.35	
MEAL 11/12/13		001282	00 11/01/2013	001-2200-421.23-06	PSP TRAINING MEAL	12.00	
0001295	00	PRESS-ENTERPRISE, THE			VENDOR TOTAL *	12.00	
I01141218-10032		PI2039 026055	00 10/03/2013	001-2800-441.23-01	NOTICE RE: ORD 1469	67.10	
0000858	00	PRUDENTIAL OVERALL SUPPLY			VENDOR TOTAL *	67.10	
20752913		PI2108 026343	00 09/24/2013	001-3200-412.25-02	BUILDING MAINT UNIFORMS	2.10	
20713323		PI2109 026343	00 07/02/2013	001-3200-412.25-02	BUILDING MAINT UNIFORMS	2.10	
20742849		PI2154 026343	00 09/03/2013	001-3200-412.25-02	BUILDING MAINT UNIFORMS	2.10	
20749512		PI2170 026343	00 09/17/2013	001-3200-412.25-02	BUILDING MAINT UNIFORMS	2.10	
20729470		PI2189 026343	00 08/05/2013	001-3200-412.25-02	BUILDING MAINT UNIFORMS	2.10	
20732895		PI2201 026343	00 08/13/2013	001-3200-412.25-02	BUILDING MAINT UNIFORMS	2.10	
20736647		PI2211 026343	00 08/20/2013	001-3200-412.25-02	BUILDING MAINT UNIFORMS	2.10	
20716173		PI2240 026343	00 07/09/2013	001-3200-412.25-02	BUILDING MAINT UNIFORMS	2.10	
20719524		PI2252 026343	00 07/16/2013	001-3200-412.25-02	BUILDING MAINT UNIFORMS	2.10	
20722829		PI2264 026343	00 07/23/2013	001-3200-412.25-02	BUILDING MAINT UNIFORMS	2.10	
20726606		PI2273 026343	00 07/30/2013	001-3200-412.25-02	BUILDING MAINT UNIFORMS	2.10	
20752912		PI2107 026343	00 09/24/2013	001-3600-461.25-02	PARKS UNIFORMS	6.65	
20716172		PI2110 026343	00 07/08/2013	001-3600-461.25-02	PARKS UNIFORMS	6.65	
20742848		PI2153 026343	00 09/03/2013	001-3600-461.25-02	PARKS UNIFORMS	6.65	
20746208		PI2165 026343	00 09/10/2013	001-3600-461.25-02	PARKS UNIFORMS	6.65	

VEND NO	SEQ#	VENDOR NAME	NO	NO	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND- ISSUED AMOUNT
0000858	00	PRUDENTIAL OVERALL SUPPLY								
207495111		PI2169 026343	00	09/17/2013	001-3600-461.25-02		PARKS UNIFORMS	6.65		
20713322		PI2225	00	07/02/2013	001-3600-461.25-02		PARKS UNIFORMS	6.65		
20719523		PI2251	00	07/16/2013	001-3600-461.25-02		PARKS UNIFORMS	6.65		
20722828		PI2263	00	07/23/2013	001-3600-461.25-02		PARKS UNIFORMS	6.65		
20726605		PI2272	00	07/30/2013	100-4900-431.25-02		STREET UNIFORMS	10.60		
20752910		PI2106 026343	00	09/24/2013	100-4900-431.25-02		STREET UNIFORMS	10.60		
20742846		PI2149 026343	00	09/03/2013	100-4900-431.25-02		STREET UNIFORMS	10.60		
20746206		PI2161 026343	00	09/10/2013	100-4900-431.25-02		STREET UNIFORMS	10.60		
20749509		PI2168 026343	00	09/17/2013	100-4900-431.25-02		STREET UNIFORMS	10.60		
20729469		PI2188 026343	00	08/06/2013	100-4900-431.25-02		PARKS UNIFORMS	6.65		
20732892		PI2196 026343	00	08/13/2013	100-4900-431.25-02		STREET UNIFORMS	10.60		
20732894		PI2200 026343	00	08/13/2013	100-4900-431.25-02		PARKS UNIFORMS	6.65		
20736644		PI2206 026343	00	08/20/2013	100-4900-431.25-02		STREET UNIFORMS	10.60		
20736646		PI2210 026343	00	08/20/2013	100-4900-431.25-02		PARKS UNIFORMS	6.65		
20740027		PI2213 026343	00	08/24/2013	100-4900-431.25-02		PARKS UNIFORMS	6.65		
20740025		PI2218 026343	00	08/27/2013	100-4900-431.25-02		STREET UNIFORMS	10.60		
20713320		PI2230 026343	00	07/02/2013	100-4900-431.25-02		STREET UNIFORMS	10.60		
20716170		PI2239 026343	00	07/09/2013	100-4900-431.25-02		STREET UNIFORMS	10.60		
20719521		PI2247 026343	00	07/16/2013	100-4900-431.25-02		STREET UNIFORMS	10.60		
20722826		PI2259 026343	00	07/23/2013	100-4900-431.25-02		STREET UNIFORMS	10.60		
20726603		PI2271 026343	00	07/30/2013	100-4900-431.25-02		STREET UNIFORMS	10.60		
20742847		PI2150 026343	00	09/03/2013	610-5800-434.23-16		TRANSIT UNIFORMS	48.16		
20746207		PI2151 026343	00	09/03/2013	610-5800-434.23-16		TRANSIT UNIFORMS	48.16		
20746207		PI2162 026343	00	09/10/2013	610-5800-434.23-16		TRANSIT UNIFORMS	48.16		
20749810		PI2171 026343	00	09/17/2013	610-5800-434.23-16		TRANSIT UNIFORMS	48.16		
20749810		PI2172 026343	00	09/17/2013	610-5800-434.23-16		TRANSIT UNIFORMS	48.16		
20752911		PI2176 026343	00	09/24/2013	610-5800-434.23-16		TRANSIT UNIFORMS	48.16		
20752911		PI2177 026343	00	09/24/2013	610-5800-434.23-16		TRANSIT UNIFORMS	48.16		
20729468		PI2185 026343	00	08/06/2013	610-5800-434.23-16		TRANSIT UNIFORMS	48.16		
20729468		PI2186 026343	00	08/06/2013	610-5800-434.23-16		TRANSIT UNIFORMS	48.16		
20732893		PI2197 026343	00	08/13/2013	610-5800-434.23-16		TRANSIT UNIFORMS	48.16		
20732893		PI2198 026343	00	08/13/2013	610-5800-434.23-16		TRANSIT UNIFORMS	48.16		
20736645		PI2207 026343	00	08/20/2013	610-5800-434.23-16		TRANSIT UNIFORMS	48.16		
20736645		PI2208 026343	00	08/20/2013	610-5800-434.23-16		TRANSIT UNIFORMS	48.16		
20740026		PI2219 026343	00	08/27/2013	610-5800-434.23-16		TRANSIT UNIFORMS	48.16		
20740026		PI2220 026343	00	08/27/2013	610-5800-434.23-16		TRANSIT UNIFORMS	48.16		
20713321		PI2231 026343	00	07/02/2013	610-5800-434.23-16		TRANSIT UNIFORMS	48.16		
20713321		PI2232 026343	00	07/02/2013	610-5800-434.23-16		TRANSIT UNIFORMS	48.16		
20719522		PI2248 026343	00	07/16/2013	610-5800-434.23-16		TRANSIT UNIFORMS	48.46		
20719522		PI2249 026343	00	07/16/2013	610-5800-434.23-16		TRANSIT UNIFORMS	48.46		
20722827		PI2260 026343	00	07/23/2013	610-5800-434.23-16		TRANSIT UNIFORMS	48.16		
20722827		PI2261 026343	00	07/23/2013	610-5800-434.23-16		TRANSIT UNIFORMS	48.16		
20742847		PI2152 026343	00	09/03/2013	610-5850-434.25-02		TRANSIT UNIFORMS	8.86		
20746207		PI2164 026343	00	09/10/2013	610-5850-434.25-02		TRANSIT UNIFORMS	8.86		
20749810		PI2173 026343	00	09/17/2013	610-5850-434.25-02		TRANSIT UNIFORMS	8.86		
20752911		PI2178 026343	00	09/24/2013	610-5850-434.25-02		TRANSIT UNIFORMS	8.86		
20729468		PI2187 026343	00	08/06/2013	610-5850-434.25-02		TRANSIT UNIFORMS	8.86		
20732893		PI2199 026343	00	08/13/2013	610-5850-434.25-02		TRANSIT UNIFORMS	8.86		

VEND NO	SE#	VENDOR NAME	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0000858	00	PRUDENTIAL OVERALL SUPPLY						
20736645	PI2209	026343	00	08/20/2013	610-5850-434-25-02	TRANSIT UNIFORMS	8.86	
20740026	PI2221	026343	00	08/27/2013	610-5850-434-25-02	TRANSIT UNIFORMS	8.86	
20713321	PI2233	026343	00	07/02/2013	610-5850-434-25-02	TRANSIT UNIFORMS	8.86	
20719522	PI2250	026343	00	07/16/2013	610-5850-434-25-02	TRANSIT UNIFORMS	8.86	
20722827	PI2262	026343	00	07/23/2013	610-5850-434-25-02	TRANSIT UNIFORMS	8.86	
20746202	PI2157	026343	00	09/10/2013	660-6300-471-25-02	WATER UNIFORMS	52.00	
20729463	PI2181	026343	00	08/06/2013	660-6300-471-25-02	WATER UNIFORMS	52.00	
20732888	PI2192	026343	00	08/13/2013	660-6300-471-25-02	WATER UNIFORMS	52.00	
20740021	PI2214	026343	00	08/27/2013	660-6300-471-25-02	WATER UNIFORMS	52.00	
20713316	PI2226	026343	00	07/02/2013	660-6300-471-25-02	WATER UNIFORMS	52.00	
20719517	PI2243	026343	00	07/16/2013	660-6300-471-25-02	WATER UNIFORMS	52.00	
20722822	PI2255	026343	00	07/23/2013	660-6300-471-25-02	WATER UNIFORMS	52.00	
20742851	PI2156	026343	00	09/03/2013	670-7000-473-25-02	ELECTRIC UNIFORMS	123.91	
207729472	PI2191	026343	00	08/05/2013	670-7000-473-25-02	ELECTRIC UNIFORMS	119.56	
20732897	PI2203	026343	00	08/13/2013	670-7000-473-25-02	ELECTRIC UNIFORMS	123.91	
20740030	PI2223	026343	00	08/27/2013	670-7000-473-25-02	ELECTRIC UNIFORMS	123.91	
20713325	PI2235	026343	00	07/02/2013	670-7000-473-25-02	ELECTRIC UNIFORMS	123.91	
20716175	PI2242	026343	00	07/09/2013	670-7000-473-25-02	ELECTRIC UNIFORMS	129.43	
20719526	PI2254	026343	00	07/16/2013	670-7000-473-25-02	ELECTRIC UNIFORMS	128.51	
20722831	PI2266	026343	00	07/23/2013	670-7000-473-25-02	ELECTRIC UNIFORMS	119.56	
20746203	PI2158	026343	00	09/10/2013	680-8000-454-25-02	WASTE WTR UNIFORMS	15.00	
20729464	PI2182	026343	00	08/06/2013	680-8000-454-25-02	WASTE WTR UNIFORMS	15.00	
20732889	PI2193	026343	00	08/13/2013	680-8000-454-25-02	WASTE WTR UNIFORMS	15.00	
20740022	PI2215	026343	00	08/27/2013	680-8000-454-25-02	WASTE WTR UNIFORMS	15.00	
20713317	PI2227	026343	00	07/02/2013	680-8000-454-25-02	WASTE WTR UNIFORMS	15.00	
20719518	PI2236	026343	00	07/09/2013	680-8000-454-25-02	WASTE WTR UNIFORMS	15.00	
20726600	PI2244	026343	00	07/16/2013	680-8000-454-25-02	WASTE WTR UNIFORMS	15.00	
20722823	PI2256	026343	00	07/23/2013	680-8000-454-25-02	WASTE WTR UNIFORMS	15.00	
20742845	PI2147	026343	00	09/03/2013	702-3800-480-23-16	FLEET UNIFORMS	11.98	
20746205	PI2148	026343	00	09/03/2013	702-3800-480-23-16	FLEET UNIFORMS	11.98	
20746205	PI2159	026343	00	09/10/2013	702-3800-480-23-16	FLEET UNIFORMS	11.98	
20746205	PI2160	026343	00	09/10/2013	702-3800-480-23-16	FLEET UNIFORMS	11.98	
20749508	PI2166	026343	00	09/17/2013	702-3800-480-23-16	FLEET UNIFORMS	11.98	
20749508	PI2167	026343	00	09/17/2013	702-3800-480-23-16	FLEET UNIFORMS	11.98	
20752909	PI2174	026343	00	09/24/2013	702-3800-480-23-16	FLEET UNIFORMS	11.98	
20752909	PI2175	026343	00	09/24/2013	702-3800-480-23-16	FLEET UNIFORMS	11.98	
20729466	PI2183	026343	00	08/06/2013	702-3800-480-23-16	FLEET UNIFORMS	11.98	
20729466	PI2184	026343	00	08/06/2013	702-3800-480-23-16	FLEET UNIFORMS	11.98	
20732891	PI2194	026343	00	08/13/2013	702-3800-480-23-16	FLEET UNIFORMS	11.98	
20732891	PI2195	026343	00	08/13/2013	702-3800-480-23-16	FLEET UNIFORMS	11.98	
20736643	PI2204	026343	00	08/20/2013	702-3800-480-23-16	FLEET UNIFORMS	11.98	
20736643	PI2205	026343	00	08/20/2013	702-3800-480-23-16	FLEET UNIFORMS	11.98	
20740024	PI2216	026343	00	08/27/2013	702-3800-480-23-16	FLEET UNIFORMS	11.98	
20740024	PI2217	026343	00	08/27/2013	702-3800-480-23-16	FLEET UNIFORMS	11.98	
20713319	PI2228	026343	00	07/02/2013	702-3800-480-23-16	FLEET UNIFORMS	11.68	
20713319	PI2229	026343	00	07/02/2013	702-3800-480-23-16	FLEET UNIFORMS	11.68	
20716169	PI2237	026343	00	07/09/2013	702-3800-480-23-16	FLEET UNIFORMS	11.68	
20716169	PI2238	026343	00	07/09/2013	702-3800-480-23-16	FLEET UNIFORMS	11.68	

VEND NO	SEC#	VENDOR NAME	BANK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EZAY OR HAND-ISSUED AMOUNT
0000858	00	PRUDENTIAL OVERALL SUPPLY						
20719520		PI2245 026343 00 07/16/2013			702-3800-480.23-16	FLEET UNIFORMS	11.68	
20719520		PI2246 026343 00 07/16/2013			702-3800-480.25-02	FLEET UNIFORMS	15.60	
20722825		PI2257 026343 00 07/23/2013			702-3800-480.23-16	FLEET UNIFORMS	11.98	
20722825		PI2258 026343 00 07/23/2013			702-3800-480.25-02	FLEET UNIFORMS	15.60	
20726602		PI2269 026343 00 07/30/2013			702-3800-480.23-16	FLEET UNIFORMS	11.98	
20726602		PI2270 026343 00 07/30/2013			702-3800-480.25-02	FLEET UNIFORMS	15.60	
20742850		PI2155 026343 00 09/03/2013			761-3110-480.25-02	FSR UNIFORMS	20.00	
207729471		PI2190 026343 00 08/06/2013			761-3110-480.25-02	FSR UNIFORMS	20.00	
20732896		PI2202 026343 00 08/13/2013			761-3110-480.25-02	FSR UNIFORMS	20.00	
20736648		PI2212 026343 00 08/20/2013			761-3110-480.25-02	FSR UNIFORMS	20.00	
20740029		PI2222 026343 00 08/27/2013			761-3110-480.25-02	FSR UNIFORMS	20.00	
20713324		PI2234 026343 00 07/02/2013			761-3110-480.25-02	FSR UNIFORMS	20.00	
20716174		PI2241 026343 00 07/09/2013			761-3110-480.25-02	FSR UNIFORMS	20.00	
20719525		PI2253 026343 00 07/16/2013			761-3110-480.25-02	FSR UNIFORMS	20.00	
20722830		PI2265 026343 00 07/23/2013			761-3110-480.25-02	FSR UNIFORMS	20.00	
20726607		PI2274 026343 00 07/30/2013			761-3110-480.25-02	FSR UNIFORMS	20.00	
0001555	00	RECORD GAZETTE, THE				VENDOR TOTAL *	3,026.79	
00096354		PI2012 026057 00 11/11/2013			001-2800-441.23-01	ZTA 13-97504 WALLS/FENCIN	97.75	
0000237	00	REDLANDS FORD				VENDOR TOTAL *	97.75	
5074456		PI1803 026107 00 07/23/2013			702-3800-480.38-52	DAMPER ASSEMBLY	80.88	
0002478	00	RIV. CO. SHERIFF'S DEPT.				VENDOR TOTAL *	80.88	
12/02-12/20/13	001321	00 11/07/2013			001-2200-421.23-06	BASIC DSPTCH TRAINING	343.00	
0006532	00	ROBINSON, BRANDON A				VENDOR TOTAL *	343.00	
MEALS 10/28-30	001302	00 10/31/2013			670-7000-473.23-05	UT OP SVC MGMT CONF	56.00	
MILEAGE10/28-30	001303	00 10/31/2013			670-7000-473.23-05	UT OP SVC MGMT CONF	85.32	
0006198	00	SEGURA, JENNIFER				VENDOR TOTAL *	141.32	
MEAL 11/12/13	001283	00 11/01/2013			001-2200-421.23-06	PSP TRAINING MEAL	12.00	
0006461	00	SHOWERS, TISHA L				VENDOR TOTAL *	12.00	
TUITION	001301	00 10/31/2013			001-1300-412.25-09	TUITION REIMBURSEMENT	1,755.00	
0001561	00	SMART & FINAL				VENDOR TOTAL *	1,755.00	
115202		PI2033 026063 00 10/25/2013			001-4000-461.36-03	HALLOWEEN F/CLEAN SUPP	38.07	
115202		PI2034 026063 00 10/25/2013			001-4000-461.36-09	HALLOWEEN F/CLEAN SUPP	153.46	
115666		PI2035 026063 00 10/26/2013			001-4000-461.36-09	SUPPLIES/HALLOWEEN FEST	22.74	
116888		PI2036 026063 00 10/30/2013			201-4060-461.36-00	SR. SUPPLIES/CRM/COFFEE	55.44	
114603		PI1832 026063 00 10/23/2013			610-5800-434.36-00	CLEANERS	96.20	

PROGRAM: GM339L CITY OF BANNING  
 VENDOR NAME: STAR AUTO PARTS  
 VOUCHER P.O. NO: 026109  
 BNK CHECK/DUE DATE: 08/27/2013  
 SEQ# 00 SMART & FINAL  
 INVOICE NO: 0000396

INVOICE NO	SEQ#	VENDOR NAME	VOUCHER P.O. NO	BNK CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0001561	00	SMART & FINAL				VENDOR TOTAL *	365.91	
0000396	00	STAR AUTO PARTS						
1-884219		PI1715	026109	08/27/2013	702-3800-480.38-52	PARTS UNIT #66	4.99	
1-882688		000994	00	08/19/2013	702-3800-480.38-52	CORE RETURN	38.88-	
1-889569		P12042	026109	00 11/05/2013	702-3800-480.38-52	AIR FILTER	8.69	
1-891733		P12055	026109	00 10/03/2013	702-3800-480.38-52	PARTS UNIT 221	28.92	
1-892110		P12056	026109	00 10/04/2013	702-3800-480.38-52	PARTS UNIT 221	14.46	
1-896239		P12057	026109	00 10/24/2013	702-3800-480.38-52	UNIT 212	4.22	
1-897160		P12058	026109	00 10/28/2013	702-3800-480.38-52	UNIT 335	115.50	
1-897355		P12059	026109	00 10/29/2013	702-3800-480.38-52	HALOGEN HEADLAMP	14.88	
1-897387		P12060	026109	00 10/29/2013	702-3800-480.38-52	UNIT # 828	102.02	
1-897390		P12061	026109	00 10/29/2013	702-3800-480.38-52	BRAKE SHOE SET	21.46	
1-897716		P12062	026109	00 10/31/2013	702-3800-480.38-52	UNIT 828	8.86	
1-897720		P12063	026109	00 10/31/2013	702-3800-480.38-52	UNIT # 828	56.76	
0004269	00	STEVEN ENTERPRISES INC				VENDOR TOTAL *	341.88	
030559-IN		001306	00	10/18/2013	001-3000-442.36-00	TONER	493.79	
0908535-IN		001307	00	10/18/2013	001-3000-442.30-06	OCE 7050 REPAIRS	100.00	
0908535-IN		001307	00	10/18/2013	660-6300-471.30-06	OCE 7050 REPAIRS	135.00	
0005562	00	STUART, HOLLY				VENDOR TOTAL *	728.79	
MILEAGE 10/30		001270	00	10/30/2013	001-2800-441.23-06	HLTHY COMM WRKSHOP	37.52	
0002152	00	SUNGARD PUBLIC SECTOR USERS'				VENDOR TOTAL *	37.52	
BANN2014		001319	00	11/01/2013	001-1900-412.23-03	MEMBERSHIP RENEWAL	195.00	
0099001	00	THAKUR, RITA S				VENDOR TOTAL *	195.00	
000082939		UT	00	10/31/2013	001-0000-218.22-22	UB CR REFUND	29.53	
0006634	00	TRANSPORTATION MGMT & DESIGN, INC				VENDOR TOTAL *	29.53	
814-5		P12020	026020	00 11/04/2013	610-5800-434.33-11	OCTOBER BILL 2013	10,523.41	
0001570	00	V & V MANUFACTURING, INC.				VENDOR TOTAL *	10,523.41	
38459		P12005	026337	00 10/24/2013	001-2200-421.36-04	BADGES & OTHER ID EQUIP.	181.53	
0006531	00	WESCO DIST, INC #6331				VENDOR TOTAL *	181.53	
681174		P12001	00	10/29/2013	670-0000-131.00-00	50 FIXTURES & POLES	129,824.15	
681174		001289	00	10/29/2013	670-0000-131.00-00	LESS DEPOSIT	30,051.89-	
0006582	00	WEST COMMUNICATIONS				VENDOR TOTAL *	99,772.26	

PREPARED 11/07/2013, 16:04:21  
 PROGRAM: GM339L  
 CITY OF BANNING

EXPENDITURE APPROVAL LIST  
 AS OF: 12/31/2013 CHECK DATE: 11/07/2013

VEND NO	SEQ#	VENDOR NAME	INVOICE NO	VOUCHER P.O. NO	BANK CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT	
0006582	00	WEST COMMUNICATIONS	001299	00	08/06/2013	001-3200-412.30-02	COMM CNTR DIAL TONE T/S	142.50		
7813			001316	00	08/31/2013	001-3200-412.30-02	VOICEMAIL ISSUES T/S	1,377.50		
7822			001317	00	08/19/2013	001-3200-412.30-02	ADD 5 LINES AT COMM CNTR	522.50		
							VENDOR TOTAL *	2,042.50		
0004674	00	WHYTE NELSEN DIEHL EVANS LLP	001312	00	11/07/2013	001-1300-412.23-06	GOV'T TAX SEMINAR - CHAPP	295.00		
12032013			001310	00	11/07/2013	001-1900-412.23-06	GOV'T TAX SEMINAR - GREEN	295.00		
12032013			001311	00	11/07/2013	001-1900-412.23-06	GOV'T TAX SEMINAR - ADDCO	295.00		
							VENDOR TOTAL *	885.00		
0005181	00	ZOLL MEDICAL CORPORATION	PI2037	026303	00	10/30/2013	001-2400-422.36-23	PARAMEDIC SUPPLIES	879.90	
2064712							VENDOR TOTAL *	879.90	1,834.36-	
							HAND ISSUED TOTAL ***			
							TOTAL EXPENDITURES ****	481,835.84	1,834.36-	
							GRAND TOTAL *****		480,001.48	

INVOICE NO	SEQ#	VENDOR NAME	BANK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0002298	00	ALTURA CREDIT UNION	00	11/15/2013	001-0000-204.80-06	PAYROLL SUMMARY	1,260.00	
20131115		PR1115				VENDOR TOTAL *	1,260.00	
0000910	00	AMERICAN WATER WORKS ASSN		10/03/2013	660-6300-471.23-06	MANAGING WA STRGE TINKS	296.00	
0000804457		001351		00 10/03/2013		WTR WELL REHAB WEBINAR	75.00	
0000795791		001352		00 09/11/2013	660-6300-471.41-46	PVNTING WSTD WA @ HOME	428.00	
000776261		001353		00 07/26/2013	660-6300-471.41-46	WTR CNSRVATION @ HOME	105.93	
000776261		001354		00 07/26/2013		VENDOR TOTAL *	904.93	
0006456	00	ARROW STAFFING SERVICE		10/28/2013	001-3000-442.23-27	WILLIAMS, L W/E 10/26/13	82.09	
00074198		001357		00 10/28/2013		WILLIAMS, L W/E 10/26/13	132.47	
00074198		001358		00 10/28/2013	001-3200-412.23-27	WILLIAMS, L W/E 10/26/13	233.23	
00074198		001359		00 10/28/2013	100-4900-431.23-27	WILLIAMS, L W/E 10/26/13	93.29	
00074198		001360		00 10/28/2013	600-5100-435.23-27	WILLIAMS, L W/E 10/26/13	130.60	
00074198		001361		00 10/28/2013	660-6300-471.23-27	WILLIAMS, L W/E 10/26/13	130.60	
00074198		001362		00 10/28/2013	680-8000-454.23-27	WILLIAMS, L W/E 10/26/13	130.60	
00074198		001363		00 10/28/2013	690-9600-453.23-27	WILLIAMS, L W/E 10/26/13	932.88	
0006456	00	ARROW STAFFING SERVICE, CK GRP-1		10/28/2013	761-3100-480.23-27	SOTO, ADIANEZ (W/E 10/26)	276.00	
00074196		001348		00 10/28/2013	761-3100-480.23-27	SOTO, A (W/E 11/02/2013)	276.00	
00074270		001411		00 11/04/2013		VENDOR TOTAL *	552.00	
0003008	00	ASPLUNDH TREE EXPERT CO.		10/25/2013	670-7000-473.23-17	ELECTRIC DEPT SERVICES	3,514.80	
78R43013		PI2091 026265		00 10/25/2013		VENDOR TOTAL *	3,514.80	
0005941	00	AT&T		10/25/2013	001-4500-412.26-05	OCT 25 - NOV 25	37.52	
849-1550	OCT13	001344				VENDOR TOTAL *	37.52	
0006091	00	BEAUMONT DO IT BEST HOME CENTER		07/07/2013	001-2400-422.33-95	LIGHTING SUPPLIES-FS89	28.70	
374713		PI2327 026027		00 07/07/2013		LIGHT BULES-FS89	40.47	
374719		PI2328 026027		00 07/07/2013	001-2400-422.33-95	FLAG-FS89	32.70	
374941		PI2329 026027		00 07/11/2013	001-2400-422.33-95	PAINT SUPPLIES-FS89	122.64	
375054		PI2330 026027		00 07/12/2013	001-2400-422.33-95	FEMALE/MALE ADAPTERS	45.32	
380189		PI2279 026027		00 10/31/2013	660-6300-471.45-16	VENDOR TOTAL *	269.83	
0002896	00	BEST BUY CO., INC.		11/05/2013	001-0000-116.21-02	COMP LOAN - HERNANDEZ, V.	2,725.58	
COMP LOAN		001387				VENDOR TOTAL *	2,725.58	
0000998	00	CA. ST. DEPT OF TRANSPORTATION		11/09/2013	100-4900-431.26-02	SIGNAL & LIGHTING BILLING	1,017.84	
SL140121		PI2379 026313		00 11/09/2013		VENDOR TOTAL *	1,017.84	
0004000	00	CALIFORNIA, STATE OF				VENDOR TOTAL *	1,017.84	

PREPARED 11/14/2013, 16:19:42 EXPENDITURE APPROVAL LIST CHECK DATE: 11/14/2013  
 PROGRAM: GM339L AS OF: 12/31/2013  
 CITY OF BANNING

VEND NO	SEQ#	VENDOR NAME	BK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND- ISSUED AMOUNT
0004000	00	CALIFORNIA, STATE OF					32.00	
002777		PI2324 026266	00	11/05/2013	001-1300-412.33-11	LIVESCAN FEES	1,350.00	
001187		PI2300 026203	00	11/05/2013	001-2200-421.33-94	MISCELLANEOUS SERVICES		
						VENDOR TOTAL *	1,382.00	
0006661	00	CANYON TIRE SALES, INC					1,710.72	
10087674		PI2383 026346	00	10/16/2013	702-3800-480.38-52	TIRES FOR INVENTORY	1,710.72	
						VENDOR TOTAL *	1,710.72	
0004253	00	CDW GOVERNMENT, INC					215.00	
GM70318		PI2340 026044	00	11/11/2013	703-3700-480.30-17	JUNIPER NBD	310.30	
GR21264		PI2341 026044	00	11/19/2013	703-3700-480.89-48	CHIP PC XTREME		
						VENDOR TOTAL *	525.30	
0005344	00	CHACON, ARTHUR					112.00	
10252013		001355	00	10/25/2013	001-2740-442.23-05	CACEO SEMINAR MEALS	112.00	
						VENDOR TOTAL *	112.00	
0001022	00	COOPERATIVE PERSONNEL SVCS.					680.90	
BANN001		001409	00	11/05/2013	001-1300-412.41-17	ENTRY LVL CLERICAL EXAM	35.00	
TRRTN20992		001410	00	11/05/2013	001-1300-412.41-17	DISPATCHER REFUND		
						VENDOR TOTAL *	645.90	
0005025	00	CUSTOM SERVICE SYSTEMS					2,026.34	
52443		PI2447 026351	00	11/26/2013	001-2200-421.33-18	PD - JANITORIAL SERVICE	2,026.34	
52200		PI2451 026351	00	10/26/2013	001-2200-421.33-18	PD - JANITORIAL SERVICE	2,026.34	
52034		PI2455 026351	00	09/28/2013	001-2200-421.33-18	PD - JANITORIAL SERVICE	2,026.34	
51812		PI2459 026351	00	08/27/2013	001-2200-421.33-18	PD - MONTHLY SERVICE	2,026.34	
52494		PI2463 026351	00	07/26/2013	001-2200-421.33-18	CH - JANITORIAL SERVICE	1,740.80	
52440		PI2444 026351	00	11/26/2013	001-3200-412.33-18	WATER SHOP-JANITORIAL SVC	412.34	
52441		PI2445 026351	00	11/26/2013	001-3200-412.33-18	CITY YARD JANITORIAL SVC	792.80	
52442		PI2446 026351	00	11/26/2013	001-3200-412.33-18	CH - JANITORIAL SERVICE	1,740.80	
52197		PI2448 026351	00	10/26/2013	001-3200-412.33-18	WATER SHOP-JANITORIAL SVC	412.34	
52198		PI2449 026351	00	10/26/2013	001-3200-412.33-18	CITY YARD JANITORIAL SVC	792.80	
52199		PI2450 026351	00	09/28/2013	001-3200-412.33-18	CH - JANITORIAL SERVICE	1,740.80	
52031		PI2452 026351	00	09/28/2013	001-3200-412.33-18	CITY YARD JANITORIAL SVC	412.34	
52032		PI2453 026351	00	09/28/2013	001-3200-412.33-18	CH - JANITORIAL SERVICE	1,740.80	
52033		PI2454 026351	00	09/28/2013	001-3200-412.33-18	WATER SHOP-JANITORIAL SVC	412.34	
51809		PI2456 026351	00	08/27/2013	001-3200-412.33-18	CH - JANITORIAL SERVICE	792.80	
51810		PI2457 026351	00	08/27/2013	001-3200-412.33-18	WATER SHOP-JANITORIAL SVC	412.34	
51811		PI2458 026351	00	08/27/2013	001-3200-412.33-18	CITY YARD JANITORIAL SVC	792.80	
51581		PI2460 026351	00	07/26/2013	001-3200-412.33-18	CH - JANITORIAL SERVICE	1,740.80	
51582		PI2461 026351	00	07/26/2013	001-3200-412.33-18	WATER SHOP-JANITORIAL SVC	412.34	
51583		PI2462 026351	00	07/26/2013	001-3200-412.33-18	CITY YARD JANITORIAL SVC	792.80	
						VENDOR TOTAL *	24,861.40	
0006149	00	CYBERTEK					840.00	
4240		PI2360 026154	00	10/21/2013	703-3700-480.90-48	BARRACUDA MSG INSTALL	2,922.31	
4245		PI2406 026281	00	11/04/2013	703-3700-480.89-48	CERT RPLCMNT MODULE		
						VENDOR TOTAL *	3,762.31	
0001059	00	DOOLITTLE, JAMES M.						

EXPENDITURE APPROVAL LIST  
 AS OF: 12/31/2013 CHECK DATE: 11/14/2013

PREPARED 11/14/2013, 16:19:42  
 PROGRAM: GM339L  
 CITY OF BANNING

VEND NO	SEQ#	VENDOR NAME	BANK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0001059	00	DOOLITTLE, JAMES M.		11/07/2013	680-8000-454.95-14	30" SEWER LINE ON WESLEY	4,500.00	
00255		PI2314 026252	00			VENDOR TOTAL *	4,500.00	
0000814	00	E. S. BABCOCK & SONS, INC.			660-6300-471.23-32	ANALYTICAL SERVICES	90.00	
BJ31931-0030		PI2282 026234	00	11/07/2013			165.00	
BJ32022-0030		PI2283 026234	00	11/08/2013			60.00	
BJ32023-0030		PI2284 026234	00	11/08/2013			40.00	
BJ32415-0030		PI2280 026210	00	11/13/2013			355.00	
						VENDOR TOTAL *	355.00	
0099001	00	ELLS, LAWRENCE E			675-7020-473.42-52	ULF TOILET REBATE	60.00	
26057-19440		001376	00	11/06/2013			392.00	
26057-19440		001380	00	11/06/2013		ENERGY STAR WINDOW REBATE	452.00	
						VENDOR TOTAL *	65.00	
0001081	00	FERRELLGAS			660-6300-471.36-08	TANK RENTAL FOR PROPANE	65.00	
RNT5193076		PI2276 026039	00	10/24/2013			65.00	
						VENDOR TOTAL *	14.00	
0002225	00	FIELD, MATT			670-7000-473.25-06	PD CALL BACK	14.00	
OT MEAL 11/7		001412	00	11/07/2013			14.00	
						VENDOR TOTAL *	3,099.43	
0005602	00	G & G ENVIRONMENTAL COMPLIANCE, INC			660-8000-454.33-11	PRETREATMENT SERVICES	3,099.43	
BAN-1013		PI2288 026276	00	11/04/2013			113.77	
						VENDOR TOTAL *	113.77	
0001375	00	GAS COMPANY, THE			001-4500-412.26-01	SEP 17 - OCT 15	158.59	
156848151760T13001342		001017/2013	00	10/17/2013			180.00	
						VENDOR TOTAL *	180.00	
0006258	00	GEHRKE, JUDITH			675-7020-473.42-36	ENERGY ASSISTANCE REBATE	158.59	
MAY - OCT 2013		001371	00	11/05/2013			180.00	
						VENDOR TOTAL *	180.00	
0006664	00	GIFFORD, AMBER			001-2210-421.23-06	BASIC DISPATCH MEALS	148.08	
12/02-12/20		001415	00	11/01/2013			148.08	
						VENDOR TOTAL *	148.08	
0005512	00	GRAY, LEONARD			675-7020-473.42-36	ENERGY ASSISTANCE REBATE	148.08	
MAY - OCT 2013		001373	00	11/05/2013			352.73	
						VENDOR TOTAL *	145.93	
0001550	00	HD SUPPLY WATERWORKS, LTD			660-6300-471.30-02	PVC SCH 40 PIPE	498.66	
B673254		PI2289 026312	00	11/24/2013				
B673254		PI2290 026312	00	11/24/2013		PVC SCH 40 PIPE		
						VENDOR TOTAL *	498.66	
0003874	00	HEMET OIL COMPANY						

PREPARED 11/14/2013, 16:19:42 EXPENDITURE APPROVAL LIST CHECK DATE: 11/14/2013  
 PROGRAM: GM339L AS OF: 12/31/2013  
 CITY OF BANNING

VEND NO	SEC#	VENDOR NAME	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0003874	00	HEMET OIL COMPANY					23,980.01	
10119592		PI2317 026102 00		10/29/2013	702-3800-480.36-11	GASOLINE	3,595.71	
10119748		PI2318 026102 00		10/29/2013	702-3800-480.36-11	DIESEL FUEL		
						VENDOR TOTAL *	27,575.72	
0005104	00	HENKELS & MCCOY INC					218,671.00	
CTYBAN-11000		PI2085 026297 00		10/16/2013	673-7000-473.93-02	PROJECT 2013-02EL SUNSET		
						VENDOR TOTAL *	218,671.00	
0003842	00	HI-LINE UTILITY SUPPLY CO					495.60-	
1/C84210		001397 00		11/12/2013	001-0000-201.10-00	SALES AND USE TAX	6,748.64	
1/C84210		PI2090 026254 00		11/12/2013	670-7000-473.95-06	LABORATORY EQUIP & ACCESS		
						VENDOR TOTAL *	6,253.04	
0002370	00	HINDERLITER DE LLAMAS & ASSOCIATES					1,350.49	
0021480-IN		001337 00		10/30/2013	001-1900-412.33-11	SALES TAX AUDIT - QTR 2		
						VENDOR TOTAL *	1,350.49	
0005217	00	IBEW LOCAL 47 RETIREE MEDICAL TRUST					1,790.06	
20131115		PR1115 00		11/15/2013	001-0000-204.80-10	PAYROLL SUMMARY		
						VENDOR TOTAL *	1,790.06	
0002297	00	ICMA RETIREMENT TRUST 457					1,788.36	
20131115		PR1115 00		11/15/2013	001-0000-204.16-00	PAYROLL SUMMARY		
						VENDOR TOTAL *	1,788.36	
0006490	00	INFOSEND, INC					1,342.88	
73276		PI2423 026134 00		10/21/2013	761-3100-480.23-04	OCT 18 BILLING SVCS	469.17	
73276		PI2424 026134 00		10/21/2013	761-3100-480.33-11	OCT 18 BILLING SVCS	762.56	
73393		PI2425 026134 00		10/28/2013	761-3100-480.23-04	OCT 25 BILLING SVCS	262.43	
						OCT 25 BILLING SVCS		
						VENDOR TOTAL *	2,837.04	
0002274	00	INLAND WATER WORKS SUPPLY CO.					131.76	
257465		PI2285 026327 00		10/31/2013	660-6300-471.30-02	COUPLING & ELLS		
						VENDOR TOTAL *	131.76	
0006667	00	INTEGRATED MEDIA SYSTEMS					3,060.72	
44174		PI2428 026282 00		10/16/2013	001-2060-446.90-49	STREAMING VIDEO	4,060.80	
44174		PI2429 026282 00		10/16/2013	001-2060-446.90-56	STREAMING VIDEO	45.00	
44174		PI2430 026282 00		10/16/2013	001-2060-446.90-56	STREAMING VIDEO		
						VENDOR TOTAL *	7,166.52	
0006405	00	JANIS, PENNY					201.68	
APR - SEP 2013		001375 00		11/05/2013	675-7020-473.42-36	ENERGY ASSISTANCE REBATE		
						VENDOR TOTAL *	201.68	
0005213	00	KESTER, ELIZABETH					120.10	
10/16-18		001418 00		11/14/2013	001-2200-421.23-06	RIMS CONF GAS/PARKING		
						VENDOR TOTAL *	120.10	
0004386	00	LANCE, SOLL & LUNGHARD, LLP						

EXPENDITURE APPROVAL LIST  
 AS OF: 12/31/2013 CHECK DATE: 11/14/2013

PREPARED 11/14/2013, 16:19:42  
 PROGRAM: GM339L  
 CITY OF BANNING

VEND NO	SEQ#	VENDOR NAME	INVOICE NO	VOUCHER P.O. NO	BANK CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0004386	00	LANCE, SOLL & LUNGHARD, LLP				001-1900-412.33-11	2013 ST CONTROLLER RPRT	2,732.00	
8633		001335		00	10/31/2013	001-1900-412.33-11	2013 BUA ST CNTRLR RPRT	1,500.00	
8633		001336		00	10/31/2013		VENDOR TOTAL *	4,232.00	
0001618	00	LAYNE CHRISTENSEN COMPANY				660-0000-232.00-00	WELL C6 AND M3 RETENTION	4,804.23	
RETENTION		001408	026011	00	11/04/2013		VENDOR TOTAL *	4,804.23	
0002496	00	LEAGUE OF CALIFORNIA CITIES				001-1000-411.23-05	DIVISION MEETING	40.00	
11182013		001381		00	11/06/2013	001-1000-411.23-05	DIVISION MEETING	40.00	
11182013		001382		00	11/06/2013	001-1200-412.36-07	DIVISION MEETING	40.00	
11182013		001383		00	11/06/2013		VENDOR TOTAL *	120.00	
0003870	00	LEXISNEXIS MATTHEW BENDER				001-2200-421.41-20	INVESTIGATION SERVICES	170.00	
16086012013	1031	PI2295	026208	00	11/25/2013		VENDOR TOTAL *	170.00	
0005097	00	LYNCH, MIKE				660-6300-471.25-06	MTR REPAIRS - GLENN ABBE	14.00	
OT MEAL 10/24		001364		00	10/24/2013		VENDOR TOTAL *	14.00	
0004765	00	MAGNUM BREEZE II, INC DBA				001-2279-421.90-52	AUTO & TRUCK ACCESSORIES	549.71	
13521		PI2303	025426	00	10/21/2013	001-2279-421.90-52	ELECTRIC EQUIP. & HARDWARE	28.02	
13521		PI2304	025426	00	10/21/2013	001-2279-421.90-52	RADIO & TELECOMMUNICATION	1,180.47	
13521		PI2305	025426	00	10/21/2013	148-2213-421.90-52	AUTO & TRUCK ACCESSORIES	934.32	
13554		PI2299	026222	00	10/28/2013	148-2213-421.90-52	AUTO & TRUCK ACCESSORIES	934.32	
13393		PI2306	026222	00	09/28/2013	148-2213-421.90-52	AUTO & TRUCK ACCESSORIES	934.32	
13534		PI2307	026222	00	10/25/2013		VENDOR TOTAL *	4,561.16	
0001721	00	MARTINEZ, DAVE				660-6300-471.25-06	WA TURN OFF FOR REPAIRS	14.00	
OT MEAL 10/17		001365		00	10/17/2013		VENDOR TOTAL *	14.00	
0006191	00	MCDONALD, ROY				661-6300-471.90-78	FLUME RESTORATION	19,831.36	
2013-10		PI2315	025928	00	10/31/2013		VENDOR TOTAL *	19,831.36	
0006305	00	MCDOWELL, CYNTHIA				675-7020-473.42-36	ENERGY ASSISTANCE REBATE	170.23	
APR - SEP 2013		001374		00	11/05/2013		VENDOR TOTAL *	170.23	
0006171	00	MERCURY FUELS, INC				600-5100-435.36-12	AVIATION FUEL	23,872.04	
1321345		PI2133	026294	00	10/02/2013		VENDOR TOTAL *	23,872.04	
0005572	00	MISSION CLAY PRODUCTS				660-0000-131.00-00	BAN SEALS & COUPLINGS	23,872.04	
49041-1		PI2286		00	10/24/2013		VENDOR TOTAL *	1,918.93	

EXPENDITURE APPROVAL LIST  
 AS OF: 12/31/2013 CHECK DATE: 11/14/2013

PREPARED 11/14/2013, 16:19:42  
 PROGRAM: GM339L  
 CITY OF BANNING

VEND NO SEQ# VENDOR NAME BK CHECK/DUE DATE ACCOUNT NO ITEM DESCRIPTION CHECK AMOUNT EFT, EPAY OR HAND-ISSUED AMOUNT

VEND NO	SEQ#	VENDOR NAME	BK CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0005572	00	MISSION CLAY PRODUCTS			VENDOR TOTAL *	1,918.93	
0000384	00	NAPA AUTO PARTS	09/24/2013	702-3800-480.38-52	WARRANTY RETURN	24.29	
829833	00	001085	09/24/2013	702-3800-480.38-52	CORE RETURN	8.10	
829834	00	001086	09/24/2013	702-3800-480.38-52	BATTERY	138.20	
833670	00	PI2116 026104	10/23/2013	702-3800-480.38-52	UNIT 56 FUEL MODU, RELAY	196.62	
834841	00	PI2117 026104	10/31/2013	702-3800-480.38-52	PARTS UNITS 221 & 230	18.34	
835119	00	PI2118 026104	11/01/2013	702-3800-480.38-52	CORE RETURN	24.30	
833678	00	001367	10/22/2013	702-3800-480.38-52			
0002301	00	NATIONWIDE RETIREMENT SOLUTIONS			VENDOR TOTAL *	296.47	
20131115	00	PR1115 00 11/15/2013	001-0000-204.16-00		PAYROLL SUMMARY	1,484.51	
0005575	00	NOLAN, MIKE	11/05/2013	001-1300-412.25-09	TUITION REIMBURSEMENT	1,484.51	
0006660	00	NORMAN A TRAUB ASSOCIATES, INC			VENDOR TOTAL *	1,471.99	
IA #13-15 INV	00	PI2293 026249	11/04/2013	001-2200-421.33-11	INVESTIGATION SERVICES	247.00	
IA13-14 INV	00	PI2301 026249	11/04/2013	001-2200-421.33-11	INVESTIGATION SERVICES	277.88	
13094	00	PI2302 026249	11/04/2013	001-2200-421.33-11	INVESTIGATION SERVICES	7,022.35	
0004076	00	O'REILLY AUTO PARTS			VENDOR TOTAL *	7,547.23	
2678-255681	00	PI2119 026105	11/08/2013	702-3800-480.38-52	BRAKES UNIT #838	25.29	
2678-248794	00	PI2180 026105	09/15/2013	702-3800-480.38-52	AC HOSE	92.92	
0005811	00	OERTEL, ERICH	10/03/2013	001-2200-421.41-20	GAS FOR INVESTIGATION	118.21	
088670/072401	00	001405	10/03/2013	001-2200-421.41-20	GAS FOR INVESTIGATION	53.34	
0002460	00	OFFICE DEPOT			VENDOR TOTAL *	53.34	
679872197001	00	PI2342 026050	11/17/2013	001-1900-412.36-00	GLOVES, SANI WIPES, PAPER	31.88	
679872197001	00	PI2343 026050	11/17/2013	001-1910-412.36-00	GLOVES, SANI WIPES, PAPER	12.73	
679874371001	00	PI2296 026214	11/18/2013	001-2200-421.36-00	TONER/EVIDENCE PRINTER	144.71	
679874372001	00	PI2297 026214	11/18/2013	001-2200-421.36-00	TONER/EVIDENCE PRINTER	75.72	
681169373001	00	PI2323 026214	11/29/2013	001-2200-421.36-00	PNCL SHERPNER, BINDERS	59.72	
679872197001	00	PI2344 026050	11/17/2013	610-5800-434.36-00	GLOVES, SANI WIPES, PAPER	11.33	
0000516	00	OFFICE MAX CONTRACT INC			VENDOR TOTAL *	336.09	
054758	00	PI2032 026051	11/20/2013	610-5800-434.36-00	ENVELOPES, ADD MACH ROLLS	45.45	
0004587	00	ON TRAC	10/05/2013	001-1400-412.23-04	SHIPPING & HANDLING	45.45	
7792239	00	PI2345 026052	10/05/2013	001-1400-412.23-04	SHIPPING & HANDLING	14.36	

PREPARED 11/14/2013, 16:19:42 EXPENDITURE APPROVAL LIST CHECK DATE: 11/14/2013  
 PROGRAM: GM339L AS OF: 12/31/2013  
 CITY OF BANNING

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0004587	00	ON TRAC					10/26/2013	001-1400-412.23-04	SHIPPING & HANDLING	3.59	
7808703		PI2353 026052	00				10/05/2013	001-1900-412.23-04	SHIPPING & HANDLING	3.59	
7792239		PI2346 026052	00				10/26/2013	001-1900-412.23-04	SHIPPING & HANDLING	10.77	
7808703		PI2354 026052	00				10/05/2013	001-2200-421.23-04	SHIPPING & HANDLING	14.23	
7792239		PI2347 026052	00				10/05/2013	001-2200-421.23-04	SHIPPING & HANDLING	11.23	
7808703		PI2355 026052	00				10/26/2013	001-2800-441.23-04	SHIPPING & HANDLING	10.77	
7792239		PI2348 026052	00				10/05/2013	001-2800-441.23-04	SHIPPING & HANDLING	3.59	
7792239		PI2349 026052	00				10/26/2013	001-3000-442.23-04	SHIPPING & HANDLING	10.77	
7808703		PI2356 026052	00				10/05/2013	001-4500-412.23-04	SHIPPING & HANDLING	3.59	
7792239		PI2350 026052	00				10/05/2013	100-4900-431.23-04	SHIPPING & HANDLING	3.59	
7808703		PI2351 026052	00				10/26/2013	100-4900-431.23-04	SHIPPING & HANDLING	11.23	
7792239		PI2357 026052	00				10/05/2013	660-6300-471.23-04	SHIPPING & HANDLING	14.29	
7808703		PI2352 026052	00				10/26/2013	660-6300-471.23-04	SHIPPING & HANDLING	119.19	
0001277	00	PACIFIC ALARM SERVICE							VENDOR TOTAL *		
R 98075		PI2392 026177	00				11/01/2013	001-2200-421.23-19	NOV 1 - NOV 30	215.00	
R 98075		PI2393 026177	00				11/01/2013	001-2400-422.23-19	NOV 1 - NOV 30	42.50	
R 98075		PI2394 026177	00				11/01/2013	001-3200-412.23-19	NOV 1 - NOV 30	174.50	
R 98075		PI2395 026177	00				11/01/2013	001-3600-461.23-19	NOV 1 - NOV 30	101.00	
R 98075		PI2396 026177	00				11/01/2013	001-4000-461.23-19	NOV 1 - NOV 30	153.50	
R 98075		PI2397 026177	00				11/01/2013	001-4010-461.23-19	NOV 1 - NOV 30	62.50	
R 98075		PI2401 026177	00				11/01/2013	100-4900-431.23-19	NOV 1 - NOV 30	18.54	
R 98075		PI2398 026177	00				11/01/2013	201-4060-461.23-19	NOV 1 - NOV 30	99.50	
R 98075		PI2399 026177	00				11/01/2013	600-5100-435.23-19	NOV 1 - NOV 30	49.50	
R 98075		PI2400 026177	00				11/01/2013	660-6300-471.23-19	NOV 1 - NOV 30	57.50	
R 98075		PI2402 026177	00				11/01/2013	660-6300-471.23-19	NOV 1 - NOV 30	18.51	
R 98075		PI2403 026177	00				11/01/2013	670-7000-473.23-19	NOV 1 - NOV 30	33.43	
R 98075		PI2404 026177	00				11/01/2013	702-3800-480.23-19	NOV 1 - NOV 30	18.51	
R 98075		PI2405 026177	00				11/01/2013	761-3110-480.23-19	NOV 1 - NOV 30	18.51	
0002487	00	PARKHOUSE TIRE, INC							VENDOR TOTAL *	1,063.00	
2010360675		PI2120 026106	00				11/10/2013	702-3800-480.23-49	TIRES	7.00	
2010361769		PI2121 026106	00				11/10/2013	702-3800-480.38-52	TIRES	690.77	
2010361769		PI2122 026106	00				11/10/2013	702-3800-480.23-49	TIRES	1.75	
2010361769		PI2123 026106	00				11/10/2013	702-3800-480.38-52	TIRES	417.87	
0005191	00	PARS							VENDOR TOTAL *	1,117.39	
20131115		PR1115	00				11/15/2013	001-0000-204.25-00	PAYROLL SUMMARY	139.39	
0005752	00	PAYPRO ADMINISTRATORS							VENDOR TOTAL *	139.39	
27766		PI2278 026077	00				11/05/2013	001-1300-412.33-11	COBRA ADMIN	197.00	
27458		PI2417 026077	00				10/04/2013	001-1300-412.33-11	NOTIFICATION MAILING	10.00	
27332		PI2418 026077	00				10/05/2013	001-1300-412.33-11	COBRA ADMIN - SEP	149.00	
0006316	00	PINNACLE MEDICAL GROUP							VENDOR TOTAL *	356.00	

PREPARED 11/14/2013, 16:19:42 EXPENDITURE APPROVAL LIST CHECK DATE: 11/14/2013  
 PROGRAM: GW339L AS OF: 12/31/2013  
 CITY OF BANNING

VEND NO	SEQ#	VENDOR NAME	BANK CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0006316	00	PINNACLE MEDICAL GROUP					
183365057		PI2088 026054 00	10/18/2013	670-7000-473.33-32	JASON SMITH OFFICE VISIT	60.00	
183365067		PI2089 026054 00	10/18/2013	670-7000-473.33-32	MCOLANTUONO DOT PHYSICAL	60.00	
					VENDOR TOTAL *	120.00	
0005565	00	PRO RISE GARAGE DOOR CO					
00012076		001414 00	11/01/2013	001-2400-422.33-95	REPAIR GARGE DOOR OPNER	125.00	
					VENDOR TOTAL *	125.00	
0005149	00	PROFORCE LAW ENFORCEMENT					
		001416 00	11/05/2013	001-0000-116.21-02	GUN LOAN - CALLAHAN	1,114.99	
					VENDOR TOTAL *	1,114.99	
0005149	00	PROFORCE LAW ENFORCEMENT, CK					
		001420 00	11/14/2013	001-0000-116.21-02	GUN LOAN - WALKER	2,154.20	
					VENDOR TOTAL *	2,154.20	
0006193	00	PROFORMA EXPRESS GRAPHICS					
0156004044		PI2359 026056 00	10/23/2013	761-3100-480.23-02	#10 ENVELOPES	418.28	
					VENDOR TOTAL *	418.28	
0001555	00	RECORD GAZETTE, THE					
00095489		PI2416 026057 00	10/28/2013	001-1000-411.36-00	NTC RE ORD 1471	54.63	
					VENDOR TOTAL *	54.63	
0004344	00	RELIABLE OFFICE SOLUTIONS					
660819-0		PI2362 026161 00	10/01/2013	001-4000-461.32-06	NOV COPIER LEASE	92.46	
660819-0		PI2363 026161 00	10/01/2013	001-4050-461.32-06	NOV COPIER LEASE	23.12	
660818-0		PI2361 026161 00	10/01/2013	001-4500-412.32-06	NOV COPIER LEASE	273.24	
660823-0		PI2368 026161 00	10/01/2013	001-4500-412.32-06	NOV COPIER LEASE	115.58	
660824-0		PI2370 026161 00	10/01/2013	001-4500-412.32-06	NOV COPIER LEASE	342.68	
66172X-0		PI2372 026161 00	10/30/2013	001-4500-412.30-06	MONO COPIES	98.43	
66173X-0		PI2374 026161 00	10/30/2013	001-4500-412.30-06	MONO COPIES	41.80	
661736-0		PI2377 026161 00	10/30/2013	001-4500-412.30-06	MONO COPIES	135.11	
661558-0		PI2047 026059 00	10/30/2013	610-5800-434.36-00	COPIER PAPER	57.02	
660819-0		PI2364 026161 00	10/01/2013	610-5800-434.32-06	NOV COPIER LEASE	115.58	
660825-0		PI2371 026161 00	10/01/2013	660-6300-471.32-06	NOV COPIER LEASE	140.18	
660822-0		PI2367 026161 00	10/01/2013	660-6300-471.30-06	MOVE MACHINE	100.00	
661733-0		PI2376 026161 00	10/18/2013	670-7000-473.32-06	NOV COPIER LEASE	34.85	
661732-0		PI2366 026161 00	10/01/2013	670-7000-473.32-06	NOV COPIER LEASE	231.16	
660820-0		PI2369 026161 00	10/01/2013	670-7000-473.30-06	MONO COPIES	39.42	
660823-0		PI2373 026161 00	10/30/2013	670-7000-473.30-06	ADDED TRAY	5.22	
661731-0		PI2375 026161 00	10/30/2013	761-3100-480.32-06	NOV COPIER LEASE	34.85	
661733-0		PI2375 026161 00	10/30/2013	761-3100-480.30-06	NOV COPIER LEASE	115.58	
					MONO COPIES	67.22	
					MONO COPIES	41.81	
					VENDOR TOTAL *	2,105.31	
0005926	00	REMOTE SATELLITE SYSTEMS INT, INC					
00060871		PI2309 026140 00	12/06/2013	001-2200-421.26-05	SATELLITE PHONE SVC/MCC	48.95	

EXPENDITURE APPROVAL LIST  
 AS OF: 12/31/2013 CHECK DATE: 11/14/2013

PREPARED 11/14/2013, 16:19:42  
 PROGRAM: GM339L  
 CITY OF BANNING

VEND NO	SEQ#	VENDOR NAME	BANK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0005926	00	REMOTE SATELLITE SYSTEMS INT., INC				VENDOR TOTAL *	48.95	
0005495	00	RICE, BETTY	00	11/05/2013	675-7020-473.42-36	ENERGY ASSISTANCE REBATE	153.62	
MAY - OCT 2013	001372					VENDOR TOTAL *	153.62	
0001642	00	RIV. CO. SHERIFF'S DEPARTMENT	00	10/31/2013	001-2200-421.41-26	MEMBER AGENCY ASSMNT	28,467.00	
SH0000022635	001406					VENDOR TOTAL *	28,467.00	
0003314	00	ROBERTSON'S	00	10/30/2013	660-6300-471.45-17	SELECT SAND	618.41	
239118	PI2281	026060				VENDOR TOTAL *	618.41	
0006307	00	RODRIGUEZ, ELARD	00	11/06/2013	675-7020-473.42-36	ENERGY ASSISTANCE REBATE	75.84	
MAY - OCT 2013	001370					VENDOR TOTAL *	75.84	
0099001	00	ROEVER, CAROL	00	11/06/2013	675-7020-473.42-66	ENRGY STAR WINDOW REBATE	314.00	
8937-8750	001378					VENDOR TOTAL *	314.00	
0006516	00	SAIC, ENERGY, ENVIRONMENT &				AUGUST 2013	866.98	
061321	PI2086	025591		10/14/2013	674-7000-473.96-29		2,057.39	
061350	PI2087	025591		10/22/2013	674-7000-473.96-29	SEPTEMBER 2013		
						VENDOR TOTAL *	2,924.37	
0003125	00	SAN GORGONIO PASS WATER AGENCY				OCTOBER 2013 PURCHASE WTR	31,700.00	
13-00053	PI2287	026159		11/01/2013	660-6300-471.27-14		31,700.00	
0099001	00	SCHLENSKER, PETER	00	11/06/2013	675-7020-473.42-66	ENRGY STAR WINDOW REBATE	351.00	
74127-14956	001377					VENDOR TOTAL *	351.00	
0000396	00	STAR AUTO PARTS				TIRE FOAM	16.46	
1-886045	001400			09/05/2013	670-7000-473.45-16		94.52	
1-893009	PI2124	026109		10/09/2013	702-3800-480.38-52	RADIATOR UNIT 35	107.97	
1-893218	PI2125	026109		10/10/2013	702-3800-480.38-52	PART UNIT 20	31.75	
1-894213	PI2126	026109		10/14/2013	702-3800-480.38-52	BRAKE ROTOR FOR UNIT 838	15.01	
1-894313	PI2127	026109		10/15/2013	702-3800-480.38-52	BRAKE HOSE FOR UNIT 838	11.34	
1-894419	PI2128	026109		10/15/2013	702-3800-480.38-52	MINI LAMP FOR UNIT 804	6.96	
1-8944931	PI2129	026109		10/17/2013	702-3800-480.38-52	AIR FILTER UNIT 231	8.04	
1-895528	PI2130	026109		10/21/2013	702-3800-480.38-52	INVENTORY - LUBE FILTER	100.52	
1-897218	PI2131	026109		10/29/2013	702-3800-480.38-52	FUEL FILTER UNIT 56	116.35	
1-897274	PI2132	026109		10/29/2013	702-3800-480.38-52	BATTERY FOR UNIT 507	38.75	
1-877628	PI2224	026109		07/25/2013	702-3800-480.38-52	BATTERY		
1-897275	001349			10/29/2013	702-3800-480.38-52	BATTERY RETURN	598.06	
0005995	00	STEPHENS, PATRICK				VENDOR TOTAL *		

EXPENDITURE APPROVAL LIST  
AS OF: 12/31/2013 CHECK DATE: 11/14/2013

PREPARED 11/14/2013, 16:19:42  
PROGRAM: GM339L  
CITY OF BANNING

VEND NO SEQ# VENDOR NAME VOUCHER P.O. NO. BNK CHECK/DUE DATE ACCOUNT NO ITEM DESCRIPTION CHECK AMOUNT EFT, EPAY OR HAND-ISSUED AMOUNT

0005995	00	STEPHENS, PATRICK	001413	00	11/06/2013	001-1300-412.25-09	TUITION REIMBURSEMENT	3,325.00	
							VENDOR TOTAL *	3,325.00	
0001126	00	SUNGARD PUBLIC SECTOR INC	PI2378	026235	11/12/2013	761-3100-480.23-46	TRANS MGR - SEP	156.01	
							VENDOR TOTAL *	156.01	
0006138	00	TAKATA, ANDREW J	001333	00	09/19/2013	001-1200-412.23-05	ICMA CONF - PARKING	69.00	
TA959053							VENDOR TOTAL *	69.00	
0006583	00	TELEPACIFIC COMMUNICATIONS	001347	00	10/16/2013	001-2200-421.26-05	OCT 16 - NOV 15	617.21	
50575173-0			001346	00	10/16/2013	001-4500-412.26-05	OCT 16 - NOV 15	1,693.69	
50575173-0							VENDOR TOTAL *	2,310.90	
0006534	00	TESTAMERICA LABORATORIES, INC	001350	00	10/30/2013	680-8000-454.23-32	SUMMA CANISTER BATCH	721.25	
32103765							VENDOR TOTAL *	721.25	
0005622	00	TRANSACT TECHNOLOGIES	001402	00	10/09/2013	761-3100-480.36-00	CASSETTE RIBBON - BLACK	190.20	
1191506							VENDOR TOTAL *	190.20	
0004648	00	TRUGREEN LANDCARE	001331	00	07/31/2013	100-4900-431.23-17	PALM TREE TRIMMING	7,152.00	
7562831							VENDOR TOTAL *	7,152.00	
0000871	00	UNDERGROUND SERVICE ALERT	PI2387	026132	11/26/2013	100-4900-431.30-13	DIG ALERTS	35.50	
1020130038			PI2388	026132	11/26/2013	660-6300-471.45-08	DIG ALERTS	35.50	
1020130038			PI2389	026132	11/26/2013	670-7000-473.45-02	DIG ALERTS	35.50	
							VENDOR TOTAL *	106.50	
0005919	00	UNISOURCE SCREENING & INFORMATION	001366	00	10/31/2013	001-1300-412.33-11	BKGRND SCRNING SVCS	63.00	
038448							VENDOR TOTAL *	63.00	
0002269	00	UNITED WAY OF THE INLAND VALLEY	PR1115	00	11/15/2013	001-0000-204.60-00	PAYROLL SUMMARY	88.50	
20131115							VENDOR TOTAL *	88.50	
0002283	00	USA MOBILITY WIRELESS	PI2419	026090	10/31/2013	100-4900-431.23-22	NOV 1 - NOV 30	16.13	
W0185223K			PI2420	026090	10/31/2013	660-6300-471.23-22	NOV 1 - NOV 30	16.12	
W0185223K			PI2421	026090	10/31/2013	670-7000-473.23-22	NOV 1 - NOV 30	16.12	
W0185223K			PI2422	026090	10/31/2013	702-3800-480.23-22	NOV 1 - NOV 30	16.12	
							VENDOR TOTAL *	64.49	
0004206	00	VERIZON CALIFORNIA							

EXPENDITURE APPROVAL LIST  
AS OF: 12/31/2013 CHECK DATE: 11/14/2013

PREPARED 11/14/2013, 16:19:42  
PROGRAM: GM339L  
CITY OF BANNING

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0004206	00	VERIZON CALIFORNIA						91.08	
849-6777	NOV13	PI2291 026114	00	11/01/2013	001-2200-421.26-05	ELEVATOR PHONE		159.48	
PIN-5001	NOV13	PI2292 026121	00	11/01/2013	001-2200-421.26-05	RIVERSIDE RADIO CIRCUIT		758.27	
849-8256	SEP13	PI2308 026250	00	09/16/2013	001-2200-421.26-05	FAX & COPPER BACKUP LINES		116.84	
849-9205	OCT13	001338	00	10/13/2013	001-4500-412.26-05	OCT 13 - NOV 12		96.74	
849-7296	OCT13	001339	00	10/16/2013	001-4500-412.26-05	OCT 16 - NOV 15		479.61	
OR5-7265	OCT13	PI2294 026116	00	10/25/2013	370-2200-421.26-05	JPA FRAME RELAY			
						VENDOR TOTAL *		1,702.02	
0004206	00	VERIZON CALIFORNIA,CK GRP-2						225.41	
197-4926	OCT13	001340	00	10/16/2013	001-4500-412.26-05	OCT 16 - NOV 15		34.56	
197-4926	OCT13	001341	00	10/16/2013	660-6300-471.26-05	OCT 16 - NOV 15			
						VENDOR TOTAL *		259.97	
0006014	00	VERIZON COMMUNICATIONS						294.50	
1101562189	OCT13	0001343	00	10/19/2013	703-3700-480.26-05	OCT 19 - NOV 18			
						VENDOR TOTAL *		294.50	
0005369	00	VERIZON WIRELESS						304.08	
9714000574		PI2298 026217	00	10/26/2013	001-2200-421.26-05	LAPTOP WIRELESS SERVICE			
						VENDOR TOTAL *		304.08	
0099001	00	VINTAGE FLYERS, INC.						270.00	
HANGER E-7		001332	00	09/01/2013	600-0000-223.10-00	DEPOSIT REFUND			
						VENDOR TOTAL *		270.00	
0006531	00	WESCO DIST, INC #6331						83,596.71	
681191		PI2325	00	10/31/2013	670-0000-131.00-00	33 FIXTURES & POLES			
681191		001329	00	10/31/2013	670-0000-131.00-00	LESS DEPOSIT		19,351.09	
						VENDOR TOTAL *		64,245.62	
0005135	00	YOUNGBLOOD & ASSOCIATES						400.00	
1107A		PI2277 026165	00	10/30/2013	001-1300-412.33-11	POLYGRAPH EXAMS		200.00	
1114A		PI2322 026165	00	11/07/2013	001-1300-412.33-11	POLY EXAM SVCS		600.00	
						VENDOR TOTAL *		101.33	
0005471	00	ZOELLER, SUSAN						101.33	
MAY - OCT 2013		001369	00	11/05/2013	675-7020-473.42-36	ENERGY ASSISTANCE REBATE			
						VENDOR TOTAL *		101.33	
						TOTAL EXPENDITURES *****		548,909.55	
						GRAND TOTAL		548,909.55	



VEND NO	SEQ#	VENDOR NAME	BANK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0006091	00	BEAUMONT DO IT BEST HOME CENTER						
380061	PI2500	026027	00	10/29/2013	100-4900-431.36-00	KEY & PADLOCK	46.13	
380827	PI2502	026027	00	11/13/2013	100-4900-431.36-00	CLEANING SUPPLIES	13.13	
370329	001438	00	04/08/2013	702-3800-480.38-52	NUTS AND SCREWS		.56	
						VENDOR TOTAL *	445.05	
0006522	00	BEAUMONT GLASS AND DOOR						
11042013	PI2384	026028	00	11/04/2013	001-3200-412.30-02	WINDOW REPAIR	83.76	
						VENDOR TOTAL *	83.76	
0004923	00	BEAUMONT LAWNMOWER						
1090	PI2385	026029	00	11/04/2013	001-3600-461.30-06	REPAIR LAWNMOWER	101.64	
						VENDOR TOTAL *	101.64	
0005577	00	BENNETT, MICHAEL						
CASE #11-3336	001430	00	11/06/2013	001-2200-421.41-20	GAS FOR UNIT 11--3336		66.62	
						VENDOR TOTAL *	66.62	
0002051	00	BIO-TOX LABORATORIES						
27780	PI2486	026178	00	11/07/2013	001-2200-421.33-31	MISCELLANEOUS SERVICES	269.00	
27779	PI2490	026209	00	11/07/2013	001-2200-421.33-31	MISCELLANEOUS SERVICES	1,336.00	
27781	PI2491	026209	00	11/07/2013	001-2200-421.33-31	MISCELLANEOUS SERVICES	381.00	
						VENDOR TOTAL *	1,986.00	
0005791	00	CALIFORNIA CHAMBER OF COMMERCE						
929060	001478	00	11/11/2013	001-1300-412.23-03	EMPLOYEE POSTERS		416.14	
						VENDOR TOTAL *	416.14	
0004000	00	CALIFORNIA, STATE OF						
003963	PI2487	026194	00	11/07/2013	001-2200-421.33-31	MISCELLANEOUS SERVICES	245.00	
						VENDOR TOTAL *	245.00	
0006381	00	CHRIS TAYLOR'S PLUMBING						
2403	001444	00	11/05/2013	001-0000-201.10-00	SALES AND USE TAX		3.05-	
	PI2390	026135	00	11/05/2013	001-3200-412.30-02	TOILET REPAIR	126.16	
						VENDOR TOTAL *	123.11	
0003554	00	COMPUCOM SYSTEMS						
61913241	PI2498	026158	00	09/01/2013	703-3700-480.30-17	MICROSOFT UPDATES	38,596.64	
						VENDOR TOTAL *	38,596.64	
0001022	00	COOPERATIVE PERSONNEL SVCS.						
SOP35790	001477	00	11/11/2013	001-1300-412.41-17	PD TECH EXAM		581.90	
						VENDOR TOTAL *	581.90	
0006214	00	CORELOGIC INFORMATION SOLUTIONS INC						
80991318	PI2319	026241	00	10/31/2013	001-2400-422.30-17	METRO SCAN SOFTWARE-FD	33.34	
80991245	PI2483	026184	00	10/31/2013	001-2740-442.23-33	COMPUTERS, DP & WORD PROC.	150.00	
80991266	PI2427	026240	00	10/31/2013	001-3000-442.30-17	MONTHLY USER FEE	66.68	
						VENDOR TOTAL *	250.02	

0002232 00 COUNSELING TEAM INTERNATIONAL, THE

VEND NO	SEQ#	VENDOR NAME	BNK	CHECK/DUE	ACCOUNT	ITEM	CHECK	EFT, EPAY OR
INVOICE	VOUCHER	P.O.	NO	DATE	NO	DESCRIPTION	AMOUNT	HAND-ISSUED
NO	NO	NO	NO					AMOUNT
0002232	00	COUNSELING TEAM INTERNATIONAL, THE						
21895		PI2497 026078 00 11/06/2013	700-5040-480.23-07	EMPL SUPPORT SVCS			700.00	
0005552	00	DIRECTV				VENDOR TOTAL *	700.00	
21765380543		PI2481 026123 00 11/10/2013	001-2200-421.26-09	TV SVC FOR MOBILE CMD CTR			57.99	
0004993	00	ESCALANTE, TERRI				VENDOR TOTAL *	57.99	
2013-1030		PI2482 026038 00 10/29/2013	001-2740-442.23-07	NOTARY SERVICES			70.00	
0006188	00	FRANKLIN MECHANICAL SYSTEMS, INC				VENDOR TOTAL *	70.00	
210817		PI2320 026316 00 10/25/2013	001-2200-421.30-21	OCTOBER MAINTENANCE			2,200.00	
210767		PI2442 026316 00 08/20/2013	001-2200-421.30-21	BI-MONTHLY MAINTENANCE			2,200.00	
0001375	00	GAS COMPANY, THE				VENDOR TOTAL *	4,400.00	
12662493001NO13PI2313		026111 00 11/08/2013	001-2400-422.26-06	NOVEMBER GAS-FD			19.05	
0004333	00	GEOSCIENCE SUPPORT SERVICES INC				VENDOR TOTAL *	19.05	
12875-13-012		PI2338 026168 00 11/30/2013	662-6300-471.90-10	REHAB WELL R-1			155.00	
0005365	00	HOME DEPOT #8987				VENDOR TOTAL *	155.00	
2973650		001451 00 09/09/2013	001-2400-422.33-95	REFRIDGERATORS (2)			1,067.26	
2973652		001452 00 09/09/2013	001-2400-422.33-95	REFRIDGERATORS (2)			533.63	
6010305		001450 00 09/05/2013	660-6300-471.45-08	ADAPTERS			9.03	
4013321		001454 00 09/17/2013	660-6300-471.45-06	PAINT SUPPLIES			211.63	
2013887		001456 00 09/17/2013	660-6300-471.45-06	CONNECTORS, COUPLINGS			252.41	
9020214		001459 00 10/02/2013	660-6300-471.30-02	PIPE, FITTINGS, ETC.			288.08	
4013321		001453 00 09/17/2013	670-7000-473.45-16	PAINT SUPPLIES			18.86	
2013887		001455 00 09/17/2013	670-7000-473.45-16	CLEANING SUPPLIES			26.91	
7014955		001457 00 09/24/2013	680-8000-454.45-16	MORTAR MIX			13.87	
7974608		001458 00 09/24/2013	680-8000-454.45-16	CONCRETE			164.51	
0004249	00	LIEBERT CASSIDY WHITMORE				VENDOR TOTAL *	2,586.19	
171261		001426 00 09/30/2013	001-1300-412.33-11	PROFESSIONAL SVCS THRU 9/30			17,120.10	
163991		001431 00 03/31/2013	001-1300-412.33-11	PROFESSIONAL SVCS THRU 3/31			1,298.50	
168124		001432 00 07/31/2013	001-1300-412.33-11	PROFESSIONAL SVCS THRU 7/31			7,580.00	
0004765	00	MAGNUM BREEZE II, INC DBA				VENDOR TOTAL *	25,998.60	
13237		PI2443 026169 00 08/23/2013	702-3800-480.30-05	REPAIR UNIT 07			130.00	
0005922	00	MARISCAL, MIGUEL				VENDOR TOTAL *	130.00	
EYEWEAR		001476 00 11/20/2013	670-7000-473.25-10	VISION REIMBURSEMENT			44.10	

EXPENDITURE APPROVAL LIST  
 AS OF: 12/31/2013 CHECK DATE: 11/21/2013

PREPARED 11/20/2013, 14:57:06  
 PROGRAM: GW339L  
 CITY OF BANNING

VEND NO	SEQ#	VENDOR NAME	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0005922	00	MARISCAL, MIGUEL						
0005163	00	MEDINA, MOSES		11/20/2013	702-3800-480.25-03	VENDOR TOTAL *	44.10	
		TOOL ALLOWANCE 001470				TOOL ALLOWANCE	500.00	
0004043	00	MEGATRONICS INTERNATIONAL CORP				VENDOR TOTAL *	500.00	
15971		PI2494 026342 00		11/15/2013	702-3800-480.30-17	FUEL MGMT SYSTEM MAINT	995.00	
15971		PI2495 026342 00		11/15/2013	702-3800-480.30-19	FUEL MGMT SYSTEM MAINT	1,562.00	
0005363	00	MIDWAY PLUMBING & IRRIGATION SUPPLY				VENDOR TOTAL *	2,557.00	
1368		PI2334 026048 00		11/07/2013	111-4900-432.30-01	1 1/2 PVC TEE	3.67	
0006402	00	MITSUBISHI ELECTRIC & ELECTRONICS				VENDOR TOTAL *	3.67	
244242		PI2335 026073 00		11/01/2013	001-3200-412.30-02	MONTHLY SERVICE	270.00	
0000384	00	NAPA AUTO PARTS				VENDOR TOTAL *	270.00	
835603		PI2336 026104 00		11/05/2013	702-3800-480.38-52	BRAKE FLUID	18.24	
835722		PI2503 026104 00		11/06/2013	702-3800-480.38-52	UNIT #61 SERP BELT KIT	87.09	
835008		PI2514 026104 00		11/01/2013	702-3800-480.38-52	THERMOSTAT, SEAL, WATER P	53.97	
835068		PI2515 026104 00		11/01/2013	702-3800-480.38-52	TENSIONER, IDLE PULLER	58.84	
0003636	00	NAVARRO, CARLOS				VENDOR TOTAL *	218.14	
		TOOL ALLOWANCE 001469		11/20/2013	702-3800-480.25-03	TOOL ALLOWANCE	500.00	
0004076	00	O'REILLY AUTO PARTS				VENDOR TOTAL *	500.00	
2678-259325		PI2337 026105 00		12/08/2013	702-3800-480.38-52	SEAT COVER	43.09	
2678-257834		PI2504 026105 00		11/26/2013	702-3800-480.38-52	EMISSIONS COMPRESSOR	328.73	
2678-258317		PI2505 026105 00		11/30/2013	702-3800-480.38-52	SPARK PLUGS UNIT #61	43.11	
0002933	00	OETI, KAHONO				VENDOR TOTAL *	414.93	
11122013		001436		11/18/2013	001-3000-442.36-07	RIV CO LNCH MTG RE: GRADE	29.00	
0002460	00	OFFICE DEPOT				VENDOR TOTAL *	29.00	
67987229001		PI2493 026050 00		11/18/2013	001-2060-446.36-00	DVR ENVELOPES	36.67	
0001277	00	PACIFIC ALARM SERVICE				VENDOR TOTAL *	36.67	
P 84676		001433		06/01/2013	001-3200-412.30-02	ADD RADIO TO ALARM	185.00	
0006672	00	PRO CARE LANDSCAPE SERVICES, INC				VENDOR TOTAL *	185.00	



PREPARED 11/20/2013, 14:57:06 EXPENDITURE APPROVAL LIST CHECK DATE: 11/21/2013  
 PROGRAM: GW339L AS OF: 12/31/2013  
 CITY OF BANNING

SEQ# VOUCHER P.O. NO. VENDOR NAME BNK CHECK/DUE DATE ACCOUNT NO. ITEM DESCRIPTION CHECK AMOUNT EFT, EPAY OR HAND-ISSUED AMOUNT

SEQ#	VOUCHER P.O. NO.	VENDOR NAME	BNK CHECK/DUE DATE	ACCOUNT NO.	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0000858	00	PRUDENTIAL OVERALL SUPPLY					
20760161	00	PI2093 026343	00 10/08/2013	702-3800-480.23-16	FLEET UNIFORMS	11.98	
20760161	00	PI2094 026343	00 10/08/2013	702-3800-480.25-02	FLEET UNIFORMS	15.60	
20773786	00	PI2111 026343	00 11/05/2013	702-3800-480.23-16	FLEET DEPARTMENT	11.98	
20773786	00	PI2112 026343	00 11/05/2013	702-3800-480.25-02	FLEET DEPARTMENT	15.60	
20756267	00	PI2134 026343	00 10/01/2013	702-3800-480.23-16	FLEET UNIFORMS	11.98	
20756267	00	PI2135 026343	00 10/01/2013	702-3800-480.25-02	FLEET UNIFORMS	15.60	
20762950	00	PI2139 026343	00 10/15/2013	702-3800-480.23-16	FLEET DEPARTMENT	11.98	
20766963	00	PI2143 026343	00 10/22/2013	702-3800-480.25-02	FLEET DEPARTMENT	15.60	
20766963	00	PI2144 026343	00 10/22/2013	702-3800-480.23-16	FLEET DEPARTMENT	11.98	
20769864	00	PI2380 026343	00 10/29/2013	702-3800-480.25-02	FLEET DEPARTMENT	15.60	
20769864	00	PI2381 026343	00 10/29/2013	702-3800-480.23-16	FLEET DEPARTMENT	11.98	
20777150	00	PI2407 026343	00 11/12/2013	702-3800-480.25-02	FLEET DEPARTMENT	15.60	
20777150	00	PI2408 026343	00 11/12/2013	702-3800-480.23-16	FLEET DEPARTMENT	11.98	
0005242	00	PUBLIC AGENCY RETIREMENT SERVICES			VENDOR TOTAL *	9.81	
27315	00	001448	00 11/15/2013	001-1900-412.33-11	PARS ADMIN - SEPT	300.00	
0001327	00	RIV. CO. CLERK RECORDER			VENDOR TOTAL *	300.00	
RELEASES	00	001428	00 09/30/2013	001-2740-442.23-07	PENDANCY/LEIN RELEASES	92.00	
0003097	00	RIV. CO. DEPT OF ENVIRONMENTAL			VENDOR TOTAL *	92.00	
VS0000330	00	001468	00 11/20/2013	001-3600-461.30-01	VECTOR CONTROL	221.34	
VS0000330	00	001467	00 11/20/2013	111-4900-432.30-01	VECTOR CONTROL	221.33	
VS0000330	00	001466	00 11/20/2013	660-6300-471.23-24	VECTOR CONTROL	221.33	
0006224	00	RIV. CO. TRANSPORTATION & LAND			VENDOR TOTAL *	664.00	
TL0000009891	00	PI2435 024500	00 09/16/2013	441-6500-431.93-02	SUNSET GRADE SEPARATION	88,751.43	
0001317	00	RIVERSIDE, COUNTY OF			VENDOR TOTAL *	88,751.43	
OCT 2013	00	001460	00 10/31/2013	001-2200-321.18-06	PARKING CITATION ASSMNTS	262.10	
0001561	00	SMART & FINAL			VENDOR TOTAL *	262.10	
119237	00	PI2499 026063	00 11/06/2013	201-4060-446.36-65	SENIOR PROGRAMS/CRAFT	54.60	
0001370	00	SOUTH COAST AIR QUALITY			VENDOR TOTAL *	54.60	
2641184	00	001427	00 09/30/2013	001-3200-412.41-04	CH GENERATOR EMISSION FEE	123.76	
2640021	00	001428	00 09/30/2013	001-3200-412.41-04	CH GENERATOR EMISSION FEE	317.07	
0006506	00	SOUTHERN CALIFORNIA ADVANCED			VENDOR TOTAL *	440.83	
2238	00	PI2436 026338	00 09/26/2013	001-3200-412.30-02	FIRE STATION 22	4,850.00	

PREPARED 11/20/2013, 14:57:06 EXPENDITURE APPROVAL LIST CHECK DATE: 11/21/2013  
 PROGRAM: GM339L AS OF: 12/31/2013  
 CITY OF BANNING

VEND NO	SEQ#	VENDOR NAME	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0006506	00	SOUTHERN CALIFORNIA ADVANCED				
0001376	00	SOUTHERN CALIFORNIA GAS CO	702-3800-480.36-61	CNG FUEL	4,850.00	
09242310481-NOV	PI2434	026108 00 11/06/2013		VENDOR TOTAL *	5,963.13	
0006647	00	STACY BAYOL - NOTARY	680-8000-454.95-14	NOTARY SERVICES	5,963.13	
107	PI2391	026147 00 11/12/2013		VENDOR TOTAL *	10.00	
0000396	00	STAR AUTO PARTS			10.00	
1-898465	PI2386	026109 00 11/04/2013	702-3800-480.38-52	SHOP INVENTORY	310.65	
1-898608	PI2506	026109 00 11/05/2013	702-3800-480.38-52	PARTS UNIT #61	43.42	
1-899207	PI2507	026109 00 11/07/2013	702-3800-480.38-52	AIR FILTER UNIT #61	5.00	
1-897831	PI2516	026109 00 10/31/2013	702-3800-480.38-52	UNIT #46 AIR FILTER	5.00	
0004648	00	TRUGREEN LANDCARE			364.07	
7592363	PI2440	026340 00 09/30/2013	001-2200-421.23-29	NE PARKING LOT PD	300.00	
7574504	PI2466	026340 00 08/31/2013	001-2200-421.23-29	PD PARKING LOT	300.00	
7560223	PI2471	026340 00 07/31/2013	001-2200-421.23-29	JULY - PD PARKING LOT	300.00	
7063110	PI2474	026340 00 10/31/2013	001-2200-421.23-29	OCTOBER MAINTENANCE	300.00	
7594447	PI2437	026340 00 09/27/2013	001-3200-412.30-01	REPAIR 2" LINE ON SAN G	236.90	
7592361	PI2438	026340 00 09/30/2013	001-3200-412.23-29	FIRE MUSEUM	436.00	
7592362	PI2439	026340 00 09/30/2013	001-3200-412.23-29	CITY HALL MAINTENANCE	950.00	
7574502	PI2464	026340 00 08/31/2013	001-3200-412.23-29	AUGUST MAINTENANCE	436.00	
7574503	PI2465	026340 00 08/31/2013	001-3200-412.23-29	AUG MAINTENANCE - CH	950.00	
7549752	PI2468	026340 00 07/15/2013	001-3200-412.30-01	REPAIR 2 VALVES	782.00	
7560221	PI2469	026340 00 07/31/2013	001-3200-412.23-29	JULY MAINTENANCE PD WEST	436.00	
7560222	PI2470	026340 00 07/31/2013	001-3200-412.23-29	JULY MAINTENANCE - CH	950.00	
7063109	PI2473	026340 00 10/31/2013	001-3200-412.23-29	OCTOBER MAINTENANCE	950.00	
7603108	PI2475	026340 00 10/31/2013	001-3200-412.23-29	OCTOBER MAINTENANCE	436.00	
7592367	PI2441	026340 00 09/30/2013	100-4900-431.23-29	MEDIANS	1,490.00	
7574508	PI2467	026340 00 08/31/2013	100-4900-431.23-29	AUGUST - MEDIANS	1,490.00	
7560227	PI2472	026340 00 07/31/2013	100-4900-431.23-29	JULY - MEDIANS	1,490.00	
7603113	PI2476	026340 00 10/31/2013	100-4900-431.23-29	OCTOBER MAINTENANCE	11,490.00	
0002403	00	TURBO DATA SYSTEMS INC			13,722.90	
20776	PI2484	026218 00 11/07/2013	001-2200-421.23-45	MISCELLANEOUS SERVICES	318.36	
0004206	00	VERIZON CALIFORNIA			318.36	
849-4532 NOV13	PI2479	026113 00 11/04/2013	001-2200-421.26-05	PD ALARM SYSTEM	92.45	
UH1-7723 NOV13	PI2480	026122 00 11/07/2013	001-2200-421.26-05	DSI CLR CHANNEL, T1 ASSY	189.05	
0005284	00	VERIZON SELECT SERVICES INC			281.50	
31444 NOV13	001471	00 11/01/2013	001-4500-412.26-05	NOV 1 - NOV 30	225.67	

INVOICE NO	SEQ#	VENDOR NAME	VOUCHER P.O. NO	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0005284	00	VERIZON SELECT SERVICES INC							
31444	NOV13	001472	00		11/01/2013	660-6300-471.26-05	NOV 1 - NOV 30	35.31	
31444	NOV13	001473	00		11/01/2013	670-7000-473.26-05	NOV 1 - NOV 30	33.83	
31444	NOV13	001474	00		11/01/2013	680-0000-112.05-00	NOV 1 - NOV 30	11.42	
31444	NOV13	001475	00		11/01/2013	702-3800-480.26-05	NOV 1 - NOV 30	9.44	
0001436	00	WASTE MANAGEMENT OF THE					VENDOR TOTAL *	315.67	
OCT 2013		001461	00		10/31/2013	690-9600-453.23-10	REFUSE	245,869.81	
0001090	00	WENDT, CARL W.					VENDOR TOTAL *	245,869.81	
DEC 2013		PI1999 026133	00		11/15/2013	660-6300-471.15-16	RETIREMENT BENEFITS	473.38	
0006674	00	WESTERN POWER PRODUCTS, INC					VENDOR TOTAL *	473.38	
109-19108		001464	00		10/29/2013	610-5800-434.23-03	JOHN DEERE SVC ADVSOR	180.00	
0002690	00	WESTERN RIVERSIDE COUNCIL					VENDOR TOTAL *	180.00	
6547		PI2433 026349	00		10/10/2013	690-9600-453.33-11	OUTREACH SERVICES 1 QTR	6,960.27	
GRAND TOTAL								6,960.27	
TOTAL EXPENDITURES *****								466,857.10	

VEND NO	SEQ#	VENDOR NAME	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EWAY OR HAND-ISSUED AMOUNT
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0000889	00	ACE		12/19/2013	702-3800-480.38-52	ALTERNATOR UNIT 43	135.00	
85551		PI2646	026094	00		VENDOR TOTAL *	135.00	

0004956	00	AIR & HOSE SOURCE INC		12/01/2013	660-6300-471.45-16	HOSE END, MALE END, WASHE	87.74	
02-24287		PI2558	026023	00		BLACK PUSH LOCK	6.99	
02-24279		PI2626	026023	00		VENDOR TOTAL *	94.73	

0004994	00	ALESHIRE & WYNDER, LLP		09/24/2013	002-0000-222.35-00	PRDEE CEOA LGAL SVC - AUG	2,401.00	
25422		001580	00	09/24/2013	002-0000-222.30-30	PRDEE PLMR LGAL SVC - AUG	1,130.50	
25411		001582	00	09/24/2013	002-2800-361.41-02	PRDEE CEOA LGAL SVC - AUG	2,401.00	
25422		001580	00	09/24/2013	002-2800-441.33-04	PRDEE CEOA LGAL SVC - AUG	2,401.00	
25422		001580	00	09/24/2013	002-2800-441.33-04	PRDEE PLMR LGAL SVC - AUG	130.50	
25411		001582	00	09/24/2013	002-2800-441.33-04	PRDEE PLMR LGAL SVC - AUG	130.50	
25408		001573	00	09/24/2013	700-5300-480.33-04	GENERAL LEGAL SVCS - AUG	6,730.89	
25410		001574	00	09/24/2013	700-5300-480.33-04	PLANNING LEGAL SVCS - AUG	2,143.50	
25411		001575	00	09/24/2013	700-5300-480.33-04	PUB WRKS LEGAL SVCS - AUG	459.84	
25412		001576	00	09/24/2013	700-5300-480.33-04	CODE ENF LEGAL SVCS - AUG	2,900.36	
25413		001577	00	09/24/2013	700-5300-480.33-04	AGENCY LEGAL SVCS - AUG	1,387.00	
25414		001578	00	09/24/2013	700-5300-480.33-04	WATER LEGAL SVCS - AUG	3,610.00	
25415		001579	00	09/24/2013	700-5300-480.33-04	CNDMTION LEGAL SVCS - AUG	1,952.11	
25416		001580	00	09/24/2013	700-5300-480.33-04	AGNCY REAL LGAL SVC - AUG	1,199.04	
25417		001580	00	09/24/2013	700-5300-480.33-04	SMITH LEGAL SVCS - AUG	893.00	
25418		001580	00	09/24/2013	700-5300-480.33-04	MASCARO LEGAL SVCS - AUG	494.00	
25419		001580	00	09/24/2013	700-5300-480.33-04	PD PRSNEL LGAL SVCS - AUG	6,175.00	
25420		001580	00	09/24/2013	700-5300-480.33-04	LABOR LEGAL SVCS - AUG	2,318.00	
25421		001580	00	09/24/2013	700-5300-480.33-04	DUREAU LEGAL SVCS - AUG	78,137.72	
25423		001580	00	09/24/2013	700-5300-480.33-04	ODDFLLMS LEGAL SVCS - AUG	912.00	
25424		001581	00	09/24/2013	700-5300-480.33-04	HCI ENVR LEGAL SVCS - AUG	1,371.00	
0004994	00	ALESHIRE & WYNDER, LLP, CK GRP-1		08/28/2013	700-5300-480.33-04	DUREAU LEGAL SVCS - AUG	5,861.00	
22125		001582	00			VENDOR TOTAL *	112,214.96	

0004994	00	ALESHIRE & WYNDER, LLP, CK GRP-2		10/28/2013	002-0000-222.35-00	PRDEE CEOA LGAL SVC - SEP	13,123.11	
25789		001587	00	10/28/2013	002-0000-222.30-28	RNCHO SN G LGAL SVC - SEP	13,123.11	
25778		001587	00	10/28/2013	002-2800-361.41-02	PRDEE CEOA LGAL SVC - SEP	13,123.11	
25789		001587	00	10/28/2013	002-2800-441.33-04	PRDEE CEOA LGAL SVC - SEP	98.00	
25778		001587	00	10/28/2013	002-2800-361.41-02	RNCHO SN G LGAL SVC - SEP	98.00	
25778		001587	00	10/28/2013	002-2800-441.33-04	RNCHO SN G LGAL SVC - SEP	98.00	
25775		001585	00	10/28/2013	700-5300-480.33-04	GENERAL LEGAL SVCS - SEP	6,777.00	
25776		001586	00	10/28/2013	700-5300-480.33-04	LITIGATION LEGAL SVCS - SEP	10,393.00	
25777		001587	00	10/28/2013	700-5300-480.33-04	PRSNEL LEGAL SVCS - SEP	2,243.50	
25778		001587	00	10/28/2013	700-5300-480.33-04	PLANNING LEGAL SVCS - SEP	2,302.00	
25779		001587	00	10/28/2013	700-5300-480.33-04	CODE ENF LEGAL SVCS - SEP	1,824.00	
25780		001587	00	10/28/2013	700-5300-480.33-04	AGENCY LEGAL SVCS - SEP		

VEND NO SEQ# VENDOR NAME VOUCHER P.O. NO. BNK CHECK/DUE DATE ACCOUNT NO ITEM DESCRIPTION CHECK AMOUNT EFT, EPAY OR HAND-ISSUED AMOUNT

0004994	00	ALESHIRE & WYNDER, LLP, CK GRP-2									
25782		001587	00	10/28/2013	700-5300-480.33-04	CNDMATION LGAL SVCS - SEP		1,158.60			
25783		001587	00	10/28/2013	700-5300-480.33-04	AGNCY REAL LGAL SVC - SEP		190.80			
25784		001587	00	10/28/2013	700-5300-480.33-04	FIELDS LEGAL SVCS - SEP		817.00			
25785		001587	00	10/28/2013	700-5300-480.33-04	MASCARO LEGAL SVCS - SEP		1,976.00			
25786		001587	00	10/28/2013	700-5300-480.33-04	PD PRSNEIL LGAL SVC - SEP		4,807.00			
25787		001587	00	10/28/2013	700-5300-480.33-04	LABOR LEGAL SVCS - SHP		3,021.00			
25788		001587	00	10/28/2013	700-5300-480.33-04	DUREAU LEGAL SVCS - SEP		15,183.38			
25790		001587	00	10/28/2013	700-5300-480.33-04	ODDFLOWS LEGAL SVC - SEP		329.72			
25791		001587	00	10/28/2013	700-5300-480.33-04	HCI ENVRN LEGAL SVC - SEP		14,564.00			

0000910	00	AMERICAN WATER WORKS ASSN						79,759.45		
7000736320		001559	00	10/29/2013	660-6300-471.23-04	MEMBERSHIP RENEWAL		244.00		

0006456	00	ARROW STAFFING SERVICE						244.00		
00074340		001512	00	11/11/2013	001-3000-442.23-27	WILLIAMS, L (W/E 11/9/13)		89.38		
00074340		001513	00	11/11/2013	001-3200-412.23-27	WILLIAMS, L (W/E 11/9/13)		144.22		
00074340		001514	00	11/11/2013	100-4900-431.23-27	WILLIAMS, L (W/E 11/9/13)		253.92		
00074340		001515	00	11/11/2013	600-5100-435.23-27	WILLIAMS, L (W/E 11/9/13)		101.56		
00074340		001516	00	11/11/2013	660-6300-471.23-27	WILLIAMS, L (W/E 11/9/13)		142.20		
00074340		001517	00	11/11/2013	680-8000-454.23-27	WILLIAMS, L (W/E 11/9/13)		142.20		
00074340		001518	00	11/11/2013	690-9600-453.23-27	WILLIAMS, L (W/E 11/9/13)		142.20		

0006456	00	ARROW STAFFING SERVICE, CK GRP-1						1,015.68		
00074339		001601	00	11/11/2013	001-2200-421.23-27	ADAMSON, S (W/E 11/9/13)		463.68		
00074271		001602	00	11/04/2013	001-2200-421.23-27	ADAMSON, S (W/E 11/2/13)		463.68		

0005132	00	ARROYO BACKGROUND INVESTIGATIONS						927.36		
256		PI2660 026345	00	12/09/2013	001-1300-412.33-11	BACKGROUND INVESTIGATIONS		2,400.00		

0004522	00	BARNHART, SCOTT						2,400.00		
5357205		001522	00	11/04/2013	001-0000-204.16-00	457 LOAN REFUND		.08		

0006312	00	BATTERY SYSTEMS, INC						.08		
5-274275		PI2648 026289	00	08/05/2013	702-3800-480.38-52	BATTERIES		257.80		
5-272496		PI2649 026289	00	07/08/2013	702-3800-480.38-52	BATTERY		91.03		

0006091	00	BEAUMONT DO IT BEST HOME CENTER						348.83		
381014		PI2559 026027	00	11/18/2013	001-2400-422.33-95	NYLON TWIST ROPE-FS89		25.92		
380847		PI2628 026027	00	11/14/2013	001-3600-451.36-00	PRIMER, ROLLER, ETC.		28.11		
380845		PI2526 026027	00	11/14/2013	660-6300-471.45-16	2" SCH 80 MALE ADAPTER		22.66		
380807		PI2627 026027	00	11/13/2013	702-3800-480.30-06	WASH RACK PARTS		112.11		

0000951	00	BEAUMONT SAFE & LOCK						188.80		
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VEND NO	SEQ#	VENDOR NAME	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0000951	00	BEAUMONT SAFE & LOCK		12/14/2013	702-3800-480.38-52	KEYS UNIT #110	91.80	
60599		PI2645 026030	00			VENDOR TOTAL *	91.80	
0002896	00	BEST BUY CO., INC.		11/21/2013	001-0000-116.21-03	COMPUTER LOAN - VOELTZ	3,786.48	
COMP LOAN		001604	00			VENDOR TOTAL *	3,786.48	
0006114	00	BUDS FULL SERVICE AUTO CENTER						
23532		PI2527 026095	00	11/13/2013	702-3800-480.30-05	SMOG CHECK UNIT 203	43.00	
23535		PI2528 026095	00	11/13/2013	702-3800-480.30-05	SMOG CHECK UNIT 37	43.00	
23537		PI2529 026095	00	11/13/2013	702-3800-480.30-05	SMOG CHECK UNIT 408	43.00	
23539		PI2530 026095	00	11/13/2013	702-3800-480.30-05	SMOG CHECK UNIT 608	43.00	
23541		PI2531 026095	00	11/14/2013	702-3800-480.30-05	SMOG CHECK UNIT 438	43.00	
23544		PI2532 026095	00	11/14/2013	702-3800-480.30-05	SMOG CHECK UNIT 403	43.00	
23547		PI2534 026095	00	11/20/2013	702-3800-480.30-05	SMOG CHECK UNIT 305	43.00	
23571		PI2635 026095	00	11/20/2013	702-3800-480.30-05	SMOG CHECK UNIT 604	43.00	
23574		PI2636 026095	00	11/20/2013	702-3800-480.30-05	SMOG CHECK UNIT 830	43.00	
23576		PI2637 026095	00	11/20/2013	702-3800-480.30-05	SMOG CHECK UNIT 606	43.00	
23578		PI2638 026095	00	11/20/2013	702-3800-480.30-05	SMOG CHECK UNIT 833	43.00	
23579		PI2639 026095	00	11/20/2013	702-3800-480.30-05	SMOG CHECK #079-016	43.00	
0001529	00	BURK, DUANE				VENDOR TOTAL *	516.00	
REIMBURSEMENT		001625	00	11/19/2013	001-3000-442.36-07	RCILMA LUNCH MTG	18.09	
REIMBURSEMENT		001626	00	11/19/2013	001-3000-442.36-07	RWQCB LUNCH MTG	26.76	
0005201	00	C & S ENGINEERS, INC				VENDOR TOTAL *	44.85	
0143119		PI2524 025150	00	12/09/2013	600-5100-435.90-10	PROFESSIONAL SERVICES	147.08	
0003012	00	CA, ST. BOARD OF EQUALIZATION				VENDOR TOTAL *	147.08	
10/1-12/31/12		001497	00	11/21/2013	001-1900-412.23-46	LATE FEE ON AMNDED RTRN	138.54	
0004042	00	CALIFORNIA WATER ENVIRONMENT				VENDOR TOTAL *	138.54	
30196		001519	00	11/18/2013	660-6300-471.41-04	MEMBERSHIP RENEWAL	148.00	
0004042	00	CALIFORNIA WATER ENVIRONMENT, CK GRP-1				VENDOR TOTAL *	148.00	
080121127		001520	00	11/18/2013	660-6300-471.41-04	MBRSHIP & CERT RENEWAL	225.00	
0099001	00	CHENOSKI, CAREY				VENDOR TOTAL *	225.00	
000081629		UT	00	11/17/2013	001-0000-218.22-22	UB CR REFUND-FINALS	110.02	
0005877	00	COLONIAL INSURANCE				VENDOR TOTAL *	110.02	
NOV 2013		001605	00	11/21/2013	001-0000-204.80-09	ACCIDENT PREMIUMS	2,581.14	

VEND NO	SEQ#	VENDOR NAME	ENK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0005877	00	COLONIAL INSURANCE						
NOV 2013	00	001606	00	11/21/2013	001-0000-204.80-02	CANCER PREMIUMS	1,893.38	
NOV 2013	00	001607	00	11/21/2013	001-0000-204.80-12	CRITICAL ILLNESS PREMIUMS	1,520.89	
NOV 2013	00	001608	00	11/21/2013	001-0000-204.80-16	HOSP CONFINMENT PREMIUMS	1,573.84	
NOV 2013	00	001609	00	11/21/2013	001-0000-204.80-11	SUPP DIABILITY PREMIUMS	5,574.85	
NOV 2013	00	001610	00	11/21/2013	001-0000-204.80-03	UNIVERSAL LIFE PREMIUMS	2,342.34	
						VENDOR TOTAL *	15,486.44	
0005877	00	COLONIAL INSURANCE, CK GRP-1						
DEC 2013	00	001615	00	11/26/2013	001-0000-204.80-09	ACCIDENT PREMIUMS	2,629.18	
DEC 2013	00	001616	00	11/26/2013	001-0000-204.80-02	CANCER PREMIUMS	1,836.68	
DEC 2013	00	001617	00	11/26/2013	001-0000-204.80-12	CRITICAL ILLNESS PREMIUMS	1,520.89	
DEC 2013	00	001618	00	11/26/2013	001-0000-204.80-16	HOSP CONFINMENT PREMIUMS	1,542.18	
DEC 2013	00	001619	00	11/26/2013	001-0000-204.80-11	SUPP DISABILITY PREMIUMS	5,574.85	
DEC 2013	00	001620	00	11/26/2013	001-0000-204.80-03	UNIVERSAL LIFE PREMIUMS	2,569.68	
						VENDOR TOTAL *	15,673.46	
0006551	00	DATA TICKET, INC						
48920	00	001035	00	09/09/2013	001-2740-442.33-11	JOINT ACCOUNT FEE	50.00	
49467	00	PI2613	00	10/03/2013	001-2740-442.33-11	CITATION PROCESSING	50.00	
48375	00	PI2615	00	08/06/2013	001-2740-442.33-11	CITATION PROCESSING	534.00	
0002723	00	DEPARTMENT OF HEALTH SERVICES						
4894	00	001521	00	11/18/2013	660-6300-471.41-04	CERT RENEWAL	634.00	
						VENDOR TOTAL *	105.00	
0000814	00	E.S. BABCOCK & SONS, INC.						
BJ32719-0030	00	PI2542	00	11/15/2013	660-6300-471.23-32	ANALYTICAL SERVICES	90.00	
BK30017-0030	00	PI2564	00	11/16/2013	660-6300-471.23-32	ANALYTICAL SERVICES	165.00	
BK30030-0030	00	PI2565	00	11/16/2013	660-6300-471.23-32	ANALYTICAL SERVICES	45.00	
BK30367-0030	00	PI2566	00	11/21/2013	660-6300-471.23-32	ANALYTICAL SERVICES	60.00	
BK30448-0030	00	PI2567	00	11/22/2013	660-6300-471.23-32	ANALYTICAL SERVICES	165.00	
BK30452-0030	00	PI2568	00	11/22/2013	660-6300-471.23-32	ANALYTICAL SERVICES	75.00	
BK30347-0030	00	PI2563	00	11/21/2013	680-8000-454.23-32	ANALYTICAL SERVICES	40.00	
BJ32594-2193	00	PI2572	00	11/15/2013	680-8000-454.23-32	ANALYTICAL SERVICES	200.00	
						VENDOR TOTAL *	840.00	
0003207	00	ELIZONDO, MARIO						
OT MERAL 11/17	00	001613	00	11/18/2013	670-7000-473.25-06	1.2KV CONV SCDULED OUTAGE	28.00	
						VENDOR TOTAL *	28.00	
0004993	00	ESCALANTE, TERRI						
2013-1029	00	PI2611	00	10/29/2013	001-2400-422.33-11	NOTARY SERVICES	20.00	
						VENDOR TOTAL *	20.00	
0099001	00	EVANS, NICOLE SHANTE						
000035991	00	UT	00	11/24/2013	001-0000-218.22-22	UB CR REFUND-FINALS	58.90	
						VENDOR TOTAL *	58.90	
0002840	00	FEOLA, JOSEPH						

EXPENDITURE APPROVAL LIST  
 AS OF: 01/31/2014 CHECK DATE: 11/27/2013

PREPARED 11/27/2013, 9:17:47  
 PROGRAM: GM339L  
 CITY OF BANNING

VEND NO SEQ# VENDOR NAME VOUCHER P.O. NO. BNK CHECK/DUE DATE ACCOUNT NO ITEM DESCRIPTION CHECK AMOUNT EFT, EPAY OR HAND- ISSUED AMOUNT

0002840	00	FEOLA, JOSEPH	001603	00	11/21/2013	001-0000-116.21-03	COMPUTER LOAN		904.98	
							VENDOR TOTAL *		904.98	
0006164	00	FLAMINGO'S EVENT PLANNER	001494	00	11/07/2013	200-9100-446.36-68	LINENS & CHAIR RENTALS		260.00	
							VENDOR TOTAL *		260.00	
0099001	00	FRUINEAUX, EDIE	UT	00	11/24/2013	001-0000-218.22-22	UB CR REFUND-FINALS		22.73	
							VENDOR TOTAL *		22.73	
0002589	00	GARDA CL WEST INC	PI2596	00	11/01/2013	761-3100-480.23-43	ARMORED SVCS - NOV		374.40	
							VENDOR TOTAL *		374.40	
0001375	00	GAS COMPANY, THE		00	11/18/2013	001-2200-421.26-06	HEATER		66.76	
							NOVEMBER GAS-FS89		49.44	
							COM CTR.NOV GAS BILL		115.83	
							PARK & REC NOV GAS BILL		17.88	
							AQUATIC NOV GAS BILL		27.30	
							SR CTR NOV GAS BILL		275.07	
							VENDOR TOTAL *		552.08	
0006072	00	HARRELL, JENNIFER	001493	00	11/06/2013	200-9100-446.36-68	TABLE CLOTH ROLLS, MICE		73.99	
							VENDOR TOTAL *		73.99	
0005553	00	HAWLEY, CAMERON	001612	00	11/18/2013	670-7000-473.25-06	12KV CONV SCDULED OUTAGE		28.00	
							VENDOR TOTAL *		28.00	
0001550	00	HD SUPPLY WATERWORKS, LTD	PI2492	00	09/24/2013	660-0000-131.00-00	GALV PIPES & NIPPLES		235.17	
							VENDOR TOTAL *		235.17	
0006513	00	HIGGINSON CARTOZIAN ARCHITECTS, INC	PI2525	00	11/13/2013	674-7000-473.90-11	CORP YARD PHASE II		14,108.65	
							VENDOR TOTAL *		14,108.65	
0005365	00	HOME DEPOT #8987	001530	00	11/05/2013	001-2400-422.33-95	SHELVES		74.51	
							SHELVES		158.76	
							PIPE, FITTINGS, ETC		200.64	
							PIPE, FITTINGS, ETC		73.56	
							BRASS HINGE		30.74	
							CHROME HINGE		32.79	
							STEEL RAKE		28.01	
							DRILL BIT		8.93	

INVOICE NO	SEC#	VENDOR NAME	VOUCHER P.O. NO	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0005365	00	HOME DEPOT #8987	001532	00	11/05/2013	674-7000-473.96-29	THIN SET, ETC.	165.62	
9023995									
0005217	00	IBEW LOCAL 47 RETIREE MEDICAL TRUST	PR1129	00	11/29/2013	001-0000-204.80-10	PAYROLL SUMMARY	1,795.83	
20131129									
0002720	00	ICMA	001491	00	11/21/2013	001-1200-412.23-03	MEMBERSHIP RENEWAL	1,400.00	
204799									
0002297	00	ICMA RETIREMENT TRUST 457	PR1129	00	11/29/2013	001-0000-204.16-00	PAYROLL SUMMARY	1,400.00	
20131129									
0003748	00	INNER-TITE CORP	PI2557	00	11/29/2013	660-0000-131.00-00	WATER VALVE LOCKING DVC	372.85	
108864									
0005857	00	J G TUCKER & SON INC	PI2573	00	10/30/2013	680-8000-454.45-16	SENSOR OXYGEN	372.85	
00081632			PI2574	00	10/30/2013	680-8000-454.45-16	SENSOR OXYGEN	199.80	
00081632			PI2575	00	10/31/2013	680-8000-454.45-16	SENSOR OXYGEN	10.00	
00081679								199.80	
0003118	00	KONICA MINOLTA BUSINESS	PI2536	00	12/01/2013	670-7000-473.90-48	MISCELLANEOUS SERVICES	409.60	
226730706			PI2509	00	11/29/2013	670-7000-473.90-48	COMPUTERS, DP & WORD PROC.	799.00	
226715238								4,217.40	
0006210	00	LAJOIE, PAUL	001595	00	11/01/2013	610-5800-434.25-10	VISION ALLOWANCE	5,016.40	
EYEWEAR								226.00	
0099001	00	LISCANO & SANDRA	UT	00	11/17/2013	001-0000-218.22-22	UB CR REFUND-FINALS	226.00	
000085339								392.33	
0006612	00	MARINA LANDSCAPE, INC	PI2576	00	10/31/2013	660-6300-471.45-07	CONTRACT SVCS AT 2 LOC	392.33	
1830910300								1,000.00	
0001721	00	MARTINEZ, DAVE	001613	00	11/21/2013	660-6300-471.25-06	REPAIR SVC BEHIND CITY HALL	1,000.00	
OT MEAL 11/13			001613	00	11/21/2013	660-6300-471.25-06	PD CALLOUT - WA TURN ON	14.00	
OT MEAL 11/18								14.00	
0001068	00	MATCH CORPORATION	PI2560	00	11/06/2013	660-6300-471.45-17	COLD MIX	28.00	
158742								1,026.79	

VEND NO	SEQ#	VENDOR NAME	BANK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0001068	00	MATCH CORPORATION				VENDOR TOTAL *	1,026.79	
0029001	00	MEHAS, BILLIE & THOMAS	00	11/17/2013	001-0000-218.22-22	UB CR REFUND-FINALS	480.14	
000049057		UT				VENDOR TOTAL, *	480.14	
0029001	00	MEYER, JOSEPH A & SHIRLEY	00	11/17/2013	001-0000-218.22-22	UB CR REFUND-FINALS	81.51	
000043847		UT				VENDOR TOTAL *	81.51	
0005363	00	MIDWAY PLUMBING & IRRIGATION				COUPLINGS	2.70	
1325		PI2629 026048 00	11/18/2013	111-4900-432.30-01		VENDOR TOTAL *	2.70	
0029001	00	MIRANDA, CHERYL L	00	11/17/2013	001-0000-218.22-22	UB CR REFUND-FINALS	86.83	
000084847		UT				VENDOR TOTAL *	86.83	
0029001	00	NATIONS DIRECT REALTY	00	11/17/2013	001-0000-218.22-22	UB CR REFUND-FINALS	69.56	
000079313		UT				VENDOR TOTAL *	69.56	
0002301	00	NATIONWIDE RETIREMENT SOLUTIONS				PAYROLL SUMMARY	871.12	
20131129		PR1129 00 11/29/2013	001-0000-204.16-00			VENDOR TOTAL *	871.12	
0003636	00	NAVARRO, CARLOS	00	09/06/2013	702-3800-480.25-10	VISION ALLOWANCE	180.99	
EYEWEAR		001584				VENDOR TOTAL *	180.99	
0006375	00	NEFF RENTAL LLC	00	11/07/2013	660-6300-471.32-05	RIDING TRENCHER	431.44	
7581206-0001		PI2537 026326 00	11/07/2013			VENDOR TOTAL *	431.44	
0002421	00	NEXTEL COMMUNICATIONS				RADIO & TELECOMMUNICATION	31.86	
913468316-139		PI2657 026216 00	12/10/2013	001-2200-421.26-05		VENDOR TOTAL *	31.86	
0005153	00	NOBEL SYSTEMS, INC				CHANGES TO REPORTS	980.00	
13080		PI2581 026315 00	11/19/2013	660-6300-471.33-11		REFLECT CHANGES IN REPORT	990.00	
13084		PI2582 026315 00	11/19/2013	660-6300-471.33-11		VENDOR TOTAL *	1,970.00	
0004076	00	O'REILLY AUTO PARTS				UNIT 213 ASSEMBLY	155.51	
2678-2582		PI2630 026105 00	11/29/2013	702-3800-480.38-52		VENDOR TOTAL *	155.51	
0002460	00	OFFICE DEPOT				TONER	153.01	
680913286001		PI2612 026050 00	11/25/2013	001-1900-412.36-00			153.01	

VEND NO SEQ# VENDOR NAME VOUCHER P.O. NO. BNK CHECK/DUE DATE ACCOUNT NO ITEM DESCRIPTION CHECK AMOUNT EFT, EPAY OR HAND- ISSUED AMOUNT

VEND NO	SEQ#	VENDOR NAME	VOUCHER P.O. NO.	BNK CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND- ISSUED AMOUNT
0002460	00	OFFICE DEPOT				VENDOR TOTAL *	153.01	
0004587	00	ON TRAC				VENDOR TOTAL *	18.41	
7813002		PI2592	026052	00 11/02/2013	001-2200-421.23-04	SHIPPING & HANDLING	5.35	
7813002		PI2593	026052	00 11/02/2013	001-3000-442.23-04	SHIPPING & HANDLING	3.59	
7813002		PI2594	026052	00 11/02/2013	100-4900-431.23-04	SHIPPING & HANDLING	3.59	
7813002		PI2595	026052	00 11/02/2013	670-7000-473.23-04	SHIPPING & HANDLING	5.88	
0002686	00	PACKHAM & TOOMEY, INC				VENDOR TOTAL *	18.41	
110613		PI2534	026211	00 11/06/2013	600-5100-435.30-06	MONTHLY UST INSPECTION	100.00	
110613		PI2535	026211	00 11/06/2013	702-3800-480.30-06	MONTHLY UST INSPECTION	317.94	
0099001	00	PAR ELECTRICAL CONTRACTORS, INC				VENDOR TOTAL *	417.94	
000065191	00	UT			001-0000-218.22-22	UB CR REFUND-FINALS	281.80	
0002487	00	PARHOUSE TIRE, INC.				VENDOR TOTAL *	281.80	
2010364665		PI2658	026106	00 12/10/2013	702-3800-480.23-49	BUS TIRES INVENTORY	5.25	
2010364665		PI2659	026106	00 12/10/2013	702-3800-480.38-52	BUS TIRES INVENTORY	1,026.86	
2030116477		PI2662	026106	00 12/10/2013	702-3800-480.23-49	TIRES #017-004	3.50	
2030116477		PI2663	026106	00 12/10/2013	702-3800-480.38-52	TIRES #017-004	115.17	
2010364664		PI2664	026106	00 12/10/2013	702-3800-480.38-52	VALVE STEMS - INVENTORY	111.00	
0005191	00	PARS				VENDOR TOTAL *	1,261.78	
20131129		PR1129		00 11/29/2013	001-0000-204.25-00	PAYROLL SUMMARY	168.13	
0004804	00	PHAM, CHINH				VENDOR TOTAL *	168.13	
001613		001613		00 11/13/2013	660-6300-471.25-06	REPAIR SVC BHIND CITY HALL	14.00	
0099001	00	PORTILLO, JOSE D				VENDOR TOTAL *	14.00	
000085185	00	UT			001-0000-218.22-22	UB CR REFUND-FINALS	47.66	
0006193	00	PROFORMA EXPRESS GRAPHICS				VENDOR TOTAL *	47.66	
0156004079		PI2623	026321	00 11/11/2013	001-2200-421.23-02	BUS CARDS - P.D.	107.63	
0156004078		PI2624	026321	00 11/11/2013	001-2200-421.23-02	BUS CARDS - WEST	53.82	
0000858	00	PRUDENTIAL OVERALL SUPPLY				VENDOR TOTAL *	161.45	
20780606		PI2647	026343	00 11/19/2013	001-3200-412.25-02	BUILDING MAINTENANCE	2.10	
20780605		PI2644	026343	00 11/19/2013	001-3600-461.25-02	PARKS DEPARTMENT	6.65	
20696504		001571		00 05/28/2013	001-3600-461.25-02	PARKS UNIFORMS	13.25	
21013121		001572		00 09/09/2013	001-3600-461.25-02	PARKS UNIFORMS	6.60	
20780602		PI2643	026343	00 11/19/2013	100-4900-431.25-02	STREET DEPARTMENT	12.15	

EXPENDITURE APPROVAL LIST  
AS OF: 01/31/2014 CHECK DATE: 11/27/2013

PREPARED 11/27/2013, 9:17:47  
PROGRAM: GM339L  
CITY OF BANNING

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VEND NO SEC# VENDOR NAME VOUCHER P.O. NO. BNK CHECK/DUE DATE ACCOUNT NO ITEM DESCRIPTION CHECK AMOUNT EFT, EPAY OR HAND- ISSUED AMOUNT  
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VEND NO	SEC#	VENDOR NAME	VOUCHER P.O. NO.	BNK CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND- ISSUED AMOUNT
0000858	00	PRUDENTIAL OVERALL SUPPLY						
20780604		PI2608 026343	00	11/19/2013	610-5800-434.23-16	UNIFORM SERVICE	11.00	
20780604		PI2608 026343	00	11/19/2013	610-5800-434.25-02	UNIFORM SERVICE	43.82	
20726604		PI2617 026343	00	07/30/2013	610-5800-434.25-02	TRANSIT UNIFORMS	59.16	
20773788		PI2650 026343	00	11/05/2013	610-5800-434.23-16	UNIFORM SERVICE	11.00	
20773788		PI2651 026343	00	11/05/2013	610-5800-434.25-02	UNIFORM SERVICE	44.69	
20780604		PI2610 026343	00	11/19/2013	610-5850-434.25-02	UNIFORM SERVICE	8.86	
20773788		PI2652 026343	00	11/05/2013	610-5850-434.25-02	UNIFORM SERVICE	8.86	
20777147		PI2538 026343	00	11/12/2013	660-6300-471.25-02	UNIFORMS - WATER	52.00	
20773783		PI2569 026343	00	11/05/2013	660-6300-471.25-02	UNIFORMS - WATER	52.00	
20762947		PI2584 026343	00	10/15/2013	660-6300-471.25-02	UNIFORMS - WATER	52.00	
20769861		PI2585 026343	00	10/29/2013	660-6300-471.25-02	UNIFORMS - WATER	52.00	
20749505		PI2586 026343	00	09/17/2013	660-6300-471.25-02	UNIFORMS - WATER	52.00	
20752906		PI2588 026343	00	09/24/2013	660-6300-471.25-02	UNIFORMS - WATER	52.00	
20716166		PI2616 026343	00	07/09/2013	660-6300-471.25-02	UNIFORMS - WATER	52.00	
20756273		PI2544 026343	00	10/01/2013	670-7000-473.25-02	UNIFORMS	52.00	
20760167		PI2545 026343	00	10/05/2013	670-7000-473.25-02	CLOTHING & APPAREL	123.91	
20762956		PI2548 026343	00	10/15/2013	670-7000-473.25-02	CLOTHING & APPAREL	123.91	
20766969		PI2550 026343	00	10/22/2013	670-7000-473.25-02	CLOTHING & APPAREL	123.91	
20746211		PI2552 026343	00	09/10/2013	670-7000-473.25-02	CLOTHING & APPAREL	123.91	
20749514		PI2554 026343	00	09/17/2013	670-7000-473.25-02	CLOTHING & APPAREL	123.91	
20752915		PI2556 026343	00	09/24/2013	670-7000-473.25-02	CLOTHING & APPAREL	123.91	
20769870		PI2511 026343	00	10/29/2013	670-7000-473.25-02	CLOTHING & APPAREL	123.91	
20773792		PI2513 026343	00	11/12/2013	670-7000-473.25-02	CLOTHING & APPAREL	123.91	
20777156		PI2614 026343	00	08/20/2013	670-7000-473.25-02	ELECTRIC UNIFORMS	124.81	
20736649		PI2619 026343	00	07/30/2013	670-7000-473.25-02	ELECTRIC UNIFORMS	138.41	
20726608		PI2539 026343	00	11/12/2013	680-8000-454.25-02	UNIFORMS - SEWER COLLECTION	15.00	
20777148		PI2570 026343	00	11/05/2013	680-8000-454.25-02	UNIFORMS - SEWER COLLECTION	15.00	
20773784		PI2587 026343	00	11/05/2013	680-8000-454.25-02	UNIFORMS - SWR COLLECTION	15.00	
20749506		PI2589 026343	00	09/17/2013	680-8000-454.25-02	UNIFORMS - SWR COLLECTION	15.00	
20762948		PI2590 026343	00	10/15/2013	680-8000-454.25-02	UNIFORMS - SWR COLLECTION	15.00	
20769862		PI2591 026343	00	10/29/2013	680-8000-454.25-02	UNIFORMS - SWR COLLECTION	15.00	
20752907		PI2591 026343	00	09/24/2013	680-8000-454.25-02	UNIFORMS - SWR COLLECTION	15.00	
20780601		PI2641 026343	00	11/19/2013	702-3800-480.23-16	FLEET DEPARTMENT	11.98	
20780601		PI2642 026343	00	11/19/2013	702-3800-480.25-02	FLEET DEPARTMENT	15.60	
20756272		PI2543 026343	00	10/01/2013	761-3110-480.25-02	CLOTHING & APPAREL	20.00	
20760166		PI2546 026343	00	10/08/2013	761-3110-480.25-02	CLOTHING & APPAREL	20.00	
20762955		PI2547 026343	00	10/15/2013	761-3110-480.25-02	CLOTHING & APPAREL	20.00	
20766968		PI2549 026343	00	10/22/2013	761-3110-480.25-02	CLOTHING & APPAREL	20.00	
20746210		PI2551 026343	00	09/10/2013	761-3110-480.25-02	CLOTHING & APPAREL	20.00	
20749513		PI2553 026343	00	09/17/2013	761-3110-480.25-02	CLOTHING & APPAREL	20.00	
20752914		PI2555 026343	00	09/24/2013	761-3110-480.25-02	CLOTHING & APPAREL	20.00	
20769869		PI2522 026343	00	10/29/2013	761-3110-480.25-02	CLOTHING & APPAREL	20.00	
20773791		PI2510 026343	00	11/05/2013	761-3110-480.25-02	CLOTHING & APPAREL	20.00	
20777155		PI2512 026343	00	11/12/2013	761-3110-480.25-02	CLOTHING & APPAREL	20.00	

0005438 QUANTUM ANALYTICAL SERVICES, INC VENDOR TOTAL \* 2,407.70  
 13339 PI2583 026353 00 10/02/2013 680-8000-454.23-32 GAS SAMPLES AT WWTP 275.00

VENDOR NAME  
 VOUCHER P.O. NO  
 SEQ#

ACCOUNT NO  
 BNK CHECK/DUE DATE  
 ITEM DESCRIPTION

QUANTUM ANALYTICAL SERVICES, INC  
 RELIABLE OFFICE SOLUTIONS  
 PI2598 026161 00 11/01/2013  
 PI2599 026161 00 11/01/2013  
 PI2597 026161 00 11/01/2013  
 PI2604 026161 00 11/01/2013  
 PI2606 026161 00 11/01/2013  
 PI2600 026161 00 11/01/2013  
 PI2607 026161 00 11/01/2013  
 PI2602 026161 00 11/01/2013  
 PI2603 026161 00 11/01/2013  
 PI2601 026161 00 11/01/2013  
 PI2605 026161 00 11/01/2013

ROBERTSON'S  
 PI2561 026060 00 11/05/2013

RUIZ, EDWARD C  
 UT 00 11/17/2013

SAVARD, DANIELE S  
 001599 00 08/05/2013

SHOALS, SHONTELL  
 UT 00 11/17/2013

SIEMENS INDUSTRY, INC  
 PI2533 026176 00 11/13/2013  
 PI2541 026176 00 10/29/2013

SMART & FINAL  
 PI2672 026063 00 11/19/2013

SMITH, JASON  
 001611 00 11/18/2013

SOUTHERN CALIFORNIA EDISON  
 PI2508 026198 00 11/05/2013

SOUTHERN CALIFORNIA JOINT POLE

VENDOR TOTAL \*  
 275.00

DEC COPIER LEASE 92.46  
 DEC COPIER LEASE 23.12  
 DEC COPIER LEASE 273.24  
 DEC COPIER LEASE 115.58  
 DEC COPIER LEASE 342.68  
 DEC COPIER LEASE 115.58  
 DEC COPIER LEASE 140.18  
 DEC COPIER LEASE 34.85  
 DEC COPIER LEASE 231.16  
 DEC COPIER LEASE 34.85  
 DEC COPIER LEASE 115.58

VENDOR TOTAL \*  
 1,519.28

2. OSK SLURRY  
 2,025.00

VENDOR TOTAL \*  
 2,025.00

UB CR REFUND-FINALS  
 146.20

VENDOR TOTAL \*  
 146.20

FULL AND FINAL SETTLEMENT  
 97.15

VENDOR TOTAL \*  
 97.15

UB CR REFUND-FINALS  
 110.45

VENDOR TOTAL \*  
 110.45

OCTOBER SIGNAL CALLOUTS  
 1,334.82  
 OCTOBER SIGNAL MAINTENANC  
 569.28

VENDOR TOTAL \*  
 1,904.10

HOLIDAY BOUTIQUE/SR CTR  
 184.66

VENDOR TOTAL \*  
 184.66

12KV CONV SCDULED OUTAGE  
 28.00

VENDOR TOTAL \*  
 28.00

AIR CONDITIONING & HEATING  
 58.15

VENDOR TOTAL \*  
 58.15

58.15

INVOICE NO	SEQ#	VENDOR NAME	VOUCHER P.O. NO	BANK CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0001373 17942	00	SOUTHERN CALIFORNIA JOINT POLE	PI2517	026199	00 10/31/2013	670-7000-473.27-11 BOOKING FEES	604.95	
0029001 000083897	00	SPARKS, PAIGE & JUSTIN	UT	00 11/17/2013	001-0000-218.22-22	VENDOR TOTAL * UB CR REFUND-FINALS	604.95	
0000396 1-898708 1-900074 1-901211	00	STAR AUTO PARTS	PI2631	026109	00 11/05/2013	VENDOR TOTAL * FILLER HOSE UNIT 213	45.92	
			PI2632	026109	00 11/12/2013	702-3800-480.38-52 AIR & LUBE FILTER UNIT815	48.11	
			PI2633	026109	00 11/18/2013	702-3800-480.38-52 LUBE CARTRIDGE UNIT 47	9.40	
							4.22	
0002452 WD-0088293 WD-0091038 WD-0090375	00	STATE WATER RESOURCES CONTROL	001560	00 10/30/2013	680-8000-454.23-37	VENDOR TOTAL * PERMIT FEE THRU 6/30/14	61.73	
			001561	00 10/30/2013	680-8000-454.41-04	PERMIT FEE THRU 6/30/14	9,594.00	
			001562	00 10/30/2013	680-8000-454.41-04	PERMIT FEE THRU 6/30/14	23,079.00	
							1,940.00	
0005525 TUITION	00	STEVENS, MATTHEW	001597	00 11/21/2013	001-1300-412.25-09	VENDOR TOTAL * TUITION REIMBURSEMENT	34,613.00	
0005657 OT MEAL	00	STUART, DAMON	001627	00 11/17/2013	670-7000-473.25-06	VENDOR TOTAL * 12KV CONV SCHEDULE OUTAGE	314.00	
0006146 667804 NOV13	00	SUPERMEDIA INC	PI2622	00 11/14/2013	001-2200-421.23-33	VENDOR TOTAL * MISCELLANEOUS SERVICES	28.00	
0099001 000085319	00	TAYLOR, JO ANN	UT	00 11/17/2013	001-0000-218.22-22	VENDOR TOTAL * UB CR REFUND-FINALS	34.95	
0006552 COMP LOAN	00	TRAWICK, JAMES	001594	00 11/25/2013	001-0000-116.21-05	VENDOR TOTAL * COMPUTER LOAN	113.10	
0099001 000085201	00	T5 INVESTMENTS, LLC	UT	00 11/17/2013	001-0000-218.22-22	VENDOR TOTAL * UB CR REFUND-FINALS	113.10	
0099001 000084417	00	UNDERWOOD PARTNER, LLC	UT	00 11/24/2013	001-0000-218.22-22	VENDOR TOTAL * UB CR REFUND-FINALS	524.63	
0003770 POSTAGE	00	UNITED STATES POSTAL SERVICE	001496	00 11/21/2013	001-4500-412.23-04	VENDOR TOTAL * POSTAGE	145.47	
							88.75	
							88.75	
							5,000.00	

VENDOR NAME: UNITED STATES POSTAL SERVICE  
 VOUCHER NO: 00  
 P.O. NO: 00  
 INVOICE NO: 0003770

0003770 00 UNITED STATES POSTAL SERVICE  
 0002269 00 UNITED WAY OF THE INLAND VALLEY  
 20131129 00 11/29/2013 001-0000-204.60-00 PAYROLL SUMMARY

0001993 00 USABLUBOOK  
 188907 PI2577 026301 00 10/30/2013 660-6300-471.45-16 SUBMERSIBLE PUMP  
 188907 PI2578 026301 00 10/30/2013 660-6300-471.45-16 SUBMERSIBLE PUMP  
 188911 PI2579 026305 00 10/30/2013 660-6300-471.36-08 100 TESTS  
 188911 PI2580 026305 00 10/30/2013 660-6300-471.36-08 100 TESTS

0004206 00 VERIZON CALIFORNIA  
 769-5052 NOV13 001502 00 11/04/2013 001-2200-421.26-05 NOV 4 - DEC 3  
 849-1575 NOV13 PI2620 026112 00 11/13/2013 001-2200-421.26-05 SUSPECT PHONE  
 PL2-9604 NOV13 PI2621 026115 00 11/10/2013 001-2200-421.26-05 RADIO CIRCUIT/MT DAVID  
 849-6777 AUG13 PI2625 00 08/01/2013 001-2200-421.26-05 ELEVATOR PHONE  
 922-3301 NOV13 001499 00 11/01/2013 001-2300-424.26-05 NOV 1 - NOV 30  
 849-3260 NOV13 001498 00 10/28/2013 001-4500-412.26-05 OCT 28 - NOV 27  
 922-3201 NOV13 001500 00 11/01/2013 001-4500-412.26-05 NOV 1 - NOV 30  
 922-0262 NOV13 001501 00 11/04/2013 001-4500-412.26-05 NOV 4 - DEC 3  
 199-9613 NOV13 001503 00 11/07/2013 703-3700-480.30-19 NOV 7 - DEC 6

0004206 00 VERIZON CALIFORNIA, CK GRP-2  
 197-6452 NOV13 001506 00 10/28/2013 001-2200-421.26-05 OCT 28 - NOV 27  
 197-6452 NOV13 001504 00 10/28/2013 001-4500-412.26-05 OCT 28 - NOV 27  
 197-6452 NOV13 001510 00 10/28/2013 001-4500-412.26-05 OCT 28 - NOV 27  
 197-6452 NOV13 001509 00 10/28/2013 600-5100-435.26-05 OCT 28 - NOV 27  
 197-6452 NOV13 001505 00 10/28/2013 660-6300-471.26-05 OCT 28 - NOV 27  
 197-6452 NOV13 001507 00 10/28/2013 670-7000-473.26-05 OCT 28 - NOV 27  
 197-6452 NOV13 001508 00 10/28/2013 702-3800-480.26-05 OCT 28 - NOV 27

0005369 00 VERIZON WIRELESS  
 9714233246 001537 00 11/01/2013 001-1200-412.89-48 IPHONE 5  
 9714233246 001538 00 11/01/2013 001-1200-412.26-05 OCT 2 - NOV 1  
 9714233246 001539 00 11/01/2013 001-1210-412.26-05 OCT 2 - NOV 1  
 9714233246 001547 00 11/01/2013 001-1300-412.26-05 OCT 2 - NOV 1  
 9714233246 001534 00 11/01/2013 001-1900-412.26-05 OCT 2 - NOV 1  
 9714233246 001550 00 11/01/2013 001-2200-421.26-05 OCT 2 - NOV 1  
 9714233246 001541 00 11/01/2013 001-2210-421.26-05 OCT 2 - NOV 1  
 9714233246 001545 00 11/01/2013 001-2400-422.26-05 OCT 2 - NOV 1  
 9714233246 001535 00 11/01/2013 001-2700-442.26-05 OCT 2 - NOV 1  
 9714233246 001544 00 11/01/2013 001-3000-442.26-05 OCT 2 - NOV 1  
 9714233246 001536 00 11/01/2013 001-3200-412.26-05 OCT 2 - NOV 1  
 9714233246 001554 00 11/01/2013 001-4000-461.26-05 OCT 2 - NOV 1  
 9714233246 001552 00 11/01/2013 100-4900-431.26-05 OCT 2 - NOV 1

INVOICE NO	SEQ#	VENDOR NAME	VOUCHER NO	P.O. NO	ENK CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0003770	00	UNITED STATES POSTAL SERVICE						5,000.00	
0002269	00	UNITED WAY OF THE INLAND VALLEY						88.50	
20131129	00	11/29/2013	001-0000-204.60-00					88.50	
0001993	00	USABLUBOOK						946.81	
188907		PI2577 026301	00	10/30/2013	660-6300-471.45-16		SUBMERSIBLE PUMP	36.76	
188907		PI2578 026301	00	10/30/2013	660-6300-471.45-16		SUBMERSIBLE PUMP	471.79	
188911		PI2579 026305	00	10/30/2013	660-6300-471.36-08		100 TESTS	20.00	
188911		PI2580 026305	00	10/30/2013	660-6300-471.36-08		100 TESTS		
0004206	00	VERIZON CALIFORNIA						1,475.36	
769-5052	NOV13	001502	00	11/04/2013	001-2200-421.26-05		NOV 4 - DEC 3	41.31	
849-1575	NOV13	PI2620	026112	00	11/13/2013		SUSPECT PHONE	94.94	
PL2-9604	NOV13	PI2621	026115	00	11/10/2013		RADIO CIRCUIT/MT DAVID	159.48	
849-6777	AUG13	PI2625	00	08/01/2013	001-2200-421.26-05		ELEVATOR PHONE	92.32	
922-3301	NOV13	001499	00	11/01/2013	001-2300-424.26-05		NOV 1 - NOV 30	185.54	
849-3260	NOV13	001498	00	10/28/2013	001-4500-412.26-05		OCT 28 - NOV 27	85.22	
922-3201	NOV13	001500	00	11/01/2013	001-4500-412.26-05		NOV 1 - NOV 30	224.54	
922-0262	NOV13	001501	00	11/04/2013	001-4500-412.26-05		NOV 4 - DEC 3	45.91	
199-9613	NOV13	001503	00	11/07/2013	703-3700-480.30-19		NOV 7 - DEC 6	185.93	
0004206	00	VERIZON CALIFORNIA, CK GRP-2						1,115.19	
197-6452	NOV13	001506	00	10/28/2013	001-2200-421.26-05		OCT 28 - NOV 27	52.20	
197-6452	NOV13	001504	00	10/28/2013	001-4500-412.26-05		OCT 28 - NOV 27	324.79	
197-6452	NOV13	001510	00	10/28/2013	001-4500-412.26-05		OCT 28 - NOV 27	666.68	
197-6452	NOV13	001509	00	10/28/2013	600-5100-435.26-05		OCT 28 - NOV 27	93.72	
197-6452	NOV13	001505	00	10/28/2013	660-6300-471.26-05		OCT 28 - NOV 27	619.62	
197-6452	NOV13	001507	00	10/28/2013	670-7000-473.26-05		OCT 28 - NOV 27	796.21	
197-6452	NOV13	001508	00	10/28/2013	702-3800-480.26-05		OCT 28 - NOV 27	2.19	
0005369	00	VERIZON WIRELESS						2,555.41	
9714233246		001537	00	11/01/2013	001-1200-412.89-48		IPHONE 5	305.98	
9714233246		001538	00	11/01/2013	001-1200-412.26-05		OCT 2 - NOV 1	100.03	
9714233246		001539	00	11/01/2013	001-1210-412.26-05		OCT 2 - NOV 1	26.80	
9714233246		001547	00	11/01/2013	001-1300-412.26-05		OCT 2 - NOV 1	57.72	
9714233246		001534	00	11/01/2013	001-1900-412.26-05		OCT 2 - NOV 1	71.37	
9714233246		001550	00	11/01/2013	001-2200-421.26-05		OCT 2 - NOV 1	419.96	
9714233246		001541	00	11/01/2013	001-2210-421.26-05		OCT 2 - NOV 1	10.80	
9714233246		001545	00	11/01/2013	001-2400-422.26-05		OCT 2 - NOV 1	38.01	
9714233246		001535	00	11/01/2013	001-2700-442.26-05		OCT 2 - NOV 1	43.33	
9714233246		001544	00	11/01/2013	001-3000-442.26-05		OCT 2 - NOV 1	165.26	
9714233246		001536	00	11/01/2013	001-3200-412.26-05		OCT 2 - NOV 1	22.16	
9714233246		001554	00	11/01/2013	001-4000-461.26-05		OCT 2 - NOV 1	38.54	
9714233246		001552	00	11/01/2013	100-4900-431.26-05		OCT 2 - NOV 1	121.97	



PREPARED 11/27/2013, 9:17:47  
 PROGRAM: GM339L  
 CITY OF BANNING

EXPENDITURE APPROVAL LIST  
 AS OF: 01/31/2014 CHECK DATE: 11/27/2013

VEND NO	SEQ#	VENDOR NAME	BANK CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0099001	00	WOLFRAM, BEVERLY R & CARL V	00 11/17/2013	001-0000-218.22-22	UB CR REFUND-FINALS	78.60	
000082121		UT					
0006499	00	ZENNER PERFORMANCE METERS, INC			VENDOR TOTAL *	78.60	
0022388-IN		P12540 026066 00 10/30/2013		660-6300-471.45-11	CERTIFIED TEST & REPAIR	50.00	
002261-IN		P12571 026066 00 10/16/2013		660-6300-471.45-11	COVER ASSY, FOR METERS	89.65	
VENDOR TOTAL *						139.65	
TOTAL EXPENDITURES ****						346,464.84	
*****							
GRAND TOTAL						346,464.84	

VEND NO	SEQ#	VENDOR NAME	BANK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0000985	00	CA, ST. EMPLOYMENT DEV. DEPT.						
PPE 10/27/2013	001796	00 11/04/2013			001-0000-204.12-00	PAYROLL TAX DEPOSIT	CHECK #: 9005348	15,935.45
PPE 11/10/2013	001796	00 11/18/2013			001-0000-204.12-00	PAYROLL TAX DEPOSIT	CHECK #: 9005354	15,779.65
MAN CK 11/18/13001796		00 11/20/2013			001-0000-204.12-00	PAYROLL TAX DEPOSIT	CHECK #: 9005359	16,344.31
						VENDOR TOTAL *	.00	48,059.41
0000997	00	CA, ST. PUBLIC EMPLOYEES						
UNIFORMS QTR 3	001796	00 11/25/2013			001-0000-204.20-00	RETIREMENT BENEFITS	CHECK #: 9005361	1,017.35
PPE 10/27/2013	001796	00 11/25/2013			001-0000-204.20-00	RETIREMENT BENEFITS	CHECK #: 9005362	127,183.68
						VENDOR TOTAL *	.00	128,201.03
0000992	00	CALIFORNIA, STATE OF						
2013 QTR 3	001796	00 11/21/2013			700-5030-480.40-03	ST UNEMPLOYMENT INSURANCE	CHECK #: 9005360	3,353.00
						VENDOR TOTAL *	.00	3,353.00
0004051	00	CALPERS 457 PLAN - 450260						
PPE 10/27/2013	001796	00 11/12/2013			001-0000-204.16-00	CAL PERS 457 CONTRIBUTION	CHECK #: 9005350	15,203.18
PPE 10/27/2013	001796	00 11/12/2013			001-0000-204.16-00	CAL PERS 457 CONTRIBUTION	CHECK #: 9005350	5,109.38
PPE 11/10/2013	001796	00 11/19/2013			001-0000-204.16-00	CAL PERS 457 CONTRIBUTION	CHECK #: 9005357	15,279.79
PPE 11/10/2013	001796	00 11/19/2013			001-0000-204.16-00	CAL PERS 457 CONTRIBUTION	CHECK #: 9005357	5,058.11
						VENDOR TOTAL *	.00	40,650.46
0002484	00	INTERNAL REVENUE SERVICE						
PPE 10/27/2013	001796	00 11/04/2013			001-0000-204.11-00	PAYROLL TAX DEPOSIT	CHECK #: 9005347	45,258.13
PPE 10/27/2013	001796	00 11/04/2013			001-0000-204.13-00	PAYROLL TAX DEPOSIT	CHECK #: 9005347	57,918.43
PPE 11/10/2013	001796	00 11/18/2013			001-0000-204.11-00	PAYROLL TAX DEPOSIT	CHECK #: 9005355	45,280.15
PPE 11/10/2013	001796	00 11/18/2013			001-0000-204.13-00	PAYROLL TAX DEPOSIT	CHECK #: 9005355	53,778.35
MAN CK 11/18/13001796		00 11/20/2013			001-0000-204.11-00	PAYROLL TAX DEPOSIT	CHECK #: 9005358	56,703.99
MAN CK 11/18/13001796		00 11/20/2013			001-0000-204.13-00	PAYROLL TAX DEPOSIT	CHECK #: 9005358	8,046.49
						VENDOR TOTAL *	.00	266,985.54
0004433	00	RIVERSIDE PUBLIC UTILITIES						
149	001803	00 11/13/2013			670-7000-331.20-01	ELECTRIC REVENUE/EXPENSES	CHECK #: 843	7.81-
149	001804	00 11/13/2013			670-7000-356.38-17	ELECTRIC REVENUE/EXPENSES	CHECK #: 843	50,908.00-
149	001805	00 11/13/2013			670-7000-356.38-20	ELECTRIC REVENUE/EXPENSES	CHECK #: 843	118,554.14-
149	001806	00 11/13/2013			670-7010-473.27-09	ELECTRIC REVENUE/EXPENSES	CHECK #: 843	83,277.04-
149	001798	00 11/13/2013			670-7010-473.27-09	ELECTRIC REVENUE/EXPENSES	CHECK #: 843	49,543.00
149	001799	00 11/13/2013			670-7010-473.27-70	ELECTRIC REVENUE/EXPENSES	CHECK #: 843	256,371.00
149	001800	00 11/13/2013			670-7010-473.27-60	ELECTRIC REVENUE/EXPENSES	CHECK #: 843	95,783.57
149	001801	00 11/13/2013			670-7010-473.27-50	ELECTRIC REVENUE/EXPENSES	CHECK #: 843	1,071,292.73
149	001802	00 11/13/2013			670-7010-473.23-02	ELECTRIC REVENUE/EXPENSES	CHECK #: 843	3,664.89
						VENDOR TOTAL *	.00	1,223,908.20
0005885	00	TASC						
PPE 11/10/2013	001796	00 11/14/2013			001-0000-204.80-04	MEDICAL PREMIUMS	CHECK #: 9005352	3,963.22
PPE 11/10/2013	001796	00 11/14/2013			001-0000-204.80-05	DEP CARE PREMIUMS	CHECK #: 9005352	1,164.62
PPE 11/10/2013	001796	00 11/14/2013			001-0000-204.80-15	INDIVIDUAL PREMIUMS	CHECK #: 9005352	1,418.42
						VENDOR TOTAL *	.00	5,546.26

EXPENDITURE APPROVAL LIST  
 AS OF: 12/31/2013 CHECK DATE: 11/30/2013

PREPARED 01/08/2014, 8:56:49  
 PROGRAM: GM339L  
 CITY OF BANNING

VEND NO	SEQ#	INVOICE NO	VEENDOR NAME	VEOUCHER P.O. NO	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0003590	00		U.S. BANK		00	11/14/2013	678-0000-102.11-00	DEBT SERVICES	844	515.46-
DEC 2013			001807		00	11/14/2013	678-0000-102.11-00	DEBT SERVICES	844	36.65-
DEC 2013			001807		00	11/14/2013	678-7000-473.62-02	DEBT SERVICES	844	893,818.75
								VENDOR TOTAL *	.00	893,266.64
0002256	00		WELLS FARGO BANK		00	11/01/2013	001-0000-204.10-00	PAYROLL	9005346	276,220.94
PPE 10/27/2013			001795		00	11/15/2013	001-0000-204.10-00	PAYROLL	9005353	262,666.78
PPE 11/10/2013			001796		00	11/29/2013	001-0000-204.10-00	PAYROLL	9005364	351,478.08
PPE 11/24/2013			001796					VENDOR TOTAL *	.00	890,365.80
0004228	00		WELLS FARGO BANK		00	11/05/2013	001-0000-204.80-14	VEBA CONTRIBUTIONS	9005349	940.00
PPE 10/13/2013			001796		00	11/13/2013	001-0000-204.80-14	VEBA CONTRIBUTIONS	9005351	940.00
PPE 10/27/2013			001796		00	11/19/2013	001-0000-204.80-14	VEBA CONTRIBUTIONS	9005356	940.00
PPE 11/10/2013			001796		00	11/26/2013	001-0000-204.80-14	VEBA CONTRIBUTIONS	9005363	46,436.18
MAN CK 11/18/13001796								VENDOR TOTAL *	.00	49,256.18
								HAND ISSUED TOTAL ***	.00	3,549,592.52
								TOTAL EXPENDITURES ****	.00	3,549,592.52
								*****		3,549,592.52
								GRAND TOTAL		

Dept/Div Activity	Check Payee	Social Security	Check Number	Amount
	FRANCHISE TAX BOARD		8775	100.00
	UNITED STATES TREASURY		8776	209.00
	US DEPT OF EDUCATION		8777	386.72
	CALIF. STATE DISBURSEMENT UNIT		8778	223.00
	CALIF. STATE DISBURSEMENT UNIT		8779	285.69
	CHAPPAROSA, ANGEL A	1259	8780	392.60
4000-461	KUE, GER	4220	8781	410.44
4000-461	BAEZ, RAQUEL M	571	8782	65.88
4010-461	OROZCO AQUINO, FRANCISCO J	6246	8783	55.13
4010-461	RAMIREZ, CHRISTIAN	6753	8784	55.13
	INTERNAL REVENUE SERVICE		8785	100.00
	UNITED STATES TREASURY		8786	150.00
	CALIF. STATE DISBURSEMENT UNIT		8787	163.38
	JAMI MC LAUGHLIN		8788	646.16
	CALIF. STATE DISBURSEMENT UNIT		8789	23.07
	CALIF. STATE DISBURSEMENT UNIT		8790	122.40
	FRANCHISE TAX BOARD		8791	25.00
	Total Checks -		17	3,413.60

Dept/Div Activity	Check Payee	Social Security	Check Number	Amount
	UNITED STATES TREASURY		8792	209.00
	US DEPT OF EDUCATION		8793	296.03
	CALIF. STATE DISBURSEMENT UNIT		8794	223.00
	CALIF. STATE DISBURSEMENT UNIT		8795	285.69
	CALIF. STATE DISBURSEMENT UNIT		8796	227.17
	CHAPPAROSA, ANGEL A	1259	8797	266.61
4000-461	KUE, GER	4220	8798	100.00
4000-461	INTERNAL REVENUE SERVICE		8799	62.79
	FRANCHISE TAX BOARD		8800	150.00
	UNITED STATES TREASURY		8801	163.38
	CALIF. STATE DISBURSEMENT UNIT		8802	646.16
	JAMI MC LAUGHLIN		8803	23.07
	CALIF. STATE DISBURSEMENT UNIT		8804	122.40
	CALIF. STATE DISBURSEMENT UNIT		8805	25.00
	FRANCHISE TAX BOARD			
	Total Checks		14	2,800.30

Dept/Div Activity	Check Payee	Social Security	Check Number	Amount
	US DEPT OF EDUCATION		8807	653.27
	CALIF. STATE DISBURSEMENT UNIT		8808	223.00
	CALIF. STATE DISBURSEMENT UNIT		8809	285.69
	CHAPPAROSA, ANGEL A	1259	8810	363.40
4000-461	KUE GER	4220	8811	292.66
4000-461	OROZCO AQUINO, FRANCISCO J	6246	8812	15.75
4010-461	RAMIREZ, CHRISTIAN	6753	8813	15.75
4010-461	INTERNAL REVENUE SERVICE		8814	100.00
	SHERIFF'S COURT SVCS-CENTRAL		8815	428.10
5800-434	KEREKES, DIANE	4152	8816	1,014.95
	UNITED STATES TREASURY		8817	150.00
	CALIF. STATE DISBURSEMENT UNIT		8818	163.38
	JAMI MC LAUGHLIN		8819	646.16
	CALIF. STATE DISBURSEMENT UNIT		8820	23.07
	CALIF. STATE DISBURSEMENT UNIT		8821	122.40
	Total Checks		15	4,497.58

# PAYROLL

## DIRECT DEPOSIT TOTALS

<b>PAY PERIOD ENDING</b>	<b>DIRECT DEPOSIT DATES</b>	<b>DIRECT DEPOSIT AMOUNTS</b>
10/27/2013	11/01/2013	\$276,220.94
11/10/2013	11/15/2013	\$262,666.78
11/24/2013	11/29/2013	\$351,478.08

## MANUAL CHECKS ISSUED

<b>CHECK DATE</b>	<b>CHECK #</b>	<b>CHECK AMOUNT</b>
11/18/2013	8806	\$117,078.95

\$0.00