

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

July 23, 2013
5:00 p.m.

Banning Civic Center
Council Chambers
99 E. Ramsey St.

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 Tate Crenshaw, LifePoint Church
- . Pledge of Allegiance
- . Roll Call - Councilmembers Botts, Miller, Peterson, Welch, Mayor Franklin

II. REPORT ON CLOSED SESSION

III. PUBLIC COMMENTS/CORRESPONDENCE/APPOINTMENTS

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.

IV. 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 8

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 – 07/09/13 (Closed Session) 1
2. Approval of Minutes – Regular Meeting – 07/09/13 2
3. Police Office Fees for Security during the 2013 Playhouse Bowl
Evenings in the Park Concert Series Beginning August 1, 2013 at the
Repplier Park Bowl. 9
4. Authorize Staff to Prepare a Request for Qualifications (“RFQ”) and
Then Solicit Statement of Qualifications and Experience from
Consulting Firms to Provide Professional Airport Planning,
Environmental, Engineering and Construction Management Services
for Banning Municipal Airport 10
5. Resolution No. 2013-76, Approving the Cooperative Agreement with
the Riverside County Flood Control and Water Conservation District
for the Gilman Home Channel Lateral A, and Improvements to Existing
Gilman Home Channel. 12
6. Resolution No. 2013-77, Awarding the Contracts for Federal Aviation
Administration Airport Improvement Project No. 3-06-0018 AIP 12,
Relocate Taxiway “A” Phase I, Relocate Fuel Facility and Approving
the Grant Agreement from the Federal Aviation Administration 32
7. Resolution No. 2013-78, Authorizing the Submittal of an Application,
Acceptance of an Allocation of Funds and Execution of a Grant
Agreement with the California Department of Transportation for an
Airport Improvement Program Matching Grant 43
8. Resolution No. 2013-79, Authorizing the Submittal of the Fiscal Year
2013-14 Local Transportation Fund (LTF) Claim and Approving the
Fiscal Year 2013/14-14/15 Short Range Transit Plan (SRTP) 47

- **Open for Public Comments**
- **Make Motion**

V. REPORTS OF OFFICERS

1. Resolution No. 2013-62, Authorizing the City Manager to Execute and
Send Letters of Support or Opposition Consistent with Goals Adopted
by the City Council.
Staff Report 85
Recommendation: **That the City Council adopt Resolution No. 2013-62,
Authorizing the City Manager to Execute and Send Letters of Support
or Opposition Consistent with Goals Adopted by the City Council.**

VI. PUBLIC HEARING

1. General Plan Amendment No. GPA 13-2504 and Zone Change No. ZC 13-3502 Related to the Adoption of the 2008-2013 Housing Element.
Staff Report 99
Recommendations:

- That the City Council adopt Resolution No. 2013-75, Approving General Plan Amendment No. 13-2504 Finding that the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the proposed project satisfies the requirements of CEQA (California Environmental Quality Act); and Approving General Plan amendment (GPA 13-2501) adopting the 2008-2013 Housing Element and Amending the Land Use Element in Conformance with Program 1-2 of the Housing Element.
- Introduce Ordinance No. 1466, Approving Zone Change No. 13-3502 in conformance with Program 1-2 of the Housing Element.

Mayor asks the City Clerk to read the title of Ordinance No. 1466:

“An Ordinance of the City Council of the City of Banning, California, Adopting Zone Change No. 13-3502 to the Zoning Ordinance and Zoning Map in Conformance with the General Plan Housing Element.”

Motion: I move to waive further reading of Ordinance No. 1466.

(Requires a majority vote of Council)

Motion: I move that Ordinance No. 1466 pass its first reading.

2. Zone Text Amendment No. 13-97502 related to the adoption of the 2008-2013 Housing Element.
Staff Report 434
Recommendation: Introduce Ordinance No. 1467 approving Zone Text Amendment No. 13-97502 amending the Banning Zoning Code to provide regulations regarding emergency shelters, transitional and supportive housing, agricultural employee housing, and off-street parking requirements for affordable housing units to be in conformance with the General Plan Housing Element.

Mayor asks the City Clerk to read the title of Ordinance No. 1467:

“An Ordinance of the City Council of the City of Banning, California, Amending Title 17 of the Banning Municipal Code in Conformance with The General Plan Housing Element (Zone Text Amendment No. 13-97502).”

Motion: I move to waive further reading of Ordinance No. 1467.

(Requires a majority vote of Council)

Motion: I move that Ordinance No. 1467 pass its first reading.

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

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

VIII. ITEMS FOR FUTURE AGENDAS

New Items – None

Pending Items – City Council

1. Schedule Meetings with Our State and County Elected Officials *(Sept./Oct.)*
2. Consideration of an “in-house” attorney vs. contract *(Sept. 24)*
3. Let’s Move – Healthy Initiative *(Oct. 8)*
4. Workshop Regarding Future of Airport
5. Report on Moving Station 20 back to original firehouse.

IX. 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 three 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].

MINUTES
CITY COUNCIL
BANNING, CALIFORNIA

07/09/13
SPECIAL MEETING

A special meeting of the Banning City Council and the City Council Sitting in Its Capacity of a Successor Agency was called to order by Mayor Franklin on July 9, 2013 at 4:00 p.m. at the Banning Civic Center Council Chambers, 99 E. Ramsey Street, Banning, California.

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

COUNCIL MEMBERS ABSENT: None

OTHERS PRESENT: Andrew J. Takata, City Manager
 June Overholt, Administrative Services Director
 Lona Laymon, Assistant City Attorney
 Glen E. Tucker, Aleshire & Wynder, Litigation Counsel
 Steve Onstot, Aleshire & Wynder, Environmental Attorney
 Duane Burk, Public Works Director
 Marie A. Calderon, City Clerk

CLOSED SESSION

Assistant City Attorney said the Council will be convening into closed session on three items two of which are potential litigation pursuant to the provisions of Government Code Section 54956.9; and one matter pursuant to the provisions of Government Code Section 54956.9(a) to confer with legal counsel with regards to one matter of pending litigation – City of Banning v. Mary Ann Dureau, U.S.D.C. Case No. EDCV12-0043 VAP(SPX).

Mayor Franklin opened the item for public comments. There were none. Meeting went into closed session at 4:03 p.m. and reconvened at 5:04 p.m.

ADJOURNMENT

By common consent the meeting adjourned at 4:57 p.m.

Marie A. Calderon, City Clerk

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MINUTES
CITY COUNCIL
BANNING, CALIFORNIA

07/09/2013
REGULAR MEETING

A regular meeting of the Banning City Council was called to order by Mayor Franklin on July 09, 2013 at 5:06 p.m. at the Banning Civic Center Council Chambers, 99 E. Ramsey Street, Banning, California.

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

COUNCIL MEMBERS ABSENT: None

OTHERS PRESENT: Andy Takata, City Manager
Lona Laymon, Assistant City Attorney
June Overholt, Administrative Services Dir./Deputy City Manager
Leonard Purvis, Chief of Police
Duane Burk, Public Works Director
Bill Manis, Economic Development Director
Heidi Meraz, Community Services Director
Jeff Stowells, Battalion Chief
Brian Guillot, City Planner
Jessica Hicks, Office Specialist
Marie A. Calderon, City Clerk

The invocation was given by Councilmember Welch. Councilmember Miller led the audience in the Pledge of Allegiance to the Flag.

REPORT ON CLOSE SESSION

Assistant City Attorney stated that the City Council discussed in closed session a matter of potential litigation pursuant to Government Code Section 54956.9 and Government Code Section 45956.98. They discussed pending litigation, City of Banning v. Mary Ann Dureau, and no reportable action was taken.

PUBLIC COMMENTS/CORRESPONDENCE/PRESENTATIONS/ANNOUNCEMENTS

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

Inge Shuler, a Banning resident, expressed her concerns of the housing element zone changes recently adopted at the last Planning Commission meeting. She also addressed comments made at the Planning Commission meeting that she disagrees with. She requested a workshop take place for new elected officials addressing how to treat residents.



John Evinger, President of the San Geronio Education Foundation, gave an annual report on the activity of the foundation over the past year. He talked about the struggles of trying to raise money and said if anyone is interest in volunteering they can visit the foundation's Facebook page. He talked about future ideas he has and said if more people participate the foundation could become a success. If you are interested in making a donation the address is 161 W. Williams St. Banning, CA.

Ernest Siva, President of the Dorothy Ramon Learning Center, talked about upcoming events that will be held at the Learning Center. Steve Lech will be giving a lecture on July 20th called Postcards from the Pass. He also mentioned that the 4th Sunday Concerts start on July 28th featuring music by Lionheart.

Paul Lewis, a Banning resident, read a statement regarding his disagreement with the zone change adopted at the July 3, 2013 Planning Commission meeting. He said a petition was taken against the zone change and no resident came forward in favor of the change at the Planning Commission meeting. He urged the Council to deny the zone change.

CORRESPONDENCE – There was none.

APPOINTMENTS:

1. Designation of Voting Delegates and Alternatives to the League of California Cities Annual Conf. – Sept. 18-20, Sacramento

Marie Calderon, City Clerk, said the League of California Cities request that the Council designate a voter and an alternate for the September conference.

Mayor Franklin said in the past it has been the Mayor and the Mayor Pro Tem.

Motion Miller/Peterson to designate the Mayor as the voting delegate and the Mayor Pro Tem as the alternative voting delegate at the League of California Cities Annual Conference in September. Mayor Franklin opened the item for public comments. There were none. **Motion carried, all in favor.**

CONSENT ITEMS

Consent Items 5 & 8 were pulled by the City Council for discussion.

1. Approval of Minutes – Special Meeting – 06/18/13

Recommendation: That the minutes of special meeting of June 18, 2013 be approved.

2. Approval of Minutes – Special Meeting – 06/25/13 (Workshop)

Recommendation: That the minutes of special meeting of June 25, 2013 be approved.

3. Approval of Minutes – Special Meeting – 06/25/13 (Closed Session)

Recommendation: That the minutes of special meeting of June 25, 2013 be approved.

4. Approval of Minutes – Regular Meeting – 06/25/13

Recommendation: That the minutes of regular meeting of June 25, 2013 be approved.

6. Approval of Accounts Payable and Payroll Warrants for Month of May 2013

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

7. Report of Investments for May 2013

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

9. Ordinance No. 1465 – 2nd Reading: An Ordinance of the City Council of the City of Banning, California, Amending Section 3.21 “Warrants” to the Banning Municipal Code.

Recommendation: That the City Council adopt Ordinance No. 1465

10. Resolution No. 2013-72, Authorizing Certain Municipal Officials to Make Deposits and Withdrawals

Recommendation: The City Council adopt Resolution 2013-72.

11. Resolution No. 2013-65, Providing for Certain Nuisance Abatement Charges to be Added to the Tax Rolls of Riverside County, California.

Recommendation: That the City Council adopt Resolution No. 2013-65, Providing for Certain Nuisance Charges to Be Added to the Tax Rolls of Riverside County, California.

Motion Welch/Botts to approve Consent Items 1-4, 6, 7, 9-11. Mayor Franklin opened the item for public comments. There were none. **Motion carried, all in favor.**

5. Approval of Accounts Payable and Payroll Warrants for Month for April 2013
(Staff Report – Duane Burk, Public Works Director)

Councilmember Miller said he is concerned with the item in the warrants regarding the purchase of the gas tank at the airport. He asked what the plans are for the airport and requested to have a workshop to educate the Council on the airport.

Director Burk explained the charges on the warrant register are necessary in order to stay in compliance the federal government and to continue to receive funding for the airport. This is also an incentive for general aviation to come to our airport and our town.

Councilmember Miller said he was hoping to have a workshop to become educated on the airport and the future of the airport.

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City Manager said this issue can be addressed at the end of the meeting during the "Items for Future Agendas" portion of the agenda.

Motion Miller/Botts to approve Consent Item No. 5. Mayor Franklin opened the item for public comments. There were none. **Motion carried, all in favor.**

8. Ordinance No. 1463 – 2nd Reading: An Ordinance of the City Council of the City of Banning, California, Regulating Cottage Food Operations/Homemade Food Operations and Incorporations by Reference Portions of the Government Code and Health and Safety Code.

Councilmember Miller suggested that the Council have an in-depth conversation regarding this issue before it is passed. He would like the ordinance to be looked at very carefully and compared to other cities that may have the same ordinance. Councilmember Peterson agreed that further discussion and research needs to be done and the item should be sent back to the Planning Commission.

There was much discussion concerning the impact Ordinance No. 1463 might have on residential living and if additional regulations could and should be added to the ordinance.

Assistant City Attorney addressed how the regulations are assessed and decided on. Since the ordinance is state mandated each change made to the ordinance would have to be researched individually to determine if the change was permitted by State regulations.

Councilmember Peterson said at the last Council Meeting the Council decided to amend the ordinance to reflect a Monday thru Friday, 8:00AM-5:00PM schedule. The revised ordinance presented tonight only reflects the time correction but does not mention the Monday thru Friday mandate. City Manager said that could be added since it was talked about at the last meeting.

Assistant City Attorney explained that if the ordinance is not adopted then the State law rules as it stands without additional regulations presented by the City ordinance. She also said that a section was added to the ordinance stating that the Director of Community Development will bring the ordinance back the Council in six months to address any issues or changes that need to be made to the ordinance.

Mayor Franklin stated that there are two motions presented:

- **Motion #1 was by Councilmember Miller to remove Ordinance No. 1463 until further research was done. The motion was seconded by Councilmember Peterson.**
- **Motion #2 was by Councilmember Botts to approve Ordinance No. 1463. The motion was seconded by Councilmember Welch.**

Motion Botts/Welch to approve Consent Item No. 8, adopting Ordinance No. 1463, An Ordinance of the City Council of the City of Banning, California, Regulating Cottage Food Operations/Homemade Food Operations and Incorporations by Reference Portions of the Government Code and Health and Safety Code, with the addition of the Monday

thru Friday regulation. Mayor Franklin opened the item for public comments. There were none. **Motion carried with Councilmember Miller voting no.**

Mayor Franklin recessed 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. Adoption of Resolution No. 2013-08 SA, Related to the Letter of Instructions to Redeem the Single Family Residential Mortgage Revenue Refunding Bonds (GNMA Mortgage-Backed Securities Program) Series 1987 A.
(Staff Report – June Overholt, Administrative Services Director)

Director Overholt addressed the Council and stated that the Redevelopment Agency of the City of Banning issued bonds in March of 1987 for \$15 million in order to provide funds for single family mortgage loans. In October the City was notified that there was a discrepancy in invoicing causing a shortfall in repayment of the bonds. In order to ratify the issue the liability was placed on the Recognized Obligation Payment Schedule (ROPS) to be paid by the Successor Agency.

Councilmember Miller asked if any other charges would be outstanding after this payment. Director Overholt said the payment will be taken care of in full and no further charges will accrue.

Mayor Franklin asked what would be the ramifications if City Council did not approve the resolution.

Director Overholt explained the bonds would still be outstanding and we will have additional debts that will need to be paid in the future and if not approved in the future, there is a risk of having to pay the debt from the general fund.

Motion Botts/Welch to adopt Resolution No. 2013-08 SA, with the Letter of Instructions to Redeem the Single Family Residential Mortgage Revenue Refunding Bonds (GNMA Mortgage-Backed Securities Program) Series 1987A. Chairman Franklin opened the item for public comments. There were none. **Motion carried, All in favor.**

Chairman Franklin recessed the Joint Meeting of the Banning City Council and the Banning City Council Sitting in its Capacity of a Successor Agency and reconvened the Regular City Council Meeting.

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

City Council –

Councilmember Welch –

- Councilmember Welch complimented the Centennial Committee on the successful event that took place last weekend, July 6th, 2013.

- July 5th was the Whiskerino shave off and the Hatterino for the ladies. He explained the details of the event and said it is going to be a lot of fun.

Councilmember Botts

- Announced that the project to extend the 91 Freeway from the Orange County Line through Corona has been approved and RCTC (Riverside County Transportation Commission) was able to sell nearly \$700 million in bonds. Construction will probably start by the end of the year.

Mayor Franklin --

- Commended the Community Services Department and everybody involved with the activities in last weekend's celebration with the Centennial Committee.
- Thank you to the fire department. The city received a thank you letter complimenting the fire department on an emergency situation they handled successfully.
- Last night the League of Cities dinner was a success and staff along with Councilmembers Botts and Welch attended. There were two outstanding speakers, Chairman Martin from the Morongo Band of Mission Indians and Randall Lewis.

Report by City Attorney --

- July 16th there will be a Joint Meeting of the City Council, Planning Commission, the Parks & Recreation Commission and city employees regarding parliamentary procedure, Brown Act and due process issues.

Report by City Manager --

- Announced that Jeff Stowells, Battalion Chief, has been promoted to Division Chief for the Indio area. He thanked Jeff for all his work.

ITEMS FOR FUTURE AGENDAS

New Items --

1. Councilmember Miller requested a workshop to educate the Council on the airport and discuss the future of the airport.
 - There was Council consensus to place this item on the agenda.
2. Councilmember Peterson requested a report be prepared about moving Station 20 back into the original fire house.
 - There was Council consensus to place this item on the agenda.

Pending Items -- City Council

1. Schedule Meetings with Our State and County Elected Officials
 - Councilmember Welch suggested this be scheduled the last half of September/fourth quarter.
2. Consideration of an "in-house" attorney vs. contract
3. Let's Move -- Healthy Initiative
4. Giving City Manager authority to write letters to the State Legislature regarding urgency matters

ADJOURNMENT

By common consent the meeting adjourned at 6:24 p.m.

Prepared By:

Jessica Hicks, Deputy City Clerk

Approved By:

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.

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**CITY COUNCIL AGENDA
CONSENT ITEM**

Date: July 23, 2013

TO: City Council

FROM: Leonard Purvis, Chief of Police

SUBJECT: Police Officer Fees for Security During the 2013 Playhouse Bowl Evenings in the Park Concert Series beginning August 1, 2013 at the Replier Park Bowl.

RECOMMENDATION: The City Council review the request from the Banning Playhouse Bowl Association for approval of two police officers to be present between the hours of 6:30 – 9:30 P.M. for each of the five concerts during the Playhouse Bowl Evenings in the Park Concert Series.

JUSTIFICATION: Because the police department does not have the authority to waive city fees, this request is being forwarded to the City Council for consideration.

BACKGROUND & ANALYSIS: On July 11, 2013, Banning Playhouse Bowl Association Representative, Lynette Espinoza, requested the presence of two police officers during the 2013 Summer Concert Series for security purposes. The concert series is run by the Playhouse Bowl Association, which is a non-profit organization.

Based on the City's current fee schedule, the cost for one police officer, per hour, is \$65. We recommend staffing each event with two police officers. The cost of two police officers for each of the five concerts would be \$390.00. The total cost for two police officers for the entire concert series would be \$1,950.00.

FISCAL DATA: If approved by the City Council, the noted police officer fees would be waived and the overtime cost of the two police officers working the concert series would be paid with funds from the police department's general overtime account.

RECOMMENDED BY:



Leonard Purvis
Chief of Police

REVIEWED BY:



June Overholt
Administrative Services
Director/Deputy City Manager

APPROVED BY:



Andrew Takata
City Manager

CITY COUNCIL AGENDA

DATE: July 23, 2013

TO: City Council

FROM: Duane Burk, Public Works Director

SUBJECT: Authorize Staff to Prepare a Request for Qualifications ("RFQ") and then Solicit Statements of Qualifications and Experience from Consulting Firms to Provide Professional Airport Planning, Environmental, Engineering and Construction Management Services for Banning Municipal Airport

RECOMMENDATION: Authorize Staff to Prepare a Request for Qualifications ("RFQ") and then Solicit Statements of Qualifications and Experience from Consulting Firms to Provide Professional Airport Planning, Environmental, Engineering and Construction Management Services for Banning Municipal Airport.

JUSTIFICATION: It is essential for the City Council to authorize the preparation of a RFQ for professional airport services in order to hire a consultant for a period of up to five years to provide the planning, engineering, environmental and construction management services associated with the projects listed in the Airport's Improvement Plan ("AIP").

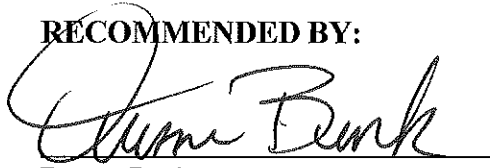
BACKGROUND: The current Airport Master Plan was approved in May of 2007 by the Federal Aviation Administration ("FAA") and it determined airside and landside facility improvements needed at the Airport. These projects are listed in the Airport Improvement Program. Annually, staff submits a Five Year AIP to the FAA for their approval. These approved projects can then be submitted in grant applications requesting 90% reimbursement from the FAA. These projects require the technical expertise of an aviation consultant to provide services such as engineering design, environmental assessments and construction management services.

FAA federal funding is permitted to airport sponsors who choose to enter into a Consulting Services Agreement, or a Master Agreement, with a consultant to perform these services for a period of up to 5 years when the FAA Advisory Circular (AC) 150/5100-14D, "Architectural, Engineering and Planning Consultant Services for Airport Grant Projects" is utilized and met. Each project within the AIP will require a City approved Scope of Work and Fee from the selected consultant and a subsequent Authorization of Services/ Contract Amendment to the Master Agreement.


Staff feels it is prudent to select one consultant for a five year term to provide professional airport planning, environmental, engineering and construction management services for Banning Municipal Airport. A Master Agreement with one firm will provide cost and time savings by having a consultant on board who is familiar with the Airport. Once the RFQ is prepared and then approved by the FAA, staff will advertise the RFQ, evaluate the submittals, and obtain final consultant approval from the FAA.

FISCAL DATA: Engineering Division staff will prepare the RFQ, evaluate the submittals and prepare the necessary Master Agreement and FAA documents. Projects listed in the approved AIP will be reimbursed at 90% of the costs by the Federal Aviation Administration. This includes the professional services provided by the airport consultant chosen from this proposed RFQ. The remaining 10% costs would be funded by the Airport Fund. Staff also applies for funding, up to 5% of the funds received from the FAA, for each design and construction project through the Department of Transportation, which can be utilized towards the City's required 10% match.

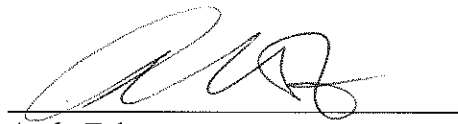
RECOMMENDED BY:


Duane Burk,
Director of Public Works

REVIEWED BY:


June Overholt,
Administrative Services Director/
Deputy City Manager

APPROVED BY:


Andy Takata,
City Manager

**CITY COUNCIL AGENDA
CONSENT ITEM**

DATE: July 23, 2013

TO: City Council

FROM: Duane Burk, Director of Public Works

SUBJECT: Adopt Resolution No. 2013-76, "Approving the Cooperative Agreement with the Riverside County Flood Control and Water Conservation District, for the Gilman Home Channel Lateral A and Improvements to Existing Gilman Home Channel attached hereto as Exhibit 'A.'"

RECOMMENDATION:

- I. Adopt Resolution No. 2013-76, "Approving the Cooperative Agreement with the Riverside County Flood Control and Water Conservation District, for the Gilman Home Channel Lateral A and Improvements to Existing Gilman Home Channel hereto as Exhibit 'A.'"
- II. Authorize the Mayor to execute the Cooperative Agreement with the Riverside County Flood Control and Water Conservation District

JUSTIFICATION: It is essential that the City Council approve Resolution No. 2013-76 in order for the Riverside County Flood Control and Water Conservation District to upgrade the existing Gilman Home Channel and construct the Gilman home Channel Lateral A facility to collect and disperse storm water runoff.

BACKGROUND: The storm drain channel is currently a rubble channel approximately 5 five feet deep and 10 feet wide and was built in the 1950's. The inadequate storm drainage that it provides has led to the area being potentially flooded during a high intensity rain storm. This channel requires a larger underground storm drain facility.

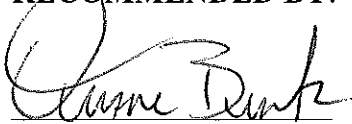
Riverside County Flood Control and Water Conservation District wishes to replace a segment of the existing Gilman Home Channel and to construct the Gilman Home Lateral A. The proposed project consists of approximately 1,900 lineal feet of underground storm drain facility and an inlet/transition structure. This will help with the storm drain collection and runoff. Associated with the construction of the drainage facilities is the construction of various curb and gutter, catch basins, laterals, relocate water service laterals, and connector pipes that are 36 inches or less in diameter located with City rights of way.

The design of this project was initiated in 2006 and it is in the best interest of the public to proceed with construction of this project at the earliest possible date. Once the storm drain system is constructed, Riverside County Flood Control and Water Conservation District will

assist the City in filing a Letter of Map Revision (LOMR) through FEMA. Upon completion of LOMR filing, the flood map will be changed and will help the residents within the vicinity to reduce or eliminate their flood insurance cost.

FISCAL DATA: The engineers estimate for this project is \$3.2 million dollars and the City is anticipated to contribute \$100,000.00 to cover the relocation of the water line, water service laterals, and portions of the street repairs. The actual City's participation cost and the funding source will be presented to the City Council at the time of the award of the project. The County of Riverside Flood Control and Water Conservation District will provide the funding of the this project as part of the Zone 5 county wide budget.

RECOMMENDED BY:



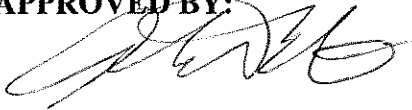
Duane Burk
Director of Public Works

REVIEWED BY:



June Overholt
Administrative Services Director/
Deputy City Manager

APPROVED BY:



Andy Takata
City Manager

RESOLUTION NO. 2013-76

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BANNING, CALIFORNIA, APPROVING THE COOPERATIVE AGREEMENT WITH THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, FOR THE GILMAN HOME CHANNEL LATERAL A, AND IMPROVEMENTS TO EXISTING GILMAN HOME CHANNEL.

WHEREAS, the Gilman Home Channel provides inadequate storm drainage and contributes to the area being a flood zone; and

WHEREAS, Riverside County Flood Control and Water Conservation District wishes to replace a segment of the existing Gilman Home Channel and to construct the Gilman Home Lateral A; and

WHEREAS, it is essential that the City of Banning enter into a Construction Cooperative Agreement with the Riverside County Flood Control and Water Conservation District in order to provide the Gilman Home area adequate storm drain collection and runoff.

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

Section I. Adopts Resolution No. 2013-76, "Approving the Cooperative Agreement with the Riverside County Flood Control and Water Conservation District, for the Gilman Home Channel Lateral A and Improvements to Existing Gilman Home Channel.

Section II. Authorize the Mayor to execute the Cooperative Agreement with the Riverside County Flood Control and Water Conservation District. This authorization will be rescinded if the Cooperative Agreement is not executed by both parties within one hundred eighty (180) days of the date of this resolution.

PASSED, APPROVED, AND ADOPTED this 23rd day of July, 2013.

Deborah Franklin, Mayor
City of Banning

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ATTEST

Marie A. Calderon, City Clerk

**APPROVED AS TO FORM
AND LEGAL CONTENT**

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

CERTIFICATION:

I, Marie Calderon, City Clerk of the City of Banning, California, do hereby certify that the foregoing Resolution No. 2013-76 was duly adopted by the City Council of the City of Banning, California at a regular meeting thereof held on the 23rd day of July, 2013, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

EXHIBIT "A"
CONSTRUCTION COOPERATIVE AGREEMENT
WITH THE RIVERSIDE COUNTY FLOOD CONTROL AND
WATER CONSERVATION DISTRICT

COOPERATIVE AGREEMENT

Gilman Home Channel Lateral A, Stage 3 and Improvements to Existing Gilman Home
Channel, Stage 4
Project Nos. 5-0-00171-03 and 5-0-00170-90

The Riverside County Flood Control and Water Conservation District,
hereinafter called "DISTRICT", and the City of Banning, hereinafter called "CITY", hereby
agree as follows:

RECITALS

A. DISTRICT has budgeted for and plans to design and construct Gilman
Home Channel Lateral A, Stage 3 facility, hereinafter called "GILMAN HOME CHANNEL
LATERAL A, STAGE 3", located within the city of Banning; and

B. DISTRICT has also budgeted for and plans to replace a segment of the
DISTRICT'S existing Gilman Home Channel, Stage 4 that is undersized with a larger
underground storm drain facility, hereinafter called "IMPROVEMENTS TO EXISTING
GILMAN HOME CHANNEL, STAGE 4", as shown in concept in orange on Exhibit "A"
attached hereto and made a part hereof; and

C. GILMAN HOME CHANNEL LATERAL A, STAGE 3 consists of the
construction of approximately 1,900 lineal feet of underground storm drain facility and an
inlet/transition structure, as shown in concept in orange on Exhibit "B" attached hereto and
made a part hereof. Associated with the construction of GILMAN HOME CHANNEL
LATERAL A, STAGE 3 is the removal of all interfering portions of CITY'S existing storm
drain facility and a segment of the DISTRICT'S existing Gilman Home Channel Stage 1
facility, as shown on DISTRICT'S Drawing No. 5-216; and

D. Together, GILMAN HOME CHANNEL LATERAL A, STAGE 3 and
IMPROVEMENTS TO EXISTING GILMAN HOME CHANNEL, STAGE 4 are hereinafter

1 called "DISTRICT DRAINAGE FACILITIES". Associated with the construction of
2 DISTRICT DRAINAGE FACILITIES is the construction of various curb and gutter, catch
3 basins, laterals and connector pipes that are thirty-six inches (36") or less in diameter located
4 within CITY rights of way, hereinafter called "APPURTENANCES". DISTRICT DRAINAGE
5 FACILITIES and APPURTENANCES are hereinafter together called "PROJECT"; and

6
7 E. CITY owns, operates and maintains all waterlines located within public or
8 private rights of way, hereinafter called "CITY WATERLINES". Certain portions of the
9 existing CITY WATERLINES interfere with the proposed PROJECT alignment; therefore,
10 those interfering portions of CITY WATERLINES must be relocated; and

11 F. CITY is willing to prepare, or cause to be prepared, the necessary plans
12 and specifications for the relocation of CITY WATERLINES, hereinafter called
13 "RELOCATION PLANS"; and

14
15 G. DISTRICT is willing to incorporate RELOCATION PLANS as part of its
16 construction contract for PROJECT provided that CITY pays DISTRICT for the actual costs
17 for constructing RELOCATION PLANS as follows:

18 (i) One hundred percent (100%) of the lowest responsible bid contract
19 price for RELOCATION PLANS, hereinafter called "INITIAL PAYMENT";

20 (ii) One hundred percent (100%) of CITY approved construction
21 contract change orders in the event of changed or unforeseen field conditions during
22 construction that resulted in construction costs increase above the lowest responsible bid
23 contract price for RELOCATION PLANS, hereinafter called "FINAL PAYMENT"; and

24 H. DISTRICT and CITY acknowledge it is in the best interest of the public to
25 proceed with construction of PROJECT at the earliest possible date.
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1 NOW, THEREFORE, in consideration of the preceding recitals and the mutual
2 covenants hereinafter contained, the parties hereto mutually agree as follows:

3 SECTION I

4 DISTRICT shall:

5 1. Pursuant to the California Environmental Quality Act (CEQA), act as Lead
6 Agency and assume responsibility for preparation, circulation and adoption of all necessary and
7 appropriate CEQA documents pertaining to the construction, operation and maintenance of
8 PROJECT.
9

10 2. Prepare or cause to be prepared, plans and specifications for PROJECT,
11 hereinafter called "PROJECT IMPROVEMENT PLANS", in accordance with applicable
12 DISTRICT and CITY standards.
13

14 3. Obtain all necessary rights of way, rights of entry and temporary
15 construction easements necessary to construct, inspect, operate and maintain PROJECT except
16 as otherwise provided herein.

17 4. Secure, at its sole cost and expense, all necessary permits, approvals,
18 licenses or agreements required by any Federal or State resource or regulatory agencies
19 pertaining to the construction, operation and maintenance of PROJECT and submit to CITY for
20 their review prior to awarding a public works construction contract for PROJECT.
21

22 5. Include CITY prepared RELOCATION PLANS as part of the construction
23 contract for PROJECT.

24 6. Prior to advertising PROJECT for public works construction contract bids,
25 submit PROJECT IMPROVEMENT PLANS to CITY for its review and approval, as
26 appropriate.
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1 7. Advertise, award and administer a public works construction contract for
2 PROJECT at its sole cost and expense.

3 8. Provide CITY with written notice that DISTRICT has awarded a
4 construction contract for PROJECT. The written notice shall include the Contractor's actual
5 bid amounts for RELOCATION PLANS, setting forth the lowest responsible bid contract price
6 for CITY WATERLINES relocation as set forth herein.

7
8 9. Invoice CITY for INITIAL PAYMENT at the time of providing written
9 notice to CITY of the award of contract for PROJECT construction as set forth in Section I.8.

10 10. Notify CITY in writing at least twenty (20) days prior to the start of
11 construction of PROJECT.

12 11. Furnish CITY, at the time of providing written notice for the start of
13 construction as set forth in Section I.10., with a construction schedule which shall show the
14 order and dates in which DISTRICT or DISTRICT'S contractor proposes to carry on the
15 various parts of work, including estimated start and completion dates.

16
17 12. Construct or cause to be constructed, PROJECT, including relocation of
18 CITY WATERLINES, pursuant to a DISTRICT administered public works construction
19 contract, in accordance with PROJECT IMPROVEMENT PLANS and RELOCATION
20 PLANS approved by DISTRICT and CITY.

21
22 13. Inspect or cause to be inspected, construction of PROJECT.

23 14. Require its construction contractor(s) to comply with all Cal/OSHA safety
24 regulations including regulations concerning confined space and maintain a safe working
25 environment for all DISTRICT and CITY employees on the site.

26 15. Require its construction contractor(s) to include CITY as an additional
27 insured under the liability insurance coverage for PROJECT, and also require its construction
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1 contractor(s) to include CITY as a third party beneficiary of any and all warranties of the
2 contractor's work with regard to RELOCATION PLANS.

3 16. Keep an accurate accounting of all DISTRICT costs associated with the
4 construction of CITY WATERLINES relocation pursuant to RELOCATION PLANS, plus any
5 additional work requested by CITY pursuant to Section III.3., and include this accounting when
6 invoicing CITY for FINAL PAYMENT as set forth in Section I.19.
7

8 17. Within two (2) weeks of completing construction, provide CITY with
9 written notice that PROJECT construction is substantially complete and requesting that CITY
10 conduct a final inspection of PROJECT and CITY WATERLINES.

11 18. Upon DISTRICT'S acceptance of PROJECT construction as complete,
12 provide CITY with a copy of DISTRICT'S Notice of Completion.
13

14 19. Within thirty (30) days after DISTRICT'S acceptance of PROJECT as
15 being complete, submit an invoice to CITY for FINAL PAYMENT. The invoice shall include
16 a detailed breakdown of all costs, including but not limited to payment vouchers, CITY
17 approved change orders and other such documents as may be necessary, to establish the actual
18 construction costs for CITY WATERLINES relocation.

19 20. Upon DISTRICT'S acceptance of PROJECT construction as complete,
20 assume ownership and sole responsibility for the operation and maintenance of PROJECT until
21 such time as CITY accepts ownership and responsibility for the operation and maintenance of
22 APPURTENANCES.
23

24 21. Upon receipt of CITY'S payment for invoice as set forth in Section I.19,
25 and CITY acceptance of APPURTENANCES and CITY WATERLINES for ownership and
26 responsibilities for operation and maintenance, provide CITY with a reproducible copy of
27 "RECORD DRAWINGS" of PROJECT and CITY WATERLINES relocation plans.
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SECTION II

CITY shall:

1. Act as a Responsible Agency under CEQA, taking all necessary and appropriate action to comply with CEQA.

2. Review and approve, as appropriate, PROJECT IMPROVEMENT PLANS prior to DISTRICT'S advertising PROJECT for construction bids.

3. Prepare or cause to be prepared, RELOCATION PLANS and pay all costs associated therewith.

4. Grant DISTRICT, by execution of this Agreement, all rights necessary to construct, inspect, operate and maintain PROJECT within CITY rights of way or easements.

5. Issue, at no cost to DISTRICT or DISTRICT'S contractor, the necessary encroachment permit(s) required to construct PROJECT.

6. Upon execution of this Agreement, convey, or cause to be conveyed to DISTRICT drainage and flood control easement(s), including ingress and egress, in a form approved by DISTRICT, for the rights of way as shown in concept in yellow on Exhibit "C"; attached hereto and made a part hereof.

7. Order the relocation of all utilities installed by permit or franchise within CITY rights of way which conflict with the construction of PROJECT and which must be relocated at the utility owner's expense.

8. Pay DISTRICT for INITIAL PAYMENT, within thirty (30) days following receipt of DISTRICT'S invoice as set forth in Section I.9.

9. Inspect PROJECT construction, including relocation of CITY WATERLINES, for quality control purposes at its sole cost, and provide any comments to DISTRICT personnel who shall be solely responsible for all quality control communications

1 with DISTRICT'S contractor(s) during the construction of PROJECT and relocation of CITY
2 WATERLINES.

3 10. Upon receipt of DISTRICT'S written notice that PROJECT construction is
4 substantially complete, conduct a final inspection of PROJECT.

5 11. Pay DISTRICT, within thirty (30) days after receipt of appropriate invoice,
6 for FINAL PAYMENT as set forth in Section I.19.

7 12. Accept ownership and sole responsibility for the operation and
8 maintenance of APPURTENANCES and relocated CITY WATERLINES upon (i) receipt of
9 DISTRICT'S written Notice of Completion as set forth in Section I.18, and (ii) receipt of
10 reproducible duplicate set of RECORD DRAWINGS as set forth in Section I.21.

11 13. Upon CITY acceptance of APPURTENANCES construction as being
12 complete, accept sole responsibility for the adjustment of all PROJECT manhole rings and
13 covers located within CITY rights of way and jurisdiction which must be performed at such
14 time(s) that the finished grade along and above the underground portions of PROJECT are
15 improved, repaired, replaced or changed. It being further understood and agreed that any such
16 adjustments shall be performed at no cost to DISTRICT.

17 SECTION III

18 It is further mutually agreed:

19 1. CITY WATERLINES shall, at all times, remain sole ownership and
20 exclusive responsibility of CITY. Nothing herein shall be construed as creating any obligation
21 or responsibility on the part of DISTRICT to operate or maintain CITY WATERLINES.

22 2. Except as otherwise provided herein, all construction work involved with
23 PROJECT or relocation of CITY WATERLINES shall be inspected by DISTRICT, and shall
24 not be deemed complete until approved and accepted as complete by DISTRICT.

1 3. In the event CITY desires to include any additional work as part of the
2 relocation of CITY WATERLINES, CITY shall submit a written request to DISTRICT
3 describing the additional work desired and agree to pay DISTRICT for any agreed upon work
4 requested. Payment for CITY requested additional work shall be based upon actual quantities
5 of materials installed at the contract unit prices bid or at the negotiated change order prices.

6 4. DISTRICT and CITY each pledge to cooperate in regard to the operation
7 and maintenance of their respective facilities as set forth herein and to discharge their
8 respective maintenance responsibilities in an expeditious fashion so as to avoid the creation of
9 any nuisance condition or undue maintenance impact upon the others' facilities.

10 5. DISTRICT shall indemnify, defend, save and hold harmless CITY
11 (including their respective officers, districts, special districts and departments, their respective
12 directors, officers, Board of Supervisors, elected and appointed officials, employees, agents,
13 representatives, independent contractors, and subcontractors) from any liabilities, claim,
14 damage, proceeding or action, present or future, based upon, arising out of or in any way
15 relating to DISTRICT'S (including its officers, employees, agents, representatives, independent
16 contractors, and subcontractors) actual or alleged acts or omissions related to this Agreement,
17 performance under this Agreement, or failure to comply with the requirements of this
18 Agreement, including but not limited to: (a) property damage; (b) bodily injury or death; (c)
19 payment of attorney's fees; or (d) any other element of any kind or nature whatsoever.

20 6. CITY shall indemnify, defend, save and hold harmless DISTRICT
21 (including its officers, employees, agents, representatives, independent contractors, and
22 subcontractors) from any liabilities, claim, damage, proceeding or action, present or future,
23 based upon, arising out of or in any way relating to CITY'S (including its officers, Board of
24 Supervisors, elected and appointed officials, employees, agents, representatives, independent
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1 contractors, and subcontractors) actual or alleged acts or omissions related to this Agreement,
2 performance under this Agreement, or failure to comply with the requirements of this
3 Agreement, including but not limited to: (a) property damage; (b) bodily injury or death; (c)
4 payment of attorney's fees; or (d) any other element of any kind or nature whatsoever.

5 7. Any waiver by DISTRICT or by CITY of any breach of any one or more
6 of the terms of this Agreement shall not be construed to be a waiver of any subsequent or other
7 breach of the same or of any other term hereof. Failure on the part of DISTRICT or CITY to
8 require exact, full and complete compliance with any terms of this Agreement shall not be
9 construed as in any manner changing the terms hereof, or estopping DISTRICT or CITY from
10 enforcement hereof.
11

12 8. This Agreement is to be construed in accordance with the laws of the State
13 of California.
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15 9. Any and all notices sent or required to be sent to the parties of this
16 Agreement will be mailed by first class mail, postage prepaid, to the following addresses:

17 RIVERSIDE COUNTY FLOOD CONTROL
18 AND WATER CONSERVATION DISTRICT
19 1995 Market Street
Riverside, CA 92501
Attn: Engineering Services Section

CITY OF BANNING
99 East Ramsey Street
Banning, CA 92220
Attn: Kahono Oei

20 10. If any provision in this Agreement is held by a court of competent
21 jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless
22 continue in full force without being impaired or invalidated in any way.
23

24 11. This Agreement is the result of negotiations between the parties hereto,
25 and the advice and assistance of their respective counsel. The fact that this Agreement was
26 prepared as a matter of convenience by DISTRICT shall have no import or significance. Any
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1 uncertainty or ambiguity in this Agreement shall not be construed against DISTRICT because
2 DISTRICT prepared this Agreement in its final form.

3 12. This Agreement is made and entered into for the sole protection and
4 benefit of the parties hereto. No other person or entity shall have any right or action based
5 upon the provisions of this Agreement.

6 13. This Agreement is intended by the parties hereto as a final expression of
7 their understanding with respect to the subject matter hereof and as a complete and exclusive
8 statement of the terms and conditions thereof and supersedes any and all prior and
9 contemporaneous agreements and understandings, oral and written, in connection therewith.
10 This Agreement may be changed or modified only upon the written consent of the parties
11 hereto.

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement on

(to be filled in by Clerk of the Board)

RECOMMENDED FOR APPROVAL:

**RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT**

By WARREN D. WILLIAMS
General Manager-Chief Engineer

By MARION ASHLEY, Chairman
Riverside County Flood Control and Water
Conservation District Board of Supervisors

APPROVED AS TO FORM:

ATTEST:

PAMELA J. WALLS
County Counsel

KECIA HARPER-IHEM
Clerk of the Board

By NEAL R. KIPNIS
Deputy County Counsel

By Deputy

(SEAL)

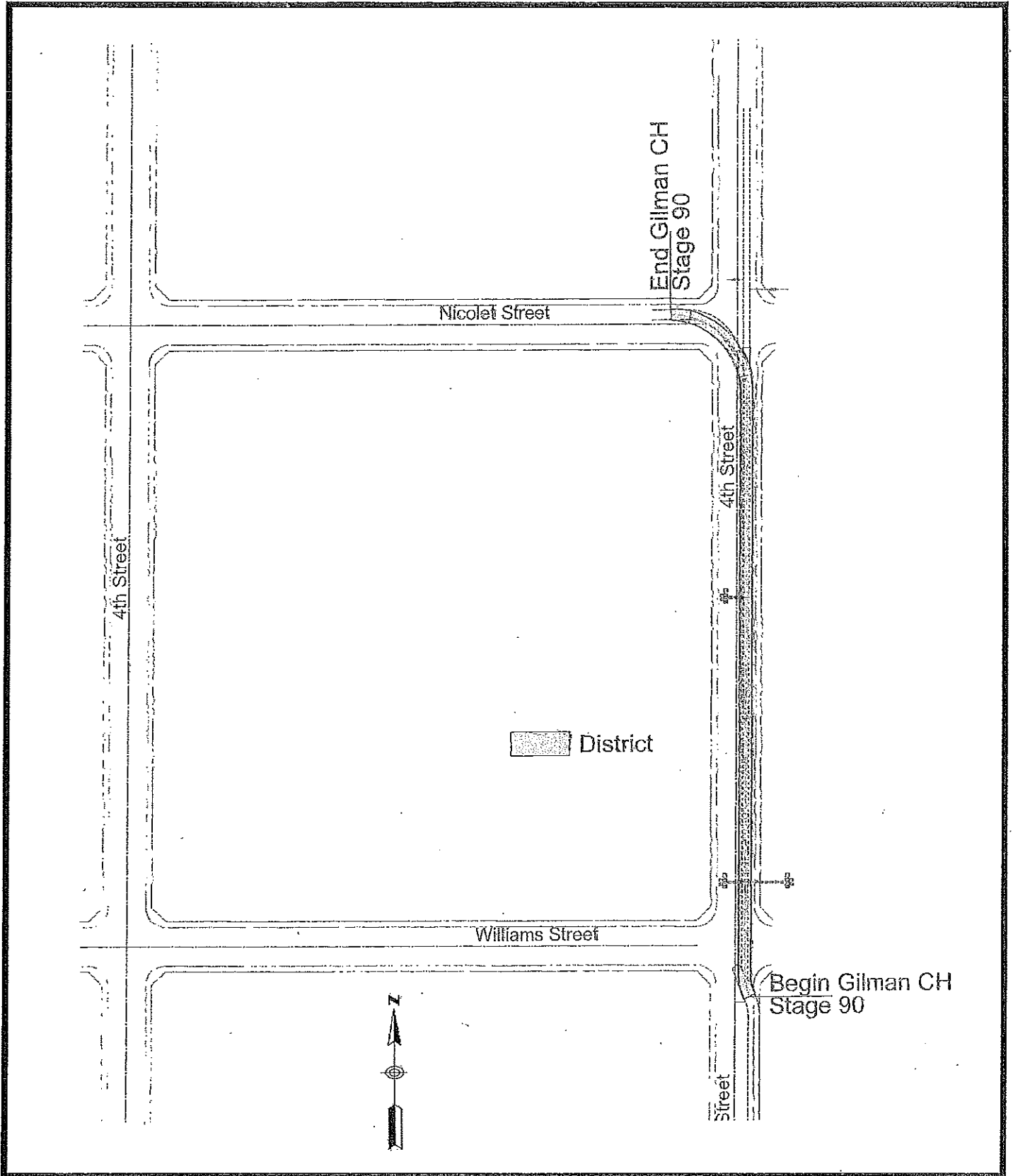
Cooperative Agreement: Gilman Home Channel Lateral A, Stage 3 and Improvements to
Existing Gilman Home Channel, Stage 4
Project Nos. 5-0-00171-03 and 5-0-00170-90
06/24/13
AMR:blj

CITY OF BANNING

By _____
DEBBIE FRANKLIN
Mayor

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24 Cooperative Agreement: Gilman Home Channel Lateral A, Stage 3 and Improvements to
25 Existing Gilman Home Channel, Stage 4
26 Project Nos. 5-0-00171-03 and 5-0-00170-90
27 06/24/13
28 AMR:blj

Exhibit A



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Exhibit B

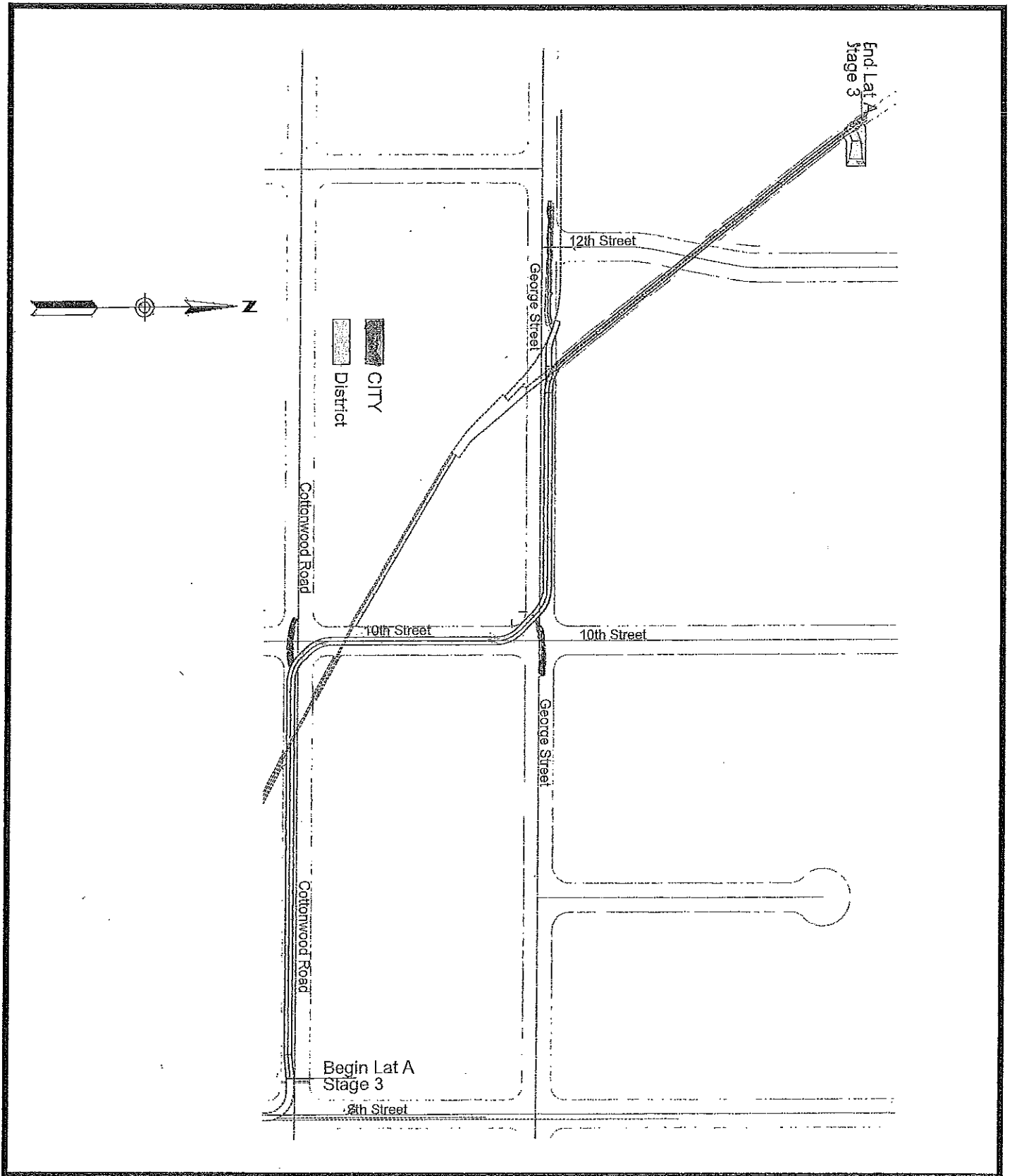
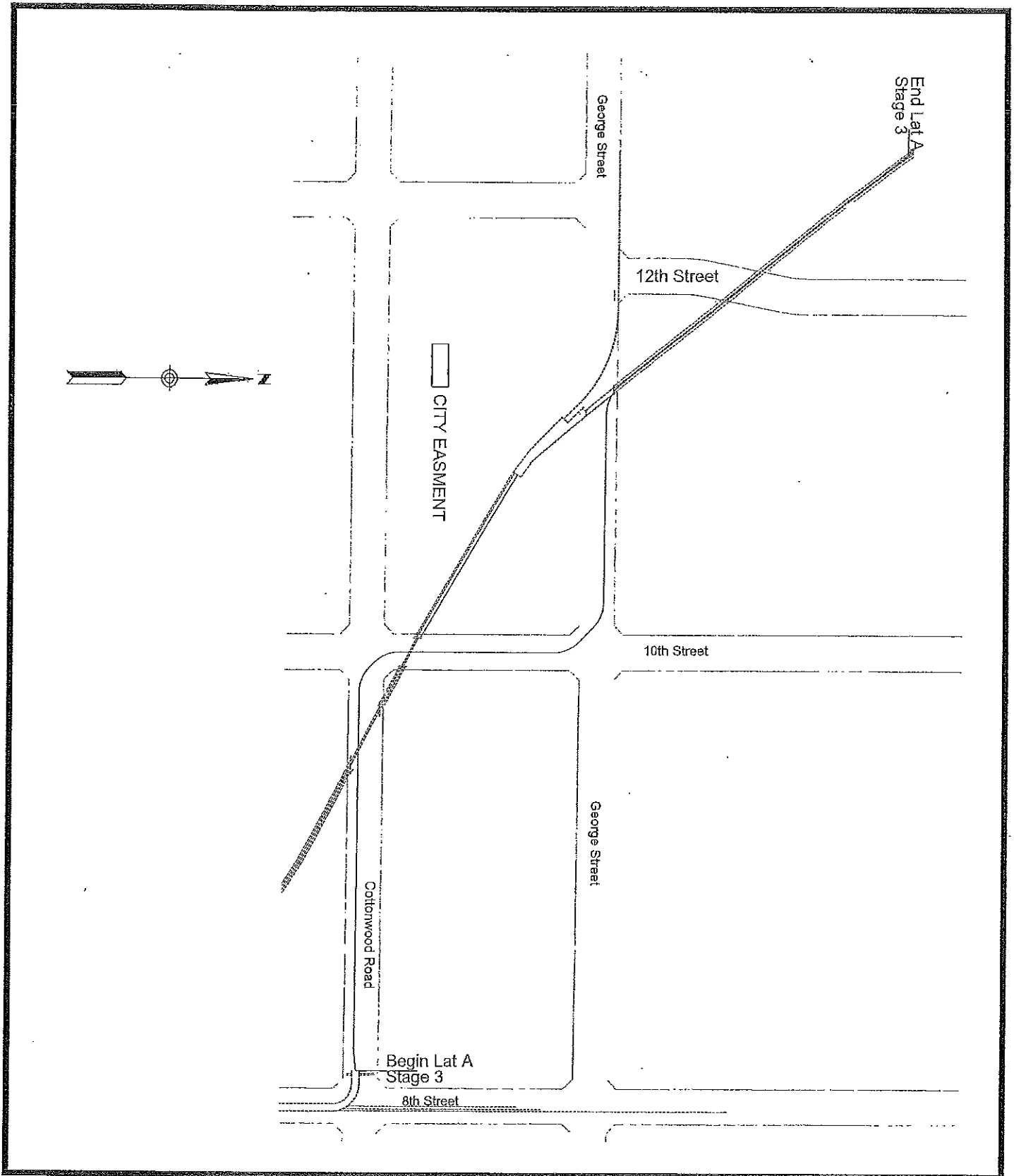


Exhibit C



CITY COUNCIL AGENDA

DATE: July 23, 2013

TO: City Council

FROM: Duane Burk, Director of Public Works

SUBJECT: Resolution No. 2013-77, "Awarding the Contracts for Federal Aviation Administration Airport Improvement Project No. 3-06-0018 AIP 12, 'Relocate Taxiway 'A' Phase 1, Relocate Fuel Facility' and Approving the Grant Agreement Offer from the Federal Aviation Administration"

RECOMMENDATION: Adopt Resolution No. 2013-77:

- I. Awarding the Construction Contract for Federal Aviation Administration Airport Improvement Project No. 3-06-0018 AIP 12, "Relocate Taxiway 'A' Phase 1, Relocate Fuel Facility" to Fleming Environmental, Inc. from Fullerton, California, for an amount "Not to Exceed" \$518,186.00.
- II. Authorizing an additional ten-percent (10%) construction contingency in the amount of \$51,818.60 to be used for additional work that arises from unforeseen conditions.
- III. Awarding a Professional Services Agreement with C&S Companies for Construction Administration and Observation in the amount "Not to Exceed" \$73,930.00
- IV. Authorizing the Administrative Services Director to make the necessary budget adjustments and appropriations from the Airport Fund to Account No. 600-5100-435-93.73 in the amount of \$647,070.00.
- V. Authorizing the City Manager to execute a Grant Agreement Offer and subsequent Grant Agreement with the Federal Aviation Administration for this project.

JUSTIFICATION: The project is required in order to replace the existing fueling facility in a new location so that it is compliant with Federal Aviation Administration ("FAA") design standards and to ensure a safe aircraft operating environment.

BACKGROUND: In April of 2007, the Airport Master Plan Update was completed by C&S Engineers, Inc. and submitted to the FAA for review. FAA approval was obtained in May of 2007. Consequently, the Airport Master Plan Update was submitted to the County of Riverside Airport Land Use Commission ("ALUC") in June of 2007 and issued an approval in August of 2007.

The main objective of the Airport Master Plan update was to determine the extent, type, and schedule of development needed to accommodate existing needs and future aviation demand at the airport. The Airport Master Plan took inventory of current conditions of the airport's infrastructure

and recommended alternatives for airside and landside facility improvements at the airport which consequently developed the Airport Improvement Program ("AIP").

On September 13, 2011, the City Council adopted Resolution No. 2011-78, "Approving the AIP Grant Agreement Offer from the FAA for AIP Project No. 3-06-0018-11-2011(D), 'Taxiway 'A' Relocation' for the design of the Taxiway "A" Relocation project at the Banning Municipal Airport.

During the design process it was determined that by relocating the taxiway to the south from its current location would result in the placement of the existing fueling station within the Taxiway Object Free Area ("TOFA"). This becomes a non-compliance issue with FAA standards as well as a possible safety issue. Staff met with FAA who agreed to grant the City additional grant funds to design the relocation of the fueling facility. On September 11, 2012 the City Council adopted Resolution No. 2012-72, "Approving the Airport Improvement Program Grant Agreement Offer from the Federal Aviation Administration for AIP Project No. 3-06-0018-012-2012 (D), 'Taxiway 'A' Relocation - Phase 1 Relocation of the Fuel Facility'" and Resolution No. 2012-73, "Approving an Amendment to the Professional Services Agreement with C&S Engineers, Inc. for Design Services at the Banning Municipal Airport". The scope of work included in the amendment was to design the replacement of the existing 10,000-gallon underground storage tank ("UST") with an aboveground storage tank ("AST") of equal size on the existing transient apron.

The construction project was publicly advertised on April 26, 2013 and May 3, 2013 and three (3) bids were received and publicly opened on June 5, 2013 with the following results:

Rank	Name of Firm/Bidder	Bid Amount
1	Fleming Environmental, Inc.	\$518,186.00
2	KEAR Civil Corporation	\$793,000.00
3	B.W. Simmons, Inc.	\$1,150,000.00

If approved, the project is anticipated to start by September, 2013. The schedule of values for the lowest bid is attached as Exhibit "A".

Additionally, it is essential to hire an experienced professional firm to ensure that the construction of the project is managed effectively, efficiently and is built per the project plans and specifications. C&S Engineers, Inc., also known as C&S Companies, prepared the original plans and specifications for this project and are familiar with FAA's and Caltrans' requirements during the construction process. The cost summary for these services is attached as Exhibit "B".

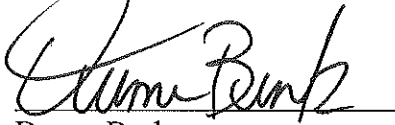
Recently, the Public Works Department submitted a grant application to the FAA to fund the construction of the improvements included with this project. FAA staff has evaluated the grant application and is currently in the process of preparing the Grant Agreement Offer. Once the Grant Agreement Offer is executed and returned to the FAA, the City will receive its final Grant Agreement. The amount of the grant will equal 90%, up to \$558,225.00, of the total cost of the project, including the construction administration and observation as well as City staff administration expenses. With this staff report we request that the City Manager be given the authorization to execute the Grant Offer Agreement as well as the subsequent Grant Agreement.

FISCAL DATA: The total estimated cost of the project is \$620,251.00 which includes the construction costs, construction administration and observation services cost and City

administration expense costs. As part of the expected FAA grant agreement, FAA will agree to reimburse the City 90% of the total costs, up to \$558,225.00. The City's match will be \$62,026.00 which will be funded by the Airport Fund. A total appropriation is needed in the amount of \$647,070.00 from the Airport Fund to Account No. 600-5100-435-93.73 (Airport Improvements), which currently has a balance of \$25,000.00. The appropriation includes the City's required match as well as the 10% construction contingency minus the balance in the account.

The Public Works Staff is currently working on the submittal of a grant application to the Department of Transportation ("DOT") for additional funding that can be used towards the City's required match. As part of the DOT funding program, the City can request up to an amount equal to 5% of the FAA grant. In this case the City has requested for funds equal to \$27,911.00, which will reduce the City's match to \$34,115.00.

RECOMMENDED BY:



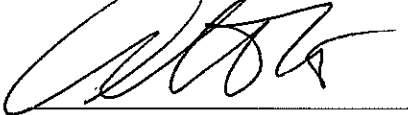
Duane Burk
Director of Public Works

REVIEWED BY:



June Overholt
Administrative Services Director/
Deputy City Manager

APPROVED BY:



Andy Takata
City Manager

RESOLUTION NO. 2013-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BANNING, CALIFORNIA, AWARDING THE CONTRACTS FOR FEDERAL AVIATION ADMINISTRATION AIRPORT IMPROVEMENT PROJECT NO. 3-06-0018 AIP 12, "RELOCATE TAXIWAY 'A' PHASE 1, RELOCATE FUEL FACILITY" AND APPROVING THE GRANT AGREEMENT OFFER FROM THE FEDERAL AVIATION ADMINISTRATION

WHEREAS, the City of Banning Airport Master Plan Update was approved by the Federal Aviation Administration ("FAA") in May of 2007 and subsequently received approval in August of 2007 from the County of Riverside Airport Land Use Commission ("ALUC"); and

WHEREAS, the objective of the Airport Master Plan update was to determine the extent, type, and schedule of development needed to accommodate existing needs and future aviation demand at the airport; and

WHEREAS, on September 12, 2012, City Council approved Resolution No. 2012-72, "Approving the Airport Improvement Program Grant Agreement Offer from the Federal Aviation Administration for AIP Project No. 3-06-0018-012-2012 (D), 'Taxiway 'A' Relocation – Phase 1 Relocation of the Fueling Facility'" and Resolution No. 2012-73, "Approving an Amendment to the Professional Services Agreement with C&S Engineers, Inc. for Design Services at the Banning Municipal Airport" which included the design of the replacement of the existing 10,000-gallon underground storage tank ("UST") with an aboveground storage tank ("AST") of equal size on the existing transient apron; and

WHEREAS, the construction project was publicly advertised on April 26, 2013 and May 3, 2013 and on June 5, 2013 the City Clerk received, opened and read out loud three (3) bids; and

WHEREAS, it was determined the Fleming Environmental of Fullerton, California is the lowest responsive and responsible bidder with a bid in the amount of \$518,186.00; and

WHEREAS, staff requests the award of a professional services agreement with C&S Companies of San Diego, California for construction administration and observation services in the amount, "Not to Exceed" \$73,930.00; and

WHEREAS, FAA staff has evaluated a grant application submitted by Public Works staff and is currently in the process of preparing the Grant Agreement Offer, which must be executed by the City of Banning, for the reimbursement of 90%, up to \$558,225.00, of the total cost of the project.

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

SECTION I: The City Council awards the Construction Contract for Federal Aviation Administration Airport Improvement Project No. 3-06-0018-012, "Taxiway 'A' Relocation – Phase 1 Relocation of the Fueling Facility" to Fleming Environmental, Inc. from Fullerton, California, for

an amount of "Not to Exceed" \$518,186.00, and authorize an additional ten-percent (10%) construction contingency.

SECTION II: The City Council awards the Professional Services Agreement for Construction Administration and Observation Services to C&S Companies of San Diego, California, for an amount of "Not to Exceed" \$73,930.00.

SECTION III: The Administrative Services Director is authorized to make the necessary budget adjustments and appropriations from the Airport Fund to Account No. 600-5100-435-93-73 in the amount of \$647,070.00 and is also authorized to approve change orders within the 10% contingency.

SECTION IV: The City Manager is authorized to execute the Construction Contract agreement with Fleming Environmental, Inc. from Fullerton, California and the Professional Services Agreement with C&S Companies from San Diego, California. This authorization will be rescinded if the contract agreement is not executed by both parties, for each agreement, within sixty (60) days of the date of this resolution.

SECTION V: The City Manager is authorized to execute the Grant Agreement Offer and subsequent Grant Agreement with the Federal Aviation Administration.

PASSED, ADOPTED AND APPROVED this 23rd day of July, 2013.

Deborah Franklin, Mayor
City of Banning

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

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

ATTEST:

Marie A. Calderon, City Clerk
City of Banning

CERTIFICATION:

I, Marie A. Calderon, City Clerk of the City of Banning, California, do hereby certify that the foregoing Resolution No. 2013-77, was duly adopted by the City Council of the City of Banning, California, at a regular meeting thereof held on the 23rd day of July, 2013.

AYES:

NOES:

ABSTAIN:

ABSENT:

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

EXHIBIT "A"
SCHEDULE OF VALUES
FLEMING ENVIRONMENTAL, INC.



FLEMING ENVIRONMENTAL INCORPORATED
1372 E. VALENCIA DR * FULLERTON, CA 92831
(714) 871-2800 * FAX (714) 871-2801
LICENSE #7461017

SCHEDULE OF VALUES - CITY OF BANNING

ITEM	DESCRIPTION	UNIT	QTY	Unit Price	EXTENSION
1	Mobilization and Demobilization				
	Bonds	LS	1	\$ 5,800.00	\$ 5,800.00
	Insurances	LS	1	\$ 5,200.00	\$ 5,200.00
	Submittals	LS	1	\$ 1,500.00	\$ 1,500.00
	Construction BMP's	LS	1	\$ 6,000.00	\$ 6,000.00
	Sanitary	LS	1	\$ 1,000.00	\$ 1,000.00
	Traffic control	LS	1	\$ 2,500.00	\$ 2,500.00
	Equipment moves	LS	1	\$ 1,500.00	\$ 1,500.00
	Mobilization	LS	1	\$ 4,000.00	\$ 4,000.00
	Demobiliation	LS	1	\$ 2,000.00	\$ 2,000.00
	Phase 1 AST INSTALL				
	Demolition	LS	1	\$ 11,500.00	\$ 11,500.00
	Grading	LS	1	\$ 7,500.00	\$ 7,500.00
	Underground Electrical	LS	1	\$ 8,000.00	\$ 8,000.00
	AST foundation pad	LS	1	\$ 25,000.00	\$ 25,000.00
	Bollards	LS	1	\$ 12,500.00	\$ 12,500.00
	Drive Pad	LS	1	\$ 15,000.00	\$ 15,000.00
	Install electrical backboard	LS	1	\$ 5,000.00	\$ 5,000.00
	Asphalt restoration	LS	1	\$ 22,000.00	\$ 22,000.00
	Fuel tank equipment (Fuel Tech Inc.)	LS	1	\$ 222,386.00	\$ 222,386.00
	Set AST and anchor	LS	1	\$ 8,500.00	\$ 8,500.00
	Install fuel tank assessories	LS	1	\$ 10,000.00	\$ 10,000.00
	Plumb tank final connections	LS	1	\$ 5,000.00	\$ 5,000.00
	Install cardreader	LS	1	\$ 3,500.00	\$ 3,500.00
	Install electrical panels	LS	1	\$ 13,000.00	\$ 13,000.00
	Install conductors and final connections	LS	1	\$ 18,000.00	\$ 18,000.00
	Soak test and fuel samples	LS	1	\$ 2,500.00	\$ 2,500.00
	Start-up, testing, and training	LS	1	\$ 2,000.00	\$ 2,000.00
	Clean-up and signage	LS	1	\$ 3,500.00	\$ 3,500.00
	Phase 2 UST Removal	LS	1		
	Demolition	LS	1	\$ 3,800.00	\$ 3,800.00
	Excavation	LS	1	\$ 3,250.00	\$ 3,250.00
	Clean tank and remove	LS	1	\$ 6,500.00	\$ 6,500.00
	Assist with soil sampling	LS	1	\$ 1,500.00	\$ 1,500.00
	Backfill	LS	1	\$ 8,000.00	\$ 8,000.00
	Resurface	LS	1	\$ 13,500.00	\$ 13,500.00
	Clean-up	LS	1	\$ 1,000.00	\$ 1,000.00
2	Allowance	LS	1	\$ 25,000.00	\$ 25,000.00
3	Contaminated/impacted soil	tons	250	\$ 125.00	\$ 31,250.00
				Total	\$ 518,186.00

EXHIBIT "B"
COST SUMMARY
C&S COMPANIES



**ARCHITECTURAL/ENGINEERING
COST SUMMARY
SCHEDULE "B"
INSPECTION PHASE**

PROJECT NAME: Taxiway Relocation Phase 1, Relocate Fuel AST
PROJ DESCRIPTION: Relocation of existing UST to new AST

DATE: 02-Jul-13
A/E: C & S ENGINEERS, INC.
PROJECT NO: H35.004.002
C&S CONTACT: Cory Hazlewood

CLIENT: City of Banning
CLIENT MANAGER: Art Vela

I. DIRECT SALARY COSTS, OVERHEAD, AND PROFIT:

TITLE		BILLING RATE (\$/HR)	@	HOURS		COST
A.	PROJECT ENGINEER	\$135.00	X	88	=	\$11,610
B.	ENGINEER	\$120.00	X	104	=	\$12,480
C.	SENIOR DESIGNER	\$115.00	X	24	=	\$2,760
D.	GRANTS ADMINISTRATOR	\$80.00	X	10	=	\$1,280
E.	SENIOR CONSTRUCTION SUPERVISOR	\$170.00	X	29	=	\$4,930
F.	INSPECTOR	\$120.00	X	176	=	\$21,120
SUBTOTAL OF DIRECT SALARY COSTS, OVERHEAD, AND PROFIT:						\$54,180

II. ESTIMATE OF DIRECT EXPENSES:

A.	TRAVEL, BY AUTO:	25 TRIPS @	200 MILES/TRIP @	\$0.550	=	\$2,750
B.	MISCELLANEOUS:				=	\$2,000

TOTAL ESTIMATE OF DIRECT EXPENSES: \$4,750

III. SUBCONTRACTS:

A. ESTIMATE OF CONSTRUCTION TESTING SERVICES & ENVIRONMENTAL MONITORING:

TOTAL ESTIMATED CONSTRUCTION TESTING SERVICES & ENVIRONMENTAL MONITORING: \$15,000

IV. TOTALS:

A. MAXIMUM TOTAL COST FOR CA/CI SERVICES, AGREEMENT TOTAL & FAA ELIGIBLE: \$73,930

TASK	GRANT ADM	SEN. DES	ENG	PROJ ENG	SEN CONST SUP	INSP	DIRECT COSTS	SERVICES BY OTHERS	TOTALS	TOTAL HOURS PER TASK
CONSTRUCTION ADMINISTRATION									\$33,060	
PRE-CONSTRUCTION MEETING				4	4				\$1,220	8
BI-WEEKLY MEETINGS (10 meetings)				10	10				\$3,050	20
SUBMITTAL, SHOP DRAWINGS, METHODS REVIEWS			40	24					\$8,040	64
SUPPLEMENTAL DRAWINGS, CHANGE ORDERS			8	4					\$1,500	12
INTERPRET CONTRACT DOCUMENTS				8					\$1,080	8
MONTHLY AND FINAL PAYMENTS				16					\$2,160	16
RECORD DRAWINGS		24		4					\$3,300	28
GRANTS ADMINISTRATION	16				4				\$1,960	20
FINAL INSPECTION				8	8				\$2,440	16
PROJECT CLOSEOUT			16	8	1				\$3,170	25
ENVIRONMENTAL CLOSURE REPORT			40		2				\$5,140	42
CONSTRUCTION OBSERVATION									\$21,120	
PRE-CONSTRUCTION						8			\$960	8
INSPECTION (Includes the demolition environmental inspector)						160			\$19,200	160
POST-CONSTRUCTION						8			\$960	8
DIRECTS									\$19,750	
DIRECT EXPENSES (ALL)							\$4,750		\$4,750	
SBO - CONSTRUCTION TESTING & ENVIRONMENTAL MONITORING	16	24	104	86	29	176	\$4,750	\$15,000	\$73,930	435

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CITY COUNCIL AGENDA

Date: July 23, 2013

TO: City Council

FROM: Duane Burk, Director of Public Works

SUBJECT: Resolution No. 2013-78, "Authorizing the Submittal of an Application, Acceptance of an Allocation of Funds and Execution of a Grant Agreement with the California Department of Transportation for an Airport Improvement Program Matching Grant"

RECOMMENDATION: Adopt Resolution 2013-78:

- I. Authorizing the Submittal of an Application, Acceptance of an Allocation of Funds and Execution of a Grant Agreement with the California Department of Transportation for an Airport Improvement Program Matching Grant.
- II. The City Manager is authorized to execute any documents required to apply for and accept these subject funds on behalf of the City of Banning.
- III. The Administrative Services Director is authorized to make the necessary budget adjustments to record the grant revenue into the Airport Fund.

JUSTIFICATION: City Council's authorization is essential in order to obtain and utilize Department of Transportation ("DOT") funds for Airport Improvement Program ("AIP") Project No. 3-06-0018-012-2012, "Taxiway 'A' Relocation – Phase 1 Relocation of the Fueling Facility" at the Banning Municipal Airport.

BACKGROUND: On September 13, 2011, the City Council adopted Resolution No. 2011-78, "Approving the AIP Grant Agreement Offer from the Federal Aviation Administration ("FAA") for AIP Project No. 3-06-0018-11-2011, 'Taxiway 'A' Relocation'" for the design of the Taxiway "A" Relocation project at the Banning Municipal Airport.

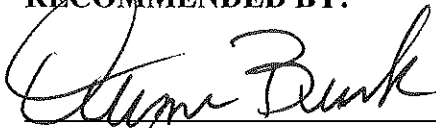
During the design process it was determined that by relocating the taxiway to the south from its current location would result in the placement of the existing fueling station within the Taxiway Object Free Area ("TOFA"). This becomes a non-compliance issue with FAA standards as well as a possible safety issue. Staff met with FAA who agreed to grant the City additional grant funds to design the relocation of the fueling facility. On September 11, 2012 the City Council adopted Resolution No. 2012-72, "Approving the Airport Improvement Program Grant Agreement Offer from the Federal Aviation Administration for AIP Project No. 3-06-0018-012-2012 (D), 'Taxiway 'A' Relocation - Phase 1 Relocation of the Fueling Facility'" and Resolution No. 2012-73, "Approving an Amendment to the Professional Services Agreement with C&S Engineers, Inc. for Design Services at the Banning Municipal Airport". The scope of work included in the amendment was to design the replacement of the existing 10,000-gallon underground storage tank ("UST") with an aboveground storage tank ("AST") of equal size on the existing transient apron.

Recently staff opened up bids for the construction of the project and is awaiting a grant agreement offer from the FAA. As part of the Grant Agreement Offer, FAA will reimburse the City ninety percent (90%), up to \$558,225.00, of the construction costs, including costs for construction administration and observation services and City staff administration time. The City is required to fund the remaining costs, approximately \$62,026.00

Pursuant to the Public Utilities Code section 21683.1, the DOT can provide grants to be applied towards to the local match of Federal Airport Improvement Program grants. If this resolution is approved staff will submit a DOT grant application requesting 5%, up to \$27,911.00, of the amount of the FAA grant for AIP Project No. 3-06-0018-012-2012, "Taxiway 'A' Relocation – Phase 1 Relocation of the Fueling Facility."

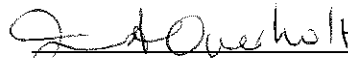
FISCAL DATA: Resolution No. 2013-77, "Awarding the Contracts for Federal Aviation Administration Airport Improvement Project No. 3-06-0018 AIP 12, 'Relocate Taxiway 'A' Phase 1, Relocate Fuel Facility' and Approving the Grant Agreement Offer from the Federal Aviation Administration" is being recommended for approval on the same day as this resolution. If approved, the City's match is equal to \$62,026.00. With the assistance of the DOT grant in the amount of \$27,911.00, the City's match will be reduced to \$34,115.00.

RECOMMENDED BY:



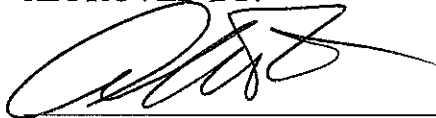
Duane Burk
Director of Public Works

REVIEWED BY:



June Overholt
Administrative Services Director/
Deputy City Manager

APPROVED BY:



Andy Takata
City Manager

RESOLUTION NO. 2013-78

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BANNING, CALIFORNIA, AUTHORIZING THE SUBMITTAL OF AN APPLICATION, ACCEPTANCE OF AN ALLOCATION OF FUNDS AND EXECUTION OF A GRANT AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION, FOR AN AIRPORT IMPROVEMENT PROGRAM MATCHING GRANT

WHEREAS, the City of Banning and the Federal Aviation Administration are soon to be parties to Federal Airport Improvement Program ("AIP") Grant 3-06-0018-012-2013, for the construction of the Taxiway "A" Relocation – Phase 1 Relocation of the Fueling Facility project at the Banning Municipal Airport; and

WHEREAS, the California Department of Transportation, pursuant to the Public Utilities Code section 21683.1, provides grants of 5% of Federal Aviation Administration grants to airports; and

WHEREAS, the California Department of Transportation requires the City Council to adopt a resolution authorizing the submission of an application for an AIP Matching Grant.

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

SECTION 1. City Council adopts Resolution No. 2013-78, "Authorizing the Submittal of an Application, Acceptance of an Allocation of Funds and Execution of a Grant Agreement with the California Department of Transportation, for an AIP Matching Grant."

SECTION 2. The City Manager is authorized to execute any documents required to apply for and accept these subject funds on behalf of the City of Banning.

SECTION 3. The Administrative Services Director is authorized to make the necessary budget adjustments to record the grant revenue into the Airport Fund

PASSED, APPROVED, AND ADOPTED this 23rd day of July, 2013.

Deborah Franklin, Mayor
City of Banning

ATTEST:

Marie A. Calderon, City Clerk
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. 2013-78, was adopted by the City Council of the City of Banning at a Regular Meeting thereof held on the 23rd day of July, 2013, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

**CITY COUNCIL AGENDA
CONSENT ITEM**

DATE: July 23, 2013

TO: City Council

FROM: Heidi Meraz, Community Services Director

SUBJECT: RESOLUTION 2013-79 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BANNING AUTHORIZING THE SUBMITTAL OF THE FY 2013/14 LOCAL TRANSPORTATION FUND (LTF) CLAIM AND APPROVING THE FY 2013/14 – 2014/15 SHORT RANGE TRANSIT PLAN (SRTP)


RECOMMENDATION: “The City Council approve Resolution No. 2013-79, authorizing the submittal of the FY 2013/14 Local Transportation Fund (LTF) in the amount of \$1,293,675.00 and approving the FY 2013/14 – 2014/15 Short Range Transit Plan (SRTP)”.

JUSTIFICATION: LTF dollars are needed to fund the operation of the City’s fixed route and dial-a-ride services system. The SRTP is prepared annually and justifies the amount of funding being requested from the Riverside County Transportation Commission (RCTC). The plan, as well as the required funding sources, has already been approved by RCTC.

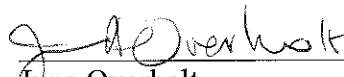
BACKGROUND: The City operates three fixed routes and a dial-a-ride service. The Riverside County Transportation Commission (RCTC) allocates LTF dollars to the City each year to cover the transit system’s operating costs. A claim form must be submitted annually to RCTC in order for the funds to be released to the City. The SRTP should be approved by the Council as part of the claim submittal process.

FISCAL DATA: The Fiscal Year 2013-14 LTF transit claim total of \$1,293,675.00 along with fare box recovery will fund the operating expenditures for the City’s transit and dial-a-ride services.


RECOMMENDED BY:


Heidi Meraz
Community Services Director

REVIEWED BY:


June Overholt
Administrative Services Director/
Deputy City Manager

APPROVED BY:


Andy Takata
City Manager

RESOLUTION NO.2013-79

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BANNING
AUTHORIZING THE SUBMITTAL OF THE FY 2013-14 LOCAL TRANSPORTATION
FUND (LTF) CLAIM AND APPROVING THE FY 2013/14-14/15 SHORT RANGE
TRANSIT PLAN (SRTP)**

WHEREAS, the City of Banning annually receives an allocation of Local Transportation Funds to operate the City's transit and dial-a-ride services; and

WHEREAS, a claim form and standard assurances must be submitted to Riverside County Transportation Commission in order to receive the allocated LTF; and

WHEREAS, the Short Range Transit Plan is prepared annually as justification for the LTF Funding request; and

WHEREAS, the Short Range Transit Plan is to be approved by the City Council as part of the claim submittal process.

**NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY
OF BANNING AS FOLLOWS:**

SECTION 1. The City Council of the City of Banning hereby authorizes the Community Services Director to execute and submit the Fiscal Year of 2013-14 LTF Public Transit Claim in the amount of 1,293,675.00.00 on behalf of the City of Banning.

SECTION 2. The City Council approves the FY 2013/14-14/15 Short Range Transit Plan.

SECTION 3. The Administrative Services Director is authorized to make any budget adjustments related to this resolution.

PASSED, APPROVED, AND ADOPTED this 23rd day of July, 2013.

Deborah Franklin, Mayor
City of Banning

ATTEST:

Marie A. Calderon, City Clerk
City of Banning

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

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

CERTIFICATION:

I, Marie A. Calderon, City Clerk of the City of Banning, California, do hereby certify that the foregoing Resolution No. 2013-79, was duly adopted by the City Council of Banning, California, at a regular meeting thereof held on the 23th day of July, 2013.

AYES:

NOES:

ABSENT:

ABSTAIN:

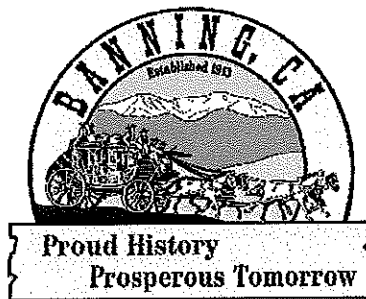
Marie A. Calderon, City Clerk
City of Banning, California

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BANNING TRANSIT SYSTEM

FY 2013/14–2015/16 SHORT RANGE TRANSIT PLAN



*Pass Transit is a cooperative effort between the City of Banning
and the City of Beaumont*

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INTRODUCTION

Banning Transit System began as one intercity fixed route in April 1973, and then expanded to two routes in September 1985. Fixed route service to Cabazon and the commercial area of the Morongo Band of Mission Indians Reservation began in July 1995, as the system's third route. Banning Dial-A-Ride service for seniors and persons with disabilities began in October 1985. Pass Transit is a combined effort between Banning Transit System and Beaumont Transit System started in November 2004. Routes 1 and 2 were modified from the previous Banning Transit System Cabazon Route and Beaumont Transit System Route 1. Banning's Northern Route was renumbered Route 5 and Banning's Southern Route was renumbered Route 6. Beaumont's existing Routes 3 and 4 remained the same. A Memorandum of Understanding was developed to allow each city's Dial-A-Ride services to cross jurisdictional boundary lines so that a passenger did not have to transfer. A new joint Rider's Guide was developed, combined transfers and ten-ride ticket books were printed, buses and bus stop signs were decaled 'Pass Transit' and fares were established to be the same for the convenience of riders.

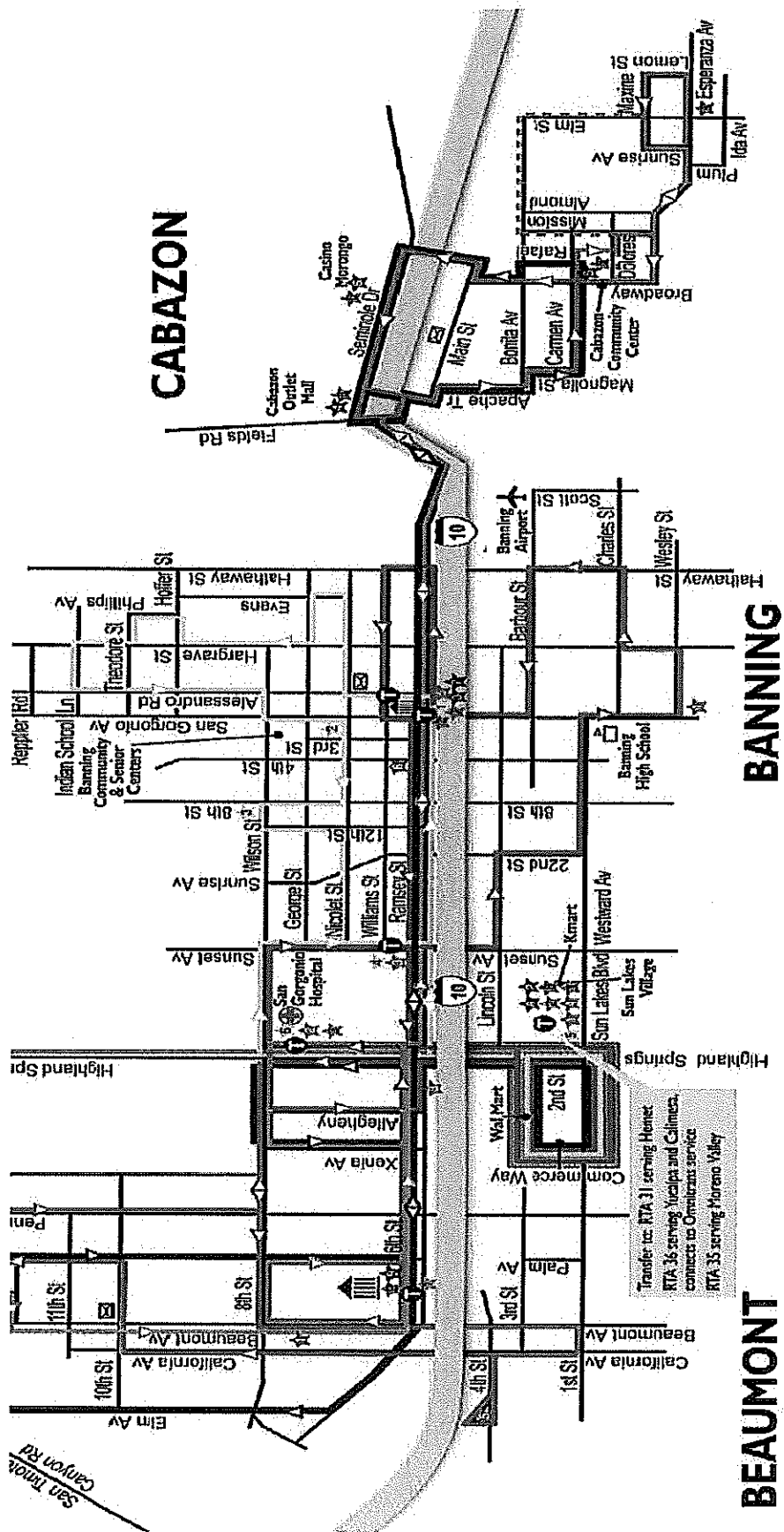
The Banning Transit System functions as a department within the City and is managed by and under the direction of the Community Services Director. The City of Banning Transit Department employs a Lead Bus Driver/Trainer, five full-time bus drivers, five part-time bus drivers, two part-time Dial-A-Ride drivers, 1.5 Full-time equivalent Office Specialists and one full-time Equipment Mechanic.

CHAPTER 1 – SYSTEM OVERVIEW

1.1 Description of Service Area

The Banning Pass Transit serves the commercial and residential areas of Banning and residential and commercial areas in Cabazon with additional service to limited commercial areas in Beaumont. Transit service was implemented in Banning in April 1973.

The Banning Dial-A-Ride service was implemented in Banning in October 1985. The Pass Transit Dial-A-Ride services the entire city limits of Banning and provides service to areas of Beaumont and Cabazon within ¼ mile of the fixed route bus service.



1.2 Population Profile and Demographic Projections

The residential population within the Banning Transit System's service area has grown approximately 29% since 2000.

Per the 2010 census there were 29,603 people. Population density was 1,281.57 people per square mile. There were 12,144 housing units at an average density of 423/sq. mile. The racial makeup of the city was 64.74% White, 41.15% Hispanic or Latino of any race, 8.55% African-American, 2.30% Native American, 5.23% Asian, 15.55% from other races (one race), and 4.87% from two or more races.

Of the 10,838 households, 22.4% had children under the age of 18. 47.11% were married couples living together and 23.70% were non-families. 28.53% of all households were made up of individuals and 18.4% had someone living alone who was 65 years of age or older. The average household size was 2.61 and the average family size was 3.19.

The city's population under 19 years of age was 25.78, 17.48% was 20 to 34 years old, 20.43 was 25 to 44 years of age, 21.57% was 45 to 64 years old, and 25.88% were 65 years of age or older. The median age was 42.30.

Data from a 2011 Pass Area Transit Study reported that female riders outnumbered males nearly 2 to 1. Interestingly, the highest amount of passengers reported were between the ages of 20-29, the age group which is the lowest percentage of Banning residents. Ridership ethnicity closely parallels the population ethnicity in the City of Banning.

• Caucasian Riders	-	47%
• Hispanic Riders	-	34%
• African American Riders	-	12%
• Asian Riders	-	1%
• Riders	-	2%
• Others	-	4%

The surveys further showed that 86% of the system's fixed route ridership use transit services at least three times a week, 59% of the ridership use transit services for local trips within the Banning/Beaumont/Cabazon area, 49% use transit for travel outside of the local service areas, and 91% of the system's ridership do not have access to a car.

Respondents also indicated that transit services are readily available with the majority of riders living within 2 blocks or less to a bus stop. Eighty-seven percent of the rider households speak English as their primary language and 13% speak Spanish as their primary language.

It would appear that the majority of regular Banning Transit System riders counted in the above percentages share the commonality of either being underemployed or unemployed, with 88% of riders reporting annual household incomes of \$20,000 or less and 81% reporting a household size greater than two.

1.3 Fixed Route Transit Services and Paratransit Service, Regional Express Bus Service

The Banning Pass Transit System offers three routes, Routes 1, 5, and 6 as well as a Dial-A-Ride Service. Routes 5 and 6 operate on a 75 minute headway. The routes headways increased due to increased congestion and multiple stops being made. The prior 60 minute headway caused routes to operate late. Routes 1 and 2 (Route 2 provides the Beaumont Transit System's Cabazon service) complement each other throughout the commercial areas of Beaumont, Banning, Cabazon, and the Morongo commercial development, with both Routes 1 and 2 operating every two hours. Route 1 is the only service that travels into eastern Cabazon, whereas Route 2 is the only service that travels into northeastern Beaumont. Approximately 75% of Routes 1 and 2 duplicate each other with a one hour frequency along the main corridor.

Pass Transit service into Cabazon is the result of a memorandum of understanding between RTA and the City of Banning in an effort to reduce duplicative transit service in the Pass Area and to satisfy an unmet transit need at the time. In November of 2012, Route 1 began operating extended service and now operates until 11pm Monday – Friday. All routes are continually monitored and will be modified as needed to better serve unmet transit needs.

A summary of Pass Transit routes operated by Banning Transit System are shown below:

Route 1 - Beaumont/Banning/Cabazon

This route operates on a two-hour headway and is complemented by an overlap with Route 2 (Beaumont Pass Transit) along 75% of the route. Route 1 is the only service to the remote Esperanza & Elm area of southeastern Cabazon. The route also provides service to the residential areas of Cabazon, James Venable Cabazon Community Center, Casino Morongo, Desert Hills Premium Outlets and Cabazon Outlets, the commercial areas along Ramsey Street and Highland Springs Avenue in Banning, and the commercial areas along 6th Street and Beaumont Avenue in Beaumont.

Cabazon Evening Express – Banning/Cabazon

The Evening Express Route began service in November of 2012 and offers service from Banning to Cabazon between the hours of 7:00pm and 10:30pm and operates on a 65 minute headway. This route was developed in response to

a direct need for transportation from employees at both Casino Morongo and Desert Hills Shopping Center. The route makes limited stops and differs from the Route 1 in that it does not travel into the residential area of Cabazon or into Beaumont.

Route 5 – Northern Banning

This route operates on a 75 minute headway and provides service to the residential areas of the City of Banning that lie north of the I-10 freeway, Nicolet Middle School, Hoffer Elementary School, Banning Public Library, Coombs Intermediate School, Hemmerling Elementary School and the commercial areas along Ramsey Street and Highland Springs Avenue.

Route 6 – Southern Banning

The route operates on a 75 minute headway and provides service to the residential areas south of the I-10 freeway, a small residential section north of Ramsey Street at the east end of the City of Banning, the commercial areas along Ramsey Street and Highland Springs Avenue, Banning High School, Smith Correctional Facility, apartment complexes in the south, and the Banning Municipal Airport.

Banning Pass Transit fixed route service hours are:

Monday – Friday	6:00 a.m. to 7:00 p.m.
Extended Service to Cabazon	7:00 p.m. to 10:45 p.m.
Saturday & Sunday	8:00 a.m. to 5:00 p.m.

The Banning Transit System Pass Transit provides service hours from 9:00 a.m. to 4:00 p.m. on the following holidays: Martin Luther King, Jr.'s Birthday, President's Day, Labor Day, Veteran's Day, and the day after Thanksgiving Day. No service is provided on the following holidays: New Year's Day, Memorial Day, Independence Day, Thanksgiving Day, and Christmas Day.

Banning Pass Transit Dial-A-Ride

Banning Pass Transit Dial-A-Ride provides service to seniors (60+), persons with disabilities, and individuals certified for complementary Para transit service under the Americans with Disabilities Act (ADA). Call Center hours are from 8:00 a.m. to 3:00 p.m. Monday through Thursday and voice mail can be left anytime and will be responded to as soon as possible.

Service hours for Banning Pass Transit Dial-A-Ride are (next page):

Seniors (age 60 & older) and persons with disabilities without ADA certification
Monday – Friday 8:00 a.m. – 3:00 p.m.
Saturday & Sunday No Service

Persons with ADA Complementary Para transit Certification
Monday – Friday 6:00 a.m. to 7:00 p.m.
Saturday & Sunday Service provided only if three (3) or more persons
request service

Pass Transit Dial-A-Ride provides service hours to ADA Certified passengers only from 8:00 a.m. to 5:00 p.m., Monday – Friday and on the following holidays: Martin Luther King, Jr.'s Birthday, President's Day, Labor Day, Veteran's Day, and the day after Thanksgiving Day. No service is provided on the following holidays: New Year's Day, Memorial Day, Independence Day, Thanksgiving Day, and Christmas Day.

Pass Transit Dial-A-Ride is provided within the entire city limits of Banning and Beaumont and within a $\frac{3}{4}$ mile boundary of the Routes 1 and 2 service areas in Cabazon. The City of Banning provides the ADA certification for Pass Transit Dial-A-Ride services operated by the City of Banning.

The primary uses of Banning Pass Transit Dial-A-Ride are for transportation to medical appointments, workshop programs for persons with disabilities, shopping areas, employment, and include connections to Riverside Transit Agency (RTA) and Pass Transit fixed routes.

Through a cooperative memorandum of understanding, Pass Transit Dial-A-Ride operated by the Beaumont Transit system will provide its residents with service in Banning and within a $\frac{3}{4}$ mile boundary of Route 2 in Cabazon. Pass Transit Dial-A-Ride operated by the Banning Transit System will provide its residents with service in the city limits of Beaumont (excluding Cherry Valley).

Regional Bus Service

Pass Transit passengers can use Day Passes to transfer between the Pass Transit System fixed routes and the RTA Line 31 to Hemet and Line 35 to Moreno Valley. The RTA 210 and the newly introduced Sunline Commuter Line 220 provides service to and from Riverside to Palm Desert, offering stops in the Pass area. This new service was created to help connect the eastern desert region to the City of Riverside while providing service to and from the Banning/Beaumont area as well.

Greyhound Lines, Inc. through their Crucero subsidiary provides intercity bus service between Los Angeles, Banning, Palm Springs, Imperial County, and Mexicali four times each day. Caltrans Division of Rail, through Amtrak operates Amtrak California Thruway bus service between Indio, Casino Morongo and Bakersfield with connections to Amtrak California San Joaquin to Oakland or Sacramento via Central Valley cities.

1.4 Fare Structure

The fare structure was adjusted in April 2012 for the Pass Transit System. Currently, the fixed route fare is \$1.15/one way trip for general fare passengers. Fares for senior citizens age 60 years and older and persons with disabilities is \$.65/one-way trip. A zone fare of \$.25 exists for persons traveling between Banning/Beaumont and Cabazon/Morongo service areas. (The route is twice the length of any other route in the system. The zone fare helps to recover operating costs for travel beyond the City limits.) Passengers under 46" in height pay \$.25. Ten-ride ticket books are offered for \$10.35 each; senior citizens and persons with disabilities can purchase Ten-Ride ticket books at a reduced cost of \$5.85 per ten-ride book.

Day passes are sold for \$3.00 each; senior citizens and persons with disabilities can purchase the passes for \$1.80. General fare monthly passes are \$36.00, Senior/Disabled monthly passes are offered at \$21.50 and monthly passes for students are \$25.00.

1.5 Revenue Fleet

Banning Transit System operates six fixed route vehicles (three in revenue service and three as spares), all of which are powered by compressed natural gas (CNG). The vehicles are equipped with bicycle racks for two bicycles and are in compliance with the ADA with mobility device lifts and two tie-down stations per bus. The transit system also operates three Dial-A-Ride vehicles (two in revenue service and one as a spare) that are gasoline powered and in compliance with the ADA, with mobility device lifts and tie-down stations for four mobility devices. Banning Pass Transit also has four support vehicles that are used for driver relief or administrative errands.

The City adheres to California Highway Patrol (CHP) mandated Preventive Maintenance Inspection criteria and is very proactive in maintenance efforts.

The predicted replacement level for fixed route service buses is every 10 years. Currently, there are six fixed route buses of which three are in revenue service and two are rotation buses. A replacement bus for the fixed route will be needed in FY 2013/14.

The Dial-A-Ride buses should be replaced at 150,000 miles. Currently, there are five Dial-a-Ride buses (two in revenue service and three as spares). See the City of Banning Fleet Inventory Table 1 for individual vehicle characteristics.

The following two pictures show a fixed route and a dial-a-ride vehicle:



1.6 Existing Facility/Planned Facilities

Banning Transit System functions as a department within the City and utilizes existing facilities. Transit Administrative staff is housed at the City's Community Center located at 789 North San Geronio Avenue, where bus passes are sold, schedules are available and all ADA applications are processed. Dispatch and general telephone information is also provided at the transit office within the Community Center.

Banning Transit Office Hours:

Monday – Thursday 8:00am to 6:00pm
Friday 8:00am to 3:00pm

The maintenance, parking, fueling of the buses, and storage of bus stop amenities are performed at the City's Corporation Yard located at 176 East Lincoln Street. Maintenance of the vehicles is performed by the Public Works Department, Fleet Maintenance Division.

There are currently no plans to expand Banning Pass Transit System facilities.

CHAPTER 2 – EXISTING SERVICE AND ROUTE PERFORMANCE

2.1 Fixed Route Service

A summary of Pass Transit route performance operated by Banning Transit System is shown below:

Route 1

The passengers for this route have increased by 4% from FY 10/11 to FY 11/12 (3rd quarter comparable). In FY 12/13 (up to 3rd quarter) passengers have already increased by 15% compared to FY 11/12.

Route 5

The passengers for this route have decreased by -1% from FY 10/11 to FY 11/12 (3rd quarter comparable). In FY 12/13 (up to 3rd quarter) passengers have already increased by 7% compared to FY 11/12.

Route 6

The passengers for this route have decreased by -7% from FY 10/11 to FY 11/12 (3rd quarter comparable). In FY 12/13 (up to 3rd quarter) passengers have already increased by 8% compared to FY 11/12.

2.2 Banning Pass Transit Dial-A-Ride

Banning Pass Transit Dial-A-Ride provides service to seniors (60+), persons with disabilities, and individuals certified for complementary Para transit service under the Americans with Disabilities Act (ADA). Call Center hours are from 8:00 a.m. to 3:00 p.m. Monday through Friday and voice mail can be left anytime and will be responded to as soon as possible.

DAR

The passengers for this route have increased by 8% from FY 10/11 to FY 11/12 (3rd quarter comparable). In FY 12/13 (up to 3rd quarter) passengers have already increased by 2% compared to FY 11/12

2.3 Key Performance Indicators

The Riverside County Transportation Commission has adopted a Productivity Improvement Plan (PIP) for the transit and commuter rail operators of Riverside County. The PIP sets forth efficiency and effectiveness standards that the transit operators are to meet. Progress towards these standards is reported quarterly to the Commission. Below are tables of the operating performance indicators adopted in the PIP and this plan's projections for the coming year.

Banning Transit System/Pass Transit Performance Measures

Banning Transit System / Pass Transit	FY 2011 Audited	FY 2012 Actual	FY 2013 Projected (Based on 3rd Quarter Actuals)	FY 2014 Planned
<i>Performance Statistics</i>				
Unlinked Passenger Trips	128,244	136,563	108,862	169,724
Operating Cost per Revenue Hours	\$92.64	\$86.53	\$78.08	\$80.00
Fare box Recovery Ratio	9.90%	11.44%	11.89%	11.69%
Subsidy per Passenger	\$8.71	\$7.50	\$6.89	\$6.73
Subsidy per Passenger Mile	\$3.41	\$2.94	\$2.70	\$2.66
Subsidy per Revenue Hour	\$83.47	\$76.63	\$68.79	\$70.65
Subsidy per Revenue Mile	\$5.18	\$3.46	\$2.91	\$4.55
Passengers per Revenue Hour	9.6	10.2	10.00	10.50
Passengers per Revenue Mile	0.60	0.46	0.42	0.68

The FY 2013/14 projections are based on operating data through March 2013, projected through June, 2013. Since these are only estimates, the performance indicators are subject to change.

For Fiscal Year 2013/14, the Banning Transit System expects to be in compliance with at least 4 of the 7 performance targets.

Additional details on key indicators for demand responsive and fixed route service are shown in Table 2.

The Banning Transit System does not receive any federal funding and is not required to report to the National Transit Database.

2.4 Productivity Improvement Efforts

In order to meet performance standards, staff will continue to monitor and analyze all routes to make sure that service is warranted and will eliminate unproductive service areas.

Banning Pass Transit is currently in the process of contracting with Transportation Management & Design, Inc. for the purpose of having a Comprehensive Operations Analysis completed. This project is anticipated to be done concurrently with Beaumont Pass Transit and will provide recommendations for enhanced efficiency for each respective system as well as the system as a whole.

2.5 Major Trip Generators and Projected Growth Over Next Two Years

Major passenger trip destinations that the Banning Pass Transit services are the Kmart Shopping Center, the 2nd Street Marketplace in Beaumont, the Wal-Mart Supercenter in Beaumont, the Fox Cinema in Banning, the Cabazon Outlet Stores, Desert Hills Premium Outlets and Casino Morongo and the Mt. San Jacinto College Pass Campus. There is a high demand for service to these destinations whether for employment, necessities or pleasure.

2.6 Equipment, Passenger Amenities and Facility Needs

Passenger amenities include 170 sign posted bus stops, 14 bus shelters with solar lighting and information panels and trash receptacles, 8 benches, and 15 trash cans.

A fully-equipped shop truck, tools and repair equipment were delivered in 2012. All fixed route and Dial-A-Ride vehicles had either new security cameras and recording equipment installed or existing new upgraded and a new Para transit vehicle will be ordered with expected delivery in August 2013. A need for a replacement fixed route bus is anticipated for FY 2013-14.

CHAPTER 3 – PLANNED SERVICE CHANGES AND IMPLEMENTATION

3.1 Recent Service Changes

As stated previously, the Cabazon Evening Express route began service in November of 2012. There have been no other changes to service, however analysis of routes 5 and 6 are being done in an effort to reduce headway. Once data is compiled and analysis complete, modifications will be made to reduce headways on both routes to 60 minutes or less.

3.2 Marketing Plans and Promotions

Efforts have been made to market the Pass Transit System over the past year and will continue in the coming year. These efforts include purchasing advertising on a map of the San Geronio Pass Area, distribution of route maps by delivery to the library, Chamber of Commerce, San Geronio Memorial Hospital, Mt. San Jacinto Pass Campus, local hotels and other businesses.

Kiosks have been installed at all bus stop signs with current maps and time points included.

The following marketing efforts will be undertaken to promote ridership growth.

1. Continue outreach programs to schools and at community events.
2. Attend senior community meetings to provide information.
3. Participation in the Mt. San Jacinto Jr. College GO-PASS Program to encourage ridership of college students.
4. Enclose flyers with transit information in city utility bills.
5. Coordinate Travel Training through RTA'S Mobility Training program.

The City of Banning's website at www.ci.banning.ca.us provides basic Pass Transit route and schedule information. Transit staff is currently working to make information about routes and services more accessible. Customers can submit comments, complaints, concerns and suggestions through the city website.

CHAPTER 4 – FINANCIAL AND CAPITAL PLANS

4.1 Operating and Capital Budget

For FY 13/14 operating funds needed to operate the Banning Pass Transit System are \$1,293,675 for the Fixed Route and DAR. The operating funds consist of \$1,142,339 local transportation funds (LTF). The projected fare box revenue for FY 13/14 is \$149,836. Additional revenue in the amount of \$1,500 will come from interest income.

In an effort to increase efficiencies in service, the requested funds will allow for the conversion of full-time equivalent hours to two full-time driver positions and part-time hours allotted to the upkeep and maintenance of bus shelters by the Community Center Caretaker. Presently the maintenance and cleaning of the City bus shelters is done by the streets/parks maintenance division of the public works department, however with cutbacks that were made over the past two years, the staff is unable to maintain the shelters to appropriate health and safety standards. Additional funding is also allocated for additional administrative support.

In addition to aggressively completing previously funded Capital projects, staff anticipates the need for one 35' passenger coach in FY 13/14.

4.2 Funding Plans to Support Operating and Capital Program

Capital projects are funded through STA funds and Proposition 1B grants for Banning Pass Transit.

4.3 *Regulatory and Compliance Requirements*

The City of Banning submitted an Americans with Disabilities Act Paratransit Plan to the FTA on January 26, 1992. Pass Transit fixed route buses are equipped with ADA compliant mobility device lifts and are accessible to persons with disabilities. A procedure is in place to provide service to a customer in a mobility device should a fixed route bus lift fail.

Banning Pass Transit Dial-A-Ride services provide ADA complementary Paratransit service for the fixed route services operated by Banning Transit System. Beaumont Transit System offers the same service through its Pass Transit Dial-a-Ride operation. The system uses a self-certification process with professional verification. Banning Transit System staff processes ADA certifications for Pass Transit operations.

Title VI

Banning Transit System/Pass Transit does not utilize federal funds for operating expenses. As such, Title VI requirements do not currently apply to the transit system.

Alternatively Fueled Vehicles (RCTC Policy)

Pass Transit fixed-route buses are CNG powered. Pass Transit Dial-a-Ride vehicles (which are less than 33,000 lbs. GVW and 15-passenger capacity) and administrative and driver relief vehicles are gasoline powered.

Future vehicle purchases will be in compliance with the RCTC and South Coast Air Quality Management District (AQMD) policies regarding alternative fuel transit vehicles.

The CNG Fueling Station at the City of Banning Corporation Yard provides expanded CNG capacity and fast fueling capability. With increased capacity and redundant compressor units, having adequate and reliable CNG pumping capacity will not be an issue in the foreseeable future.

STA Compliance

The City of Banning does not utilize State Transit Assistance (STA) funding for operating expenses. As such, compliance with the Public Utilities Commission requirement is not applicable.

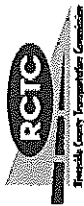


Table 1 - Fleet Inventory
FY 2013/14 Short Range Transit Plan
City of Banning

Bus (Motorbus) / Directly Operated

Year Built	Mfg. Code	Model Code	Seating Capacity	Lift and Ramp Equipped	Vehicle Length	Fuel Type	# of Active Vehicles FY	# of Contingency Vehicles FY 2012/13	Life to Date Vehicle Miles Prior Year End FY 2011/12	Life to Date Vehicle Miles through March FY 2012/13	Average Lifetime Miles Per Active Vehicle As Of Year-To-Date (e.g., March) FY 2012/13
2009	CMD	Malibu	5	0	0	HG	1	0	7,654	10,153	10,153
2001	EDN	Transmark	33	1	35	CN	1	0	446,362	482,227	482,227
2004	EDN	Transmark	33	2	35	CN	2	0	637,839	679,922	339,961
2010	EDN	X4F	31	2	34	CN	2	0	134,091	190,840	95,420
2002	FRD	Ranger	2	0	12	GA	1	0	55,223	59,893	59,893
2003	FRD	Ranger	2	1	12	GA	1	0	47,668	52,137	52,137
2010	FRD	Ranger	2	0	0	GA	1	0	15,693	23,872	23,872
Totals:			108	6			9	0	1,344,550	1,499,044	166,560



Table 1 - Fleet Inventory
FY 2013/14 Short Range Transit Plan
City of Banning

Demand Response / Directly Operated

Year Built	Mfg. Code	Model Code	Seating Capacity	Lift and Ramp Equipped	Vehicle Length	Fuel Type	# of Active Vehicles FY	# of Contingency Vehicles FY 2012/13	Life to Date Vehicle Miles Prior Year End FY 2011/12	Life to Date Vehicle Miles through March FY 2012/13	Average Lifetime Miles Per Active Vehicle As Of Year-To-Date (e.g., March) FY 2012/13
2010	EBC	Aerotech	16	1	25	GA	1	0	27,793	42,550	42,550
2010	EBC	EDN	16	1	25	GA	1	0	33,675	38,613	38,613
2001	EDN	Aerotech	12	1	25	GA	1	0	233,297	236,978	236,978
2003	EDN	Aerotech	12	1	25	GA	1	0	215,007	224,991	224,991
2008	ZZZ	Ford	14	1	26	GA	1	0	56,498	59,848	59,848
Totals:			70	5			5	0	566,270	602,980	120,596

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Table 2 -- City of Banning -- SRTP Service Summary
FY 2013/14 Short Range Transit Plan
All Routes

	FY 2010/11 Audited	FY 2011/12 Audited	FY 2012/13 Plan	FY 2012/13 3rd Qtr Actual	FY 2013/14 Plan
Fleet Characteristics					
Peak-Hour Fleet			5		6
Financial Data					
Total Operating Expenses	\$1,240,257	\$1,156,840	\$1,310,135	\$851,744	\$1,293,675
Total Passenger Fare Revenue	\$122,797	\$132,349	\$138,780	\$101,309	\$151,336
Net Operating Expenses (Subsidies)	\$1,117,460	\$1,024,491	\$1,171,355	\$750,435	\$1,142,339
Operating Characteristics					
Unlinked Passenger Trips	128,244	136,563	144,091	108,862	169,724
Passenger Miles	327,258	348,828	445,041	277,738	429,045
Total Actual Vehicle Revenue Hours (a)	13,387.3	13,368.8	15,341.0	10,909.1	16,170.0
Total Actual Vehicle Revenue Miles (b)	215,531.2	295,938.5	239,460.0	257,958.6	250,977.0
Total Actual Vehicle Miles	224,148.1	301,923.3	268,924.0	263,518.0	268,244.0
Performance Characteristics					
Operating Cost per Revenue Hour	\$92.64	\$86.53	\$85.40	\$78.08	\$80.00
Farebox Recovery Ratio	9.90 %	11.44 %	10.59 %	11.89 %	11.69 %
Subsidy per Passenger	\$8.71	\$7.50	\$8.13	\$6.89	\$6.73
Subsidy per Passenger Mile	\$3.41	\$2.94	\$2.63	\$2.70	\$2.66
Subsidy per Revenue Hour (a)	\$83.47	\$76.63	\$76.35	\$68.79	\$70.65
Subsidy per Revenue Mile (b)	\$5.18	\$3.46	\$4.89	\$2.91	\$4.55
Passenger per Revenue Hour (a)	9.6	10.2	9.4	10.0	10.5
Passenger per Revenue Mile (b)	0.60	0.46	0.60	0.42	0.68

(a) Train Hours for Rail Modes. (b) Car Miles for Rail Modes.



**Table 2 -- City of Banning -- SRTP Service Summary
FY 2013/14 Short Range Transit Plan
Non-Excluded Routes**

	FY 2010/11 Audited	FY 2011/12 Audited	FY 2012/13 Plan	FY 2012/13 3rd Qtr Actual	FY 2013/14 Plan
Fleet Characteristics					
Peak-Hour Fleet			5		5
Financial Data					
Total Operating Expenses	\$1,240,257	\$1,127,082	\$1,310,135	\$803,581	\$1,191,593
Total Passenger Fare Revenue	\$122,797	\$125,761	\$138,780	\$99,196	\$148,474
Net Operating Expenses (Subsidies)	\$1,117,460	\$1,001,321	\$1,171,355	\$704,384	\$1,043,119
Operating Characteristics					
Unlinked Passenger Trips	128,244	128,832	144,091	105,891	166,945
Passenger Miles	327,258	329,655	445,041	270,370	421,905
Total Actual Vehicle Revenue Hours (a)	13,387.3	12,027.8	15,341.0	10,082.0	14,920.0
Total Actual Vehicle Revenue Miles (b)	215,531.2	287,988.5	239,460.0	242,685.4	230,714.0
Total Actual Vehicle Miles	224,148.1	293,454.6	289,924.0	247,344.0	246,771.0
Performance Characteristics					
Operating Cost per Revenue Hour	\$92.64	\$93.71	\$85.40	\$79.70	\$79.87
Farebox Recovery Ratio	9.90 %	11.16 %	10.59 %	12.34 %	12.46 %
Subsidy per Passenger	\$8.71	\$7.77	\$8.13	\$6.65	\$6.25
Subsidy per Passenger Mile	\$3.41	\$3.04	\$2.63	\$2.61	\$2.47
Subsidy per Revenue Hour (a)	\$83.47	\$83.25	\$76.35	\$69.87	\$69.91
Subsidy per Revenue Mile (b)	\$5.18	\$3.48	\$4.89	\$2.90	\$4.52
Passenger per Revenue Hour (a)	9.6	10.7	9.4	10.5	11.2
Passenger per Revenue Mile (b)	0.60	0.45	0.60	0.44	0.72

(a) Train Hours for Rail Modes. (b) Car Miles for Rail Modes.

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**Table 2 -- City of Banning -- SRTP Service Summary
FY 2013/14 Short Range Transit Plan
Excluded Routes**

	FY 2010/11 Audited	FY 2011/12 Audited	FY 2012/13 Plan	FY 2012/13 3rd Qtr Actual	FY 2013/14 Plan
Fleet Characteristics					
Peak-Hour Fleet					1
Financial Data					
Total Operating Expenses		\$29,758		\$48,164	\$102,082
Total Passenger Fare Revenue		\$6,588		\$2,113	\$2,862
Net Operating Expenses (Subsidies)		\$23,170		\$46,051	\$99,220
Operating Characteristics					
Unlimited Passenger Trips		7,731		2,971	2,879
Passenger Miles		19,173		7,368	7,140
Total Actual Vehicle Revenue Hours (a)		1,341.0		827.1	1,250.0
Total Actual Vehicle Revenue Miles (b)		8,000.0		15,273.2	20,263.0
Total Actual Vehicle Miles		8,468.7		16,174.0	21,473.0
Performance Characteristics					
Operating Cost per Revenue Hour		\$22.19		\$58.24	\$81.67
Farebox Recovery Ratio		22.14 %		4.39 %	2.80 %
Subsidy per Passenger		\$3.00		\$15.50	\$34.46
Subsidy per Passenger Mile		\$1.21		\$6.25	\$13.90
Subsidy per Revenue Hour (a)		\$17.28		\$55.68	\$79.38
Subsidy per Revenue Mile (b)		\$2.90		\$3.02	\$4.90
Passenger per Revenue Hour (a)		5.8		3.6	2.3
Passenger per Revenue Mile (b)		0.97		0.19	0.14

(a) Train Hours for Rail Modes; (b) Car Miles for Rail Modes.



Table 2 -- Banning-BUS -- SRTP Service Summary
FY 2013/14 Short Range Transit Plan
All Routes

	FY 2010/11 Audited	FY 2011/12 Audited	FY 2012/13 Plan	FY 2012/13 3rd Qtr Actual	FY 2013/14 Plan
Fleet Characteristics					
Peak-Hour Fleet			3		4
Financial Data					
Total Operating Expenses	\$1,111,207	\$985,656	\$1,156,076	\$749,146	\$1,142,535
Total Passenger Fare Revenue	\$114,215	\$119,052	\$127,180	\$90,076	\$135,220
Net Operating Expenses (Subsidies)	\$996,992	\$866,604	\$1,028,896	\$659,070	\$1,007,315
Operating Characteristics					
Unlinked Passenger Trips	120,018	127,499	134,005	101,933	156,831
Passenger Miles	297,645	316,198	405,091	252,794	392,019
Total Actual Vehicle Revenue Hours (a)	11,934.0	12,063.0	12,766.0	9,985.1	13,905.0
Total Actual Vehicle Revenue Miles (b)	186,568.2	269,632.5	196,746.0	238,925.6	207,409.0
Total Actual Vehicle Miles	191,831.1	273,501.3	202,486.0	242,713.0	218,509.0
Performance Characteristics					
Operating Cost per Revenue Hour	\$93.11	\$81.71	\$90.56	\$75.03	\$82.17
Farebox Recovery Ratio	10.28 %	12.08 %	11.00 %	12.02 %	11.83 %
Subsidy per Passenger	\$8.31	\$6.80	\$7.68	\$6.47	\$6.42
Subsidy per Passenger Mile	\$3.35	\$2.74	\$2.54	\$2.61	\$2.57
Subsidy per Revenue Hour (a)	\$83.54	\$71.84	\$80.60	\$66.01	\$72.44
Subsidy per Revenue Mile (b)	\$5.34	\$3.21	\$5.23	\$2.76	\$4.86
Passenger per Revenue Hour (a)	10.1	10.6	10.5	10.2	11.3
Passenger per Revenue Mile (b)	0.64	0.47	0.68	0.43	0.76

(a) Train Hours for Rail Modes. (b) Car Miles for Rail Modes.



Table 2 -- Banning-DAR -- SRTP Service Summary
FY 2013/14 Short Range Transit Plan
All Routes

	FY 2010/11 Audited	FY 2011/12 Audited	FY 2012/13 Plan	FY 2012/13 3rd Qtr Actual	FY 2013/14 Plan
Fleet Characteristics					
Peak-Hour Fleet			2		2
Financial Data					
Total Operating Expenses	\$129,050	\$171,184	\$154,059	\$102,598	\$151,140
Total Passenger Fare Revenue	\$8,582	\$13,297	\$11,600	\$11,233	\$16,116
Net Operating Expenses (Subsidies)	\$120,468	\$157,887	\$142,459	\$91,365	\$135,024
Operating Characteristics					
Unlinked Passenger Trips	8,226	9,064	10,086	6,929	12,893
Passenger Miles	29,614	32,630	39,950	24,944	37,026
Total Actual Vehicle Revenue Hours (a)	1,453.3	1,305.8	2,575.0	924.0	2,265.0
Total Actual Vehicle Revenue Miles (b)	28,963.0	26,306.0	42,714.0	19,033.0	43,568.0
Total Actual Vehicle Miles	32,317.0	28,422.0	66,438.0	20,905.0	49,735.0
Performance Characteristics					
Operating Cost per Revenue Hour	\$88.80	\$131.09	\$59.83	\$111.03	\$66.73
Farebox Recovery Ratio	6.65 %	7.77 %	7.52 %	10.95 %	10.66 %
Subsidy per Passenger	\$14.64	\$17.42	\$14.12	\$13.19	\$10.47
Subsidy per Passenger Mile	\$4.07	\$4.84	\$3.57	\$3.66	\$3.65
Subsidy per Revenue Hour (a)	\$82.89	\$120.91	\$55.32	\$98.88	\$59.61
Subsidy per Revenue Mile (b)	\$4.16	\$6.00	\$3.34	\$4.80	\$3.10
Passenger per Revenue Hour (a)	5.7	6.9	3.9	7.5	5.7
Passenger per Revenue Mile (b)	0.28	0.34	0.24	0.36	0.30

(a) Train Hours for Rail Modes. (b) Car Miles for Rail Modes.

TABLE 2A Excluded Routes:

BAN – 1E is the only excluded Route. This route is a test route to extend the hours of Route 1. Began November 13, 2012.



Table 3 - SRTP Route Statistics
City of Banning -- 1
FY 2013/14
All Routes

Data Elements											
Route #	Day Type	Peak Vehicles	Passengers	Passenger Miles	Revenue Hours	Total Hours	Revenue Miles	Total Miles	Operating Cost	Passenger Revenue	Net Subsidy
BAN-1	Total	1	52,665	131,662	4,265.0	4,317.0	71,098.0	74,745.0	\$360,181	\$46,265	\$313,916
BAN-1E	Weekday	1	2,879	7,140	1,250.0	3,316.0	20,263.0	21,473.0	\$102,082	\$2,862	\$99,220
BAN-5	Total	1	52,919	132,297	4,195.0	4,380.0	52,464.0	52,875.0	\$345,489	\$44,981	\$300,508
BAN-6	Total	1	48,368	120,920	4,195.0	4,345.0	62,584.0	69,416.0	\$324,783	\$41,112	\$283,671
BAN-DAR	Total	2	12,893	37,026	2,265.0	3,510.0	48,568.0	49,735.0	\$151,140	\$16,116	\$135,024
Service Provider Totals		6	169,724	429,045	16,170.0	19,868.0	250,977.0	268,244.0	\$1,293,675	\$151,336	\$1,142,339



Table 3 - SRTP Route Statistics
City of Banning -- 1
FY 2013/14
All Routes

Performance Indicators											
Route #	Day Type	Operating Cost Per Revenue Hour	Operating Cost Per Revenue Mile	Cost Per Passenger	Farebox Recovery Ratio	Subsidy Per Passenger	Subsidy Per Passenger Mile	Subsidy Per Revenue Hour	Subsidy Per Revenue Mile	Passengers Per Hour	Passengers Per Mile
BAN-1	Total	\$84.45	\$5.00	\$6.84	12.84 %	\$5.96	\$2.38	\$73.60	\$4.35	12.3	0.73
BAN-1E	Weekday	\$81.67	\$5.04	\$5.46	2.80 %	\$34.46	\$13.90	\$79.38	\$4.90	2.3	0.14
BAN-5	Total	\$82.36	\$6.59	\$6.53	13.01 %	\$5.68	\$2.27	\$71.63	\$5.73	12.6	1.01
BAN-6	Total	\$79.81	\$5.35	\$6.92	12.28 %	\$6.07	\$2.43	\$70.01	\$4.69	11.5	0.77
BAN-DAR	Total	\$66.73	\$3.47	\$11.72	10.66 %	\$10.47	\$3.65	\$59.61	\$3.10	5.7	0.30
Service Provider Totals		\$80.00	\$5.15	\$7.62	11.69 %	\$6.73	\$2.66	\$70.65	\$4.55	10.5	0.68

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TABLE 3A: INDIVIDUAL ROUTE DESCRIPTION

Route 1 – Beaumont/Banning/Cabazon

Pass Transit Route 1 provides service predominately along Ramsey Street & 6th Street between Beaumont City Hall, Banning and Cabazon, while serving the Casino Morongo, Cabazon neighborhoods and Cabazon shopping areas. This route operates on a two-hour headway and is complemented by an overlap with Route 2 (operated by Beaumont Transit System) along 75% of the route. It provides service to the remote Esperanza and Elm area of Cabazon. The route also provides service to the residential areas of Cabazon, James Venable Community Center, Casino Morongo, Desert Hills Premium Outlets and Cabazon outlets, and the commercial areas along 6th Street and Beaumont Avenue in Beaumont.

This route provides riders access to many civic, educational and county sponsored public social service offices within the City of Banning and the unincorporated community of Cabazon. Destinations on Route 1 include: K-Mart, Albertsons, Wal-Mart Supercenter, Beaumont City Hall, Greyhound Crucero Agency, Amtrak California Thruway bus stop, Banning City Hall, The Gas Company, San Gorgonio Memorial Hospital, Fox Cinemas, Banning Police Department, Desert Hills Premium Outlets, Cabazon Outlets, Casino Morongo and James Venable Community Center.

Route 5 – Northern Banning

This route operates on a 75 minute headway and provides service to the residential areas of the City of Banning that lie north of the I-10 Freeway, the Riverside County Courthouse, the Banning Municipal Library, the Coombs Intermediate School, and the commercial areas along Ramsey Street and Highland Springs Avenue.

This neighborhood feeder route provides connections to many civic, educational and county sponsored public social service offices, Banning City Hall, Fox Cinemas, K-Mart, Albertsons, Rite Aid Pharmacy, Walgreens Pharmacy, San Gorgonio Memorial Hospital, Banning Chamber of Commerce, Riverside County Superior Court, Banning Public Library, Banning Community Center, Banning Senior Center, Repplier Park Aquatics Center, U.S. Post Office, and various other shopping and school locations within the community.

Route 6 – Southern Banning

This route operates on a 75 minute headway and provides service to the residential areas south of the I-10 Freeway, a small residential section north of Ramsey Street at the east end of the City of Banning, the commercial areas along Ramsey Street and Highland Springs Avenue, Banning High School, apartment complexes, the Riverside County Smith Correctional Facility, and the Banning Municipal Airport.

This neighborhood feeder route provides connections to many civic, educational and county sponsored public social service offices, Banning City Hall, Fox Cinemas, K-Mart, Albertsons, Rite Aid Pharmacy, Walgreens Pharmacy, San Geronio Memorial Hospital, Banning High School, the Riverside County Smith Correctional Facility, The Banning Municipal Airport, U.S. Post Office, and various other shopping and school locations within the community.

Pass Transit Dial-A-Ride

Pass Transit Dial-A-Ride is provided within the entire city limits of Banning and Beaumont and within a ¾ mile boundary of Routes 1 and 2 services in Cabazon. The City of Banning provides the ADA certification for Pass Transit Dial-A-ride services operated by the cities of Banning and Beaumont.

Seniors (age 60 years and older), persons with disabilities, and ADA eligible passengers are eligible for dial-a-ride throughout the entire service area. Service hours vary for non-ADA eligible passengers. These categories of passengers also are required to fill out a certification application to determine eligibility of service. Once certified, a card is issued to the applicant.

General public passengers (ages 5 – 59 years) are not eligible for dial-a-ride service. The primary uses of Pass Transit Dial-A-Ride are for transportation to medical appointments, workshop programs for persons with disabilities, shopping areas, employment, and connections with Riverside Transit Agency (RTA) and Pass Transit Fixed Routes.

City of Banning
SRTP FY 2013/14
Summary of Funds Requested

Table 4 - Summary of Funds Requested for FY 2013/14

Project Description	Capital Project Number (1)	Total Amount of Funds	LTF	STA	Prop 1B (PTMISEA)	Prop 1B Security	Measure A	Fare Box	Other (2)
FY 2013/14 Operating Assistance		\$1,293,675	\$1,142,339					\$149,836	\$1,500
Subtotal: Operating		\$1,293,675	\$1,142,339	\$0	\$0	\$0	\$0	\$149,836	\$1,500
FY10/11 Prop 1B Wireless Communication Download System	14-01	\$18,835				\$18,835			
FY11/12 Prop 1B Wireless Communication Download System	14-01	\$18,833				\$18,833			
FY12/13 Prop 1B Wireless Communication Download System	14-01	\$19,198				\$19,198			
35' Coach Replacement (Prop 1B FY 10/11)	14-02	\$470,774			\$470,774				
Subtotal: Capital		\$527,640	\$0	\$0	\$470,774	\$56,866	\$0	\$0	\$0
Total: Operating & Capital		\$1,821,315	\$1,142,339	\$0	\$470,774	\$56,866	\$0	\$149,836	\$1,500

Note: Other (2) is from Interest Income

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TABLE 4 – CAPITAL PROJECT JUSTIFICATION

PROJECT NUMBER

FY 14-01

PROJECT NAME

Wireless Communication Download System

PROJECT DESCRIPTION

The purpose of this project is to improve the reliability of the surveillance system that is currently installed by having footage downloaded and stored without having to remove the hard drive from the bus.

PROJECT JUSTIFICATION

By negating the removal of hard drives for downloading, loss of recorded footage is virtually eliminated, thus enhancing passenger safety and improving the ability to view boarding and exiting operations as necessary.

PROJECT FUNDING SOURCES (REQUESTED)

Prop 1B Security	
FY 10/11	18,835
FY 11/12	18,833
FY 12/13	<u>19,198</u>
TOTAL	\$56,866

PRIOR YEAR PROJECTS OF A SIMILAR NATURE WITH UNEXPENDED BALANCE-OR
PROJECTS APPROVED BUT NOT YET ORDERED – INCLUDE FTA GRANT NUMBER
AND RCTC'S CAPITAL GRANT NUMBER.

Project No. 09-11	Computer Equipment	STA	\$60,000
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TABLE 4 – CAPITAL PROJECT JUSTIFICATION

PROJECT NUMBER

FY 14-02

PROJECT NAME

35' Coach Replacement

PROJECT DESCRIPTION

Replacement of 35' coach used for fixed route.

PROJECT JUSTIFICATION

Coach will be used as replacement for vehicle which has exceeded useful life

PROJECT FUNDING SOURCES (REQUESTED)

Prop 1B (PTMISEA) FY 10/11	<u>\$470,774</u>
TOTAL	\$470,774

PRIOR YEAR PROJECTS OF A SIMILAR NATURE WITH UNEXPENDED BALANCE-OR
PROJECTS APPROVED BUT NOT YET ORDERED – INCLUDE FTA GRANT NUMBER
AND RCTC'S CAPITAL GRANT NUMBER.

City of Banning
SRTP FY 2014/15
Summary of Funds Requested

Table 5.1 - Summary of Funds Requested for FY 2014/15

Project Description	Capital Project Number (1)	Total Amount of Funds	LTF	STA	Prop 1B (PTMISEA)	Prop 1B Security	Measure A	Fare Box	Other ⁽²⁾
FY 2014/15 Operating Assistance		\$1,403,733	\$1,262,610					\$139,623	\$1,500
Subtotal: Operating		\$1,403,733	\$1,262,610	\$0	\$0	\$0	\$0	\$139,623	\$1,500
39 Coach Replacement	15-01	\$400,000		\$400,000					
Subtotal: Capital		\$400,000	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0
Total: Operating & Capital		\$1,803,733	\$1,262,610	\$400,000	\$0	\$0	\$0	\$139,623	\$1,500

Note: Other (2) is from Interest Income

City of Banning
SRTP FY 2015/16
Summary of Funds Requested

Table 5.2 - Summary of Funds Requested for FY 2015/16

Project Description	Capital Project Number (1)	Total Amount of Funds	LTF	STA	Prop 1B (PTMISEA)	Prop 1B Security	Measure A	Fare Box	Other ⁽²⁾
FY 2015/16 Operating Assistance		\$1,403,733	\$1,300,488					\$143,811	\$1,500
Subtotal: Operating		\$1,403,733	\$1,300,488	\$0	\$0	\$0	\$0	\$143,811	\$1,500
Subtotal: Capital		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total: Operating & Capital		\$1,403,733	\$1,300,488	\$0	\$0	\$0	\$0	\$143,811	\$1,500

Note: Other (2) is from Interest Income

S RTP FY 13-14

TABLE 5.1A – CAPITAL PROJECT JUSTIFICATION

PROJECT NUMBER

FY 15-01

PROJECT NAME

35' Coach Replacement

PROJECT DESCRIPTION

Replacement of 35' coach used for fixed route.

PROJECT JUSTIFICATION

Coach will be used as replacement for vehicle which has exceeded useful life

PROJECT FUNDING SOURCES (REQUESTED)

STA	<u>\$400,000</u>
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TOTAL	\$400,000
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PRIOR YEAR PROJECTS OF A SIMILAR NATURE WITH UNEXPENDED BALANCE-OR
PROJECTS APPROVED BUT NOT YET ORDERED – INCLUDE FTA GRANT NUMBER
AND RCTC'S CAPITAL GRANT NUMBER.

TABLE 6 – PROGRESS TO IMPLEMENT TRIENNIAL PERFORMANCE AUDIT

Audit Recommendations (Covering FY 2006/07 – FY 2008/09)	Action(s) Taken And Results
<p>1. Banning Transit should implement the remaining three prior audit recommendations:</p> <ul style="list-style-type: none"> ◆ Provide Passenger Mile data in TransTrack ◆ Continued Recruitment of Drivers ◆ Provide incentives for drivers to maintain longevity 	<ul style="list-style-type: none"> ◆ Passenger Mile data in Trans Track was implemented in 2006 and is updated annually. ◆ The hiring process for drivers has been greatly improved through developing better communication with Human Resources. ◆ Employee Recognition program in place honoring employees at each 10 year mark. The city also provides an excellent retirement package and recognizes seniority for scheduling.
<p>2. Develop and enforce employee policies and rules specific to providing consistent transit service.</p>	<ul style="list-style-type: none"> ◆ An updated policy and procedures manual was completed and put into use in January 2011. ◆ Mandatory monthly safety meetings are held where all drivers are made aware of any changes in policies and procedures and reinforcement training in areas of concern.
<p>3. Conduct daily reconciliation of fare box revenues with passenger counts.</p>	<ul style="list-style-type: none"> ◆ Through working with the city finance department, a procedure was developed and is being utilized for daily reconciliation of fare box revenues with passenger counts.



Table 7 -- Service Provider Performance Targets Report
 FY 2012/13 Short Range Transit Plan Review
 City of Banning

Data Elements	FY 2012/13 Plan	FY 2012/13 Target	FY 2012/13 Year to Date Through 3rd Quarter	Year to Date Performance Scorecard
Unlinked Passenger Trips	144,091			
Passenger Miles	445,041			
Total Actual Vehicle Revenue Hours	15,341.0			
Total Actual Vehicle Revenue Miles	239,460.0			
Total Actual Vehicle Miles	268,924.0			
Total Operating Expenses	\$1,310,135			
Total Passenger Fare Revenue	\$138,780			
Net Operating Expenses	\$1,171,355			
Performance Indicators				
Mandatory:				
1. Farebox Recovery Ratio	10.59 %	>= 10.00%	11.89 %	Meets Target
Discretionary:				
1. Operating Cost Per Revenue Hour	\$85.40	<= \$85.23	\$78.08	Meets Target
2. Subsidy Per Passenger	\$8.13	>= \$6.26 and <= \$8.46	\$6.89	Meets Target
3. Subsidy Per Passenger Mile	\$2.63	>= \$2.45 and <= \$3.31	\$2.70	Meets Target
4. Subsidy Per Hour	\$76.35	>= \$63.45 and <= \$85.85	\$68.79	Meets Target
5. Subsidy Per Mile	\$4.89	>= \$2.88 and <= \$3.90	\$2.91	Meets Target
6. Passengers Per Revenue Hour	9.40	>= 8.59 and <= 11.62	10.00	Meets Target
7. Passengers Per Revenue Mile	0.60	>= 0.39 and <= 0.53	0.42	Meets Target

Note: Must meet at least 4 out of 7 Discretionary Performance Indicators



FY 2013/14 - Table 8 -- SRTP Performance Report
Service Provider: City of Banning
All Routes

Performance Indicators	FY 2011/12 End of Year Actual	FY 2012/13 3rd Quarter Year-to-Date	FY 2013/14 Plan	FY 2013/14 Target	Plan Performance Scorecard (a)
Passengers	136,563	108,862	169,724	None	
Passenger Miles	348,828	277,738	429,045	None	
Revenue Hours	13,368.8	10,909.1	16,170.0	None	
Total Hours	14,666.2	12,373.9	19,868.0	None	
Revenue Miles	235,938.5	257,958.6	250,977.0	None	
Total Miles	301,923.3	263,518.0	268,244.0	None	
Operating Costs	\$1,156,840	\$851,744	\$1,293,675	None	
Passenger Revenue	\$132,349	\$101,309	\$151,336	None	
Operating Subsidy	\$1,024,491	\$750,435	\$1,142,339	None	
Operating Costs Per Revenue Hour	\$86.53	\$78.08	\$80.00	<= \$79.81	Fails to Meet Target
Operating Cost Per Revenue Mile	\$3.91	\$3.30	\$5.15	None	
Operating Costs Per Passenger	\$8.47	\$7.82	\$7.62	None	
Farebox Recovery Ratio	11.44 %	11.89 %	11.69 %	>= 10.0%	Meets Target
Subsidy Per Passenger	\$7.50	\$6.89	\$6.73	>= \$5.86 and <= \$7.92	Meets Target
Subsidy Per Passenger Mile	\$2.94	\$2.70	\$2.66	>= \$2.30 and <= \$3.11	Meets Target
Subsidy Per Revenue Hour	\$76.63	\$68.79	\$70.65	>= \$58.47 and <= \$79.11	Meets Target
Subsidy Per Revenue Mile	\$3.46	\$2.91	\$4.55	>= \$2.47 and <= \$3.35	Fails to Meet Target
Passengers Per Revenue Hour	10.20	10.00	10.50	>= 8.50 and <= 11.50	Meets Target
Passengers Per Revenue Mile	0.46	0.42	0.68	>= 0.36 and <= 0.48	Better Than Target

a) The Plan Performance Scorecard column is the result of comparing the FY 2013/14 Plan to the FY 2013/14 Primary Target.

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TABLE 9 – HIGHLIGHTS OF 2013/14 SHORT RANGE TRANSIT PLAN

- Purchase ADA accessible van
- Purchase one fixed route coach
- Install additional bus stop signs along routes 1, 5, and 6, thereby, reducing the number of flag stops
- Closely monitor Cabazon Evening Express, adding service as necessary.
- Closely monitor service to the MSJC Pass Campus and address needs as necessary
- Continue working with the City of Beaumont staff regarding the coordination of routes, schedules, passenger amenities, and fares to ensure that Pass Transit is seamless and simple to use by Pass Area residents
- Contract with Transportation Management Design Inc. to complete Comprehensive Analysis of Service

Table 9A – OPERATING & FINANCIAL DATA

BANNING TRANSIT SYSTEM/PASS TRANSIT	FY 2009/10 Audited	FY 2010/11 Audited	FY 2011/12 Audited	FY 2012/13 Estimate (Based on 3rd Quarter Actuals)	FY 2013/14 Planned
System wide Ridership	127,932	128,244	136,563	144,091	169,724
Operating Cost Per Revenue Hour	\$84.33	\$92.64	\$86.53	\$85.40	\$79.81

Table 9B - Fare Revenue Calculation (consistent with Commission Farebox Recovery Policy)			
Revenue Sources included in Farebox Calculation	Actual Amount from FY 2011/12 Audit	FY 12/13 (Estimate)	FY 13/14 (Plan)
1. Passenger Fares	132,349	140,000	141,570
2. Interest	-	-	-
3. General Fund Supplement	-	-	-
4. Measure A	-	-	-
5. Advertising Revenue	-	-	-
6. Gain on Sale of Capital Assets	-	-	-
7. CNG Revenue	-	-	-
8. Lease/ Other Revenue	-	-	-
9. Federal Excise Tax Refund	-	-	-
10. Investment Income	-	-	-
11. CalPers CERBT	-	-	-
12. Fare Revenues from Exempt Routes	-	-	-
13. Other Revenues	-	-	-
<u>TOTAL REVENUE</u> for Farebox Calculation (1-13)	132,349	140,000	141,570
<u>TOTAL OPERATING EXPENSES</u> for Farebox Calculation	1,156,840	1,170,105	1,348,675
FAREBOX RECOVERY RATIO	11%	12%	10%

**CITY COUNCIL AGENDA
REPORT OF OFFICERS**

DATE: July 23, 2013

TO: Honorable Mayor and City Council

FROM: Andy Takata, City Manager

SUBJECT: Resolution No. 2013-62, Authorizing the City Manager to Execute and Send Letters of Support or Opposition Consistent with Goals Adopted by the City Council

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2013-62, Authorizing the City Manager to Execute and Send Letters of Support or Opposition Consistent with Goals Adopted by the City Council.

JUSTIFICATION: At its regular meeting held on November 9, 2010, the City Council adopted Resolution No. 2010-82, "Authorizing the City Manager to Direct the Preparation of and Send Letters of Support or Opposition Consistent with League Positions Adopted by the League of California Cities", please refer to Attachment "A". The above referenced resolution as stated authorized the City Manager to sign and send letters without a vote of the City Council due to the timing of certain requests.

To aid and assist the City Manager in implementing the goals and objectives outlined in the City's Strategic Plan and to act upon items in the best interest of the City in a timely manner, it is recommended that the City Council authorize the City Manager to execute and send letters of support or opposition received from other agencies/organizations in addition to the League of California Cities. The recommendation we bring forth to you at this time would be subject to items the City Manager deems non-controversial. Any item the City Manager deems controversial would be brought forward to the City Council for action.

As such, due to the positive or negative impacts and timing of certain requests, it is in the best interest of the City to take a position on requests made by certain agencies/organizations as they turn to cities to request letters of support or opposition related to the procurement and/or protection of funding for certain projects, vital community services and programs, and grant applications, etc.

The following represents examples of ongoing requests for the City's support or opposition:

- To protect existing water supply, support initiatives and incentives for water reclamation and facilitate development of future water sources in Southern California;
- To seek reimbursement to cities for all State and Federal mandates;
- To oppose State budget cuts targeting critical local programs and services;
- To protect local control for land-use decision making and oppose legislation that would hinder or threaten local control;
- To expand infrastructure investment;

- To support and protect public safety;
- To support state/federal facilitation of timely construction of local transportation projects;
- To support projects approved by City Council;
- To support positions previously approved by the City Council;
- To oppose the use of gasoline sales tax revenue for other than state and local transportation purposes
- To co-sponsor municipal bonds and the important contribution they make to economic growth and the well-being in each State and Municipality utility;
- To support the important contribution municipal bonds provide in financing key infrastructure;
- To respond to requests related to items routine in nature, experienced in the normal course of conducting business in the City;
- To express to legislators the positive or negative impacts on the City of proposed legislation.

For requests not made within sufficient time for review and approval by the City Council, every effort will be made to seek review and approval by the Intergovernmental Communications and Advocacy Committee, established by the City Council at its regular meeting held November 13, 2012, per Resolution No. 2012.89, please refer to Attachment "B".

BACKGROUND: The City Manager receives and monitors all requests from agencies/organizations and shall update the City Council on matters the City has taken a position on, including any substantive amendments or issues that would impact the spirit of the City's adopted policies to include the goals and objectives outlined in the City's Strategic Plan.


FISCAL DATA: There are no fiscal impacts associated with approving such authorization.

RECOMMENDED BY:



Andy Takata
City Manager

REVIEWED BY:



June Overholt
Administrative Services Director/
Deputy City Manager

Attachments:

Attachment "A" – Staff Report and Resolution No. 2010-82, approved November 9, 2010

Attachment "B" – Staff Report and Resolution No. 2012-89, approved November 13, 2012

RESOLUTION NO. 2013-62

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BANNING AUTHORIZING
THE CITY MANAGER TO EXECUTE AND SEND LETTERS OF SUPPORT OR
OPPOSITION CONSISTENT WITH GOALS ADOPTED BY THE CITY COUNCIL**

WHEREAS, certain agencies/organizations turn to cities for letters of support or opposition;
and

WHEREAS, due to the timing of matters which may present negative or positive impacts to
the City; often requests are not made within sufficient time for review and approval by the City
Council; and

WHEREAS, the City Manager is responsible for updating the City Council on legislation or
items the City has taken a position on, including any substantive amendments or issues that would
impact the spirit of the City's adopted policies to include the goals and objectives outlined in the City's
Strategic Plan; and

WHEREAS, the City Manager is committed to monitoring, responding to and informing the
City Council of any items which may impact the City and its residents; and

WHEREAS, the City Manager shall be authorized to sign and send non-controversial letters of
support or opposition without a vote of the City Council; and

WHEREAS, letters of support or opposition signed in accordance with the provisions of this
Resolution require a copy to be submitted to the Mayor and City Council.

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Banning
authorizes the City Manager to execute and send letters of support or opposition consistent with goals
adopted by the City Council.

PASSED, APPROVED AND ADOPTED this 23rd day of July, 2013.

**APPROVED AS TO FORM
AND LEGAL CONTENT**

Deborah Franklin, Mayor
City of Banning

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

ATTEST

Marie A. Calderon, City Clerk
City of Banning

CERTIFICATION: I, Marie A. Calderon, City Clerk of the City of Banning, California, do hereby certify that the foregoing Resolution No. 2013-62 was duly adopted by the City Council of the City of Banning, California, at a regular meeting held of the 23rd day of July, 2013, by the following to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marie A. Calderon, City Clerk
City of Banning

A handwritten signature in dark ink, appearing to be 'EB' or similar, located in the bottom right corner of the page.

ATTACHMENT “A”

**STAFF REPORT AND RESOLUTION NO. 2010-82
APPROVED NOVEMBER 9, 2010**

**CITY COUNCIL AGENDA
CONSENT**

DATE: November 9, 2010

TO: Honorable Mayor and City Council

FROM: Andy Takata, City Manager

SUBJECT: Resolution No. 2010-82, "Authorizing the City Manager to Direct the Preparation of and Send Letters of Support or Opposition Consistent with Legislative Positions Adopted by the League of California Cities".

RECOMMENDATION: It is recommended that the City Council approve Resolution No. 2010-82, "Authorizing the City Manager to Direct the Preparation of and Send Letters of Support or Opposition Consistent with Legislative Positions Adopted by the League of California Cities".

JUSTIFICATION: The League of California Cities turns to cities to support legislation; due to the timing of certain legislative matters; often requests are not made within sufficient time for review and approval by the City Council. Any item the City Manager deems controversial would be brought forward to the City Council for action.

BACKGROUND: The City Manager receives and monitors all requests from the League of California Cities and shall update the City Council on legislation that the City and League have taken a position on, including any substantive amendments or issues that would impact the spirit of the City's adopted policies.

FISCAL DATA: There are no fiscal impacts associated with approving such authorization.

RECOMMENDED BY:



Andy Takata
City Manager

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RESOLUTION NO. 2010-82

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BANNING AUTHORIZING THE CITY MANAGER TO DIRECT THE PREPARATION OF AND SEND LETTERS OF SUPPORT OR OPPOSITION CONSISTENT WITH LEGISLATIVE POSITIONS ADOPTED BY THE LEAGUE OF CALIFORNIA CITIES.

WHEREAS, the League of California Cities turns to cities to support legislation; and

WHEREAS, due to the timing of certain legislative matters; often requests are not made within sufficient time for review and approval by the City Council; and

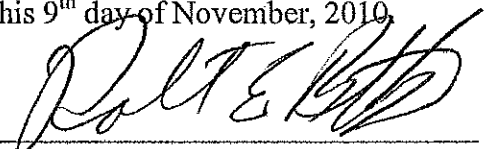
WHEREAS, the City Manager is responsible for updating the City Council on legislation that the City and League have taken a position on, including any substantive amendments or issues that would impact the spirit of the City's adopted policies; and

WHEREAS, the City Manager is committed to monitoring and informing the City Council of any legislative positions which may impact the City and its residents; and


WHEREAS, the City Manager shall be authorized to send certain letters without a vote of the City Council.

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Banning authorizes the City Manager to direct the preparation of and send letters of support or opposition consistent with legislative positions adopted by the League of California Cities.


PASSED, APPROVED AND ADOPTED this 9th day of November, 2010.


Robert E. Botts, Mayor
City of Banning

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


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

ATTEST:


Marie A. Calderon, City Clerk
City of Banning

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CERTIFICATION:

I, Marie A. Calderon, City Clerk of the City of Banning, California, do hereby certify that the foregoing Resolution No. 2010-82 was duly adopted by the City Council of the City of Banning, California, at a regular meeting held of the 9th day of November, 2010, by the following to wit:

AYES: Councilmembers Franklin, Hanna, Machisic, Robinson, Mayor Botts

NOES: None

ABSENT: None

ABSTAIN: None



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

ATTACHMENT “B”

**STAFF REPORT AND RESOLUTION NO. 2012-89
APPROVED NOVEMBER 13, 2012**

**CITY COUNCIL AGENDA
REPORT OF OFFICERS**

DATE: November 13, 2012

TO: Mayor and City Council

FROM: Andy Takata, City Manager

SUBJECT: Resolution No. 2012-89, "Establishing the Intergovernmental Communications and Advocacy Committee"

RECOMMENDATION: The City Council adopt Resolution No. 2012-89, "Establishing the Intergovernmental Communications and Advocacy Committee."

JUSTIFICATION:

It is essential that we strengthen intergovernmental relationships and manage advocacy efforts on both a State and Federal level. It is envisioned that one of the first tasks of the Intergovernmental Communications and Advocacy Committee would be to continue to work on lobbying efforts and to develop strategies resulting in funding procurement on behalf of the City of Banning.

BACKGROUND:

At its regular meeting held on October 23, 2012, the City Council adopted Resolution No. 2012-83, "Approving the Manual of Procedural Guidelines for the Conduct of City Council and Constituent Body/Commission Meetings ("Manual")." The Manual governs the establishment and operation of advisory committees, commissions, other legislative bodies and non-governmental bodies.

The Intergovernmental Communications and Advocacy Committee ("The Committee") shall be composed of two members: the Mayor of the City of Banning, and a second Member of the City Council to be appointed pursuant to Section 6.4(b) of the Manual, as it may be amended in the future. The Committee is not to take the place of the City Council lobbying as a whole but rather to designate those individuals which would lobby in Washington, D.C. and Sacramento during pertinent times in an effort to maximize lobbying efforts.

The committee shall have the power to act and assist in various ways that include:

- Act as an evaluation committee in the review and selection of the City's State and Federal Lobbyists through a normal and customary RFQ/RFP process utilized to solicit interested firms. The Committee shall interview top candidates and make recommendations to the City Council and City Manager, or his designee, as to who/what firm(s) would best serve as our State and Federal Lobbyists.

HCB
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- Act in an advisory capacity to the City Council and City Manager, or his designee, in all matters pertaining to the matters of federal or state legislative matters pending, or potential legislative actions, that may have material impact upon the City and/or its community.
- Assist the City Council and City Manager, or his designee, in the planning and implementation of intergovernmental communications with federal and state legislative bodies on matters of state/federal legislative concern to the City and its residents, and solicit the cooperation of public and private agencies interested therein.
- Assist and make recommendations to the City Council and City Manager, or his designee, for the implementation of state and/or federal lobbying efforts.
- Consider the annual budget for state and/or federal lobbying efforts to be conducted by the City.

RECOMMENDED BY:

Andy Takata by o.s.

Andy Takata
City Manager

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RESOLUTION NO. 2012-89

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BANNING,
CALIFORNIA ESTABLISHING THE INTERGOVERNMENTAL
COMMUNICATIONS AND ADVOCACY COMMITTEE**

WHEREAS, the City seeks to establish a committee of the City Council responsible for strengthening intergovernmental relationships and managing advocacy efforts on both a state and federal level; and

WHEREAS, on October 23, 2012, this City Council adopted Resolution No. 2012-83 approving the Manual of Procedural Guidelines for the Conduct of City Council and Constituent Body/Commission Meetings ("Manual"); and

WHEREAS, said Manual governs the establishment and operation of advisory committees, commissions, other legislative bodies and non-governmental bodies; and

WHEREAS, said Manual provides that the Brown Act shall apply to any committee which is (i) established by ordinance, resolution or other formal action, or (ii) has a fixed regular meeting schedule, or (iii) has continuing subject matter jurisdiction over a non-temporary issue, or (iv) which continues to conduct business in excess of 180 days, or (v) has a majority of membership officials from other Legislative Bodies.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BANNING AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated into the terms of this Resolution by this reference.

SECTION 2. Based on the foregoing recitals, the City Council hereby establishes the INTERGOVERNMENTAL COMMUNICATIONS AND ADVOCACY COMMITTEE ("Committee"), a committee of the City Council.

SECTION 3. The Committee shall be composed of two members: the Mayor of the City of Banning, and a second Member of the City Council to be appointed pursuant to Section 6.4(b) of the Manual, as it may be amended in the future. The Mayor shall serve as a Committee Member for the duration of his or her term as Mayor, unless the Mayor is removed from the Committee as provided for under Section 6.4(b) of the Manual, as it may be amended in the future. The second Committee Member shall continue to serve until that Member is either (i) no longer a Member of the City Council, or (ii) removed from the Committee pursuant to Section 6.4(b) of the Manual, as it may be amended in the future. If the second Committee Member becomes Mayor, the City Council shall appoint a new second Committee Member pursuant to Section 6.4(b) of the manual.

SECTION 4. Members of the Committee shall not be compensated for their service on the Committee.

SECTION 5. The Mayor is authorized to call meetings of the Committee. The Committee shall otherwise not have regular meetings.

SECTION 6. The Committee shall be subject to the provisions of the Brown Act.

SECTION 7. The Committee shall continue until/unless it is abolished pursuant to Section 6.4(b) of the Manual, as may be amended.

SECTION 8. Unexcused absences and vacancies in the Committee shall be resolved pursuant to the terms of the Manual. The Committee shall utilize the Manual for the conduct of its meetings and affairs.

SECTION 9. The Committee shall have the power and duty to:

- (a) Act in an advisory capacity to the City Council and City Manager, or his designee, in all matters pertaining to the matters of federal or state legislative matters pending, or potential legislative actions, that may have material impact upon the City and/or its community.
- (b) Assist the City Council and City Manager, or his designee, in the planning and implementation of intergovernmental communications with federal and state legislative bodies on matters of state/federal legislative concern to the City and its residents, and solicit the cooperation of public and private agencies interested therein.
- (c) Assist and make recommendations to the City Council and City Manager, or his designee, for the implementation of state and/or federal lobbying efforts.
- (d) Consider the annual budget for state and/or federal lobbying efforts to be conducted by the City.
- (e) Perform such other duties as may be prescribed by the City Council.

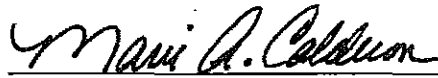
SECTION 10. The City Clerk shall certify to the adoption and passage hereof.

PASSED, APPROVED AND ADOPTED this 13th day of November, 2012.




Don Robinson, Mayor
City of Banning

ATTEST:


Marie A. Calderon, City Clerk

**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. 2012-89 was duly adopted by the City Council of the City of Banning, California, at a regular meeting held thereof held on the 13th day of November, 2012, by the following vote, to wit:

AYES: Councilmembers Botts, Franklin, Hanna, Machisic, Mayor Robinson

NOES: None

ABSENT: None

ABSTAIN: None


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

**CITY COUNCIL
PUBLIC HEARING**

DATE: July 23, 2013

TO: City Council

FROM: Zai Abu Bakar, Community Development Director

SUBJECT: General Plan Amendment No. GPA 13-2504 and Zone Change No. ZC 13-3502 related to the adoption of the 2008-2013 Housing Element

RECOMMENDATION:

I. Adopt Resolution No. 2013-75:

Finding that the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the proposed project satisfies the requirements of CEQA; and

Approving General Plan Amendment (GPA 13-2501) adopting the 2008-2013 Housing Element and amending the Land Use Element in conformance with Program 1-2 of the Housing Element.

II. Introduce Ordinance No. I466 approving Zone Change No. 13-3502 in conformance with Program 1-2 of the Housing Element.

JUSTIFICATION:

The proposed General Plan and zoning amendments are required under state law. All cities are required to adopt a Housing Element that identifies sufficient land for high-density housing to accommodate the lower-income portion of the RHNA allocation. Failure to comply with these state requirements could result in penalties and legal consequences as discussed in this report.

BACKGROUND:

The City of Banning is required to prepare a Housing Element for the 2008-2013 period. This project commenced in 2008 and the following is a brief chronology of events to date.

Joint Workshop PC & CC	May 30, 2008
Housing Element submittal to HCD	January 27, 2009
1 st State HCD comments	April 3, 2009
2 nd State HCD comments	December 3, 2009
PC Meeting	May 2, 2012
Community Workshop at Serrano del Vista	November 14, 2012

3 rd State HCD comments	April 2, 2013
Joint Workshop with PC and CC	April 9, 2013
2 nd Joint Workshop with PC and CC	April 23, 2013
Planning Commission hearing	July 3, 2013

State law requires that each city and county 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. Code §65300). The Housing Element is one of the seven (7) 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) region¹ are required to prepare an update to the Housing Element for the “4th Cycle” planning period of 2008-2013. The next Housing Element for the “5th Cycle” will cover the 2013-2021 planning period. The due date for adoption of the 5th cycle Housing Element is October 15, 2013.

State law delegates authority to 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 from HCD is 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, maintain local land use control, avoid a “carryover” of unmet housing needs to the next planning period, and avoid the requirement to prepare more frequent Housing Element updates in the future.

As mandated by state law, the Housing Element consists of the following major components:

- Analysis of the City’s demographic and housing characteristics and trends;
- Evaluation of land, financial, and administrative resources available to address the City’s housing needs and goals;
- Review of potential constraints, both governmental and non-governmental, to meeting the City’s housing needs;
- A Housing Action Plan for the planning period, including housing goals, policies, and programs; and
- A review of the City’s accomplishments and progress in implementing the prior Housing Element.

The draft 2008-2013 Housing Element was first submitted for HCD review in early 2009 and HCD’s comments were issued on April 3, 2009 (Attachment 4). In October 2009 a revised draft

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

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Housing Element was submitted to HCD for review, and on December 3, 2009 a second HCD review letter was issued (Attachment 5). Since that time, staff has been working to address remaining issues identified by HCD, and in January 2013 a third draft Housing Element was submitted to HCD, with additional revisions submitted on March 18, 2013. On April 2nd a letter from HCD was received (Attachment 6) finding that additional revisions will be needed in order for the element to receive certification.

DISCUSSION AND ANALYSIS:

For most cities, the key to obtaining HCD certification is demonstrating sufficient capacity for new housing development equal to the level of need described in the Regional Housing Needs Assessment ("RHNA"). The focus of HCD's review is on sites where the zoning allows multi-family development at densities appropriate to support affordable housing, which is 20-30 units/acre in most portions of the Inland Empire.

Regional Housing Needs Assessment ("RHNA")

State Housing Element law requires that each jurisdiction's share of the regional housing need be established through the process known as the Regional Housing Need Assessment (RHNA). The RHNA is prepared by the Southern California Association of (SCAG) in consultation with member jurisdictions and sub-regional councils of governments such as the Western Riverside Council of Governments (WRCOG). The RHNA is based on the regional forecast of population growth and new household formation during the planning period, and the number of new housing units needed to accommodate additional household growth at each income level. Each locality's RHNA is distributed among the following five income categories, which are based on a household's annual income compared to the "areawide median income" (AMI):

Extremely Low (<30% AMI)
Very Low (31-50% AMI)
Low (51-80% AMI)
Moderate (81-120% AMI)
Above Moderate (120%+ AMI)

Housing affordability is based on the standard of paying no more than 30% of a household's gross income for housing. Using the area wide median income for Riverside County and state affordability standards, the maximum rents and housing prices for the five income categories are as follows:

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**Income Categories and Affordable Housing Costs
 Riverside County**

2013 Riverside County Area Wide 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	\$140,000
Low (51-80% AMI)	\$53,600	\$1,340	\$225,000
Moderate (81-120% AMI)	\$78,000	\$1,950	\$325,000
Above Moderate (120%+ AMI)	\$78,000+	\$1,950+	\$325,000+

Assumptions: Based on a family of 4
 30% of gross income for rent or PITI
 5% down payment, 4% interest, 1.25% taxes & insurance

The RHNA allocation for the City of Banning in the 2008-2013 planning period is 3,841 units, with the income distribution as shown in the following table.

**2008-2013 Regional Housing Growth Needs
 City of Banning**

Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
436	437	618	705	1,645	3,841

Source: SCAG 2007

RHNA Carryover from the Prior Planning Period

HCD's review letter notes that because Banning did not have a certified Housing Element from the prior planning period, a portion of the City's prior lower-income RHNA (588 units) must be "carried over" and added to the RHNA for the 2008-2013 planning period. The result is a total lower-income RHNA need of 2,079 units that must be accommodated during the 2008-2013 period.

Appropriate Zoning to Accommodate the RHNA

It is important to note that the RNHA establishes a planning goal, and not a mandate or quota to build or issue permits for the number of housing units allocated through the RHNA process. Rather, cities are required to demonstrate that there are adequate sites with appropriate zoning available for development commensurate with the RHNA, if property owners and developers choose to pursue such development opportunities.

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Under state law, zoning that allows residential development at a density of at least 30 units/acre is automatically considered suitable for lower-income housing in metropolitan areas such as Riverside County (this is referred to as the “default density”). However, the law also recognizes that in some areas, lower densities may be appropriate due to lower land cost or local market conditions. In other Inland Empire cities such as San Jacinto and Yucaipa, HCD has found that densities in the range of 20-24 units/acre are sufficient to enable development of lower-income housing. Regardless of density, deed-restricted affordable housing requires public subsidies, and the level of funding for affordable housing is extremely limited. As a result, very few income-restricted affordable housing projects are built each year, and with the statewide elimination of redevelopment agencies it will make it even less likely that new affordable housing will be developed in the near term. The purpose of state law in stipulating minimum densities is to reduce constraints on affordable housing development due to local land use regulations to the greatest extent feasible.

The highest residential density category in the Banning General Plan and zoning is the *High Density Residential (HDR)* designation, which allows 11-18 units/acre. HCD has indicated that this density is not sufficient to accommodate the City’s very-low- and low-income RHNA allocations. Therefore, revisions to density limits are needed to provide sufficient capacity to accommodate this portion of the RHNA. In its latest letter, HCD indicated that a density of at least 20 units/acre would be sufficient to meet this requirement.

Proposed Rezoning to Accommodate the RHNA and Obtain Housing Element Certification

Staff proposes a three-part strategy to provide the additional capacity needed to accommodate the City’s lower-income RHNA allocation:

1. Amend the development standards in the Downtown Commercial (D-C) zoning district to increase the allowable density for residential or mixed-use developments from 18 units/acre to 20 units/acre for developments with 16 units or more when 50% of units in the development are reserved for lower-income households. Parcels in the D-C zone are shown in Attachment 7. The following parcels would currently qualify for this increased density based on meeting the minimum parcel size that can accommodate at least 16 units:

APN	Address	Parcel size (acres)	Potential Units (current)	Potential Units (proposed)	Net increase (units)
541-145-012	255 E RAMSEY ST	0.8	13	16	3
541-150-004	447 E RAMSEY ST	1.3	20	25	5
541-150-010	553 E RAMSEY ST	2.2	34	43	9
Totals		4.3	67	84	17

This amendment would create the potential capacity for 84 lower-income units.

2. Establish a new *High Density Residential-20* (“HDR-20”) zoning district allowing

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multi-family residential development by-right at a minimum density of 20 units/acre when 50% of units in the development are reserved for lower-income households, and change the zoning designation for the following properties from HDR to HDR-20 (Attachment 8):

APN	Parcel Size (acres)	Current Capacity @ 18 units/ac	Proposed Capacity @ 20 units/ac	Net Potential Increase
537-120-034	21.12	380	422	42
540-083-002	3.02	54	60	6
541-110-013	1.73	31	34	3
532-080-004	55.8	1,004	1,116	112
419-140-059	3.31	59	66	7
534-161-010	0.9	16	18	2
537-110-008	9.75	175	195	20
541-110-009	1.58	28	31	3
Totals	97.2	1,747	1,942	195

These zoning amendments would create capacity for 1,942 lower-income units.

3. Create a new *Very High Density Residential* ("VHDR") General Plan land use category and zoning district, allowing densities of 19-24 units/acre and 20 units/acre by-right when 50% of units in the development are reserved for lower-income households, and apply this designation to the following three properties totaling approximately 44 acres (see Attachment 9):

APN	Parcel Size (acres)	Existing Zoning	Allowable Density (units/ac)	Potential Units (current)	Proposed Zoning	Proposed Density (units/ac)	Potential Units (proposed)	Net Potential Increase
537-190-018	26.0	MDR	10	260	VHDR-20	20	520	260
537-190-021	9.2	VLDR	2	18	VHDR-20	20	184	166
537-190-020	9.18	VLDR	2	18	VHDR-20	20	183	165
Totals	44.38			296			887	591

The General Plan and zoning amendments for these properties would create capacity for 887 lower-income units.

Summary. If approved, these amendments would create additional capacity for a total of 2,913 units at a density of 20 units/acre. While this would be substantially more potential than the minimum of 2,079 units required under the RHNA, the excess capacity would enable the City to still meet its RHNA obligation if some properties were developed at lower densities or were determined to be unsuitable for high-density development.

Revisions to the Draft Housing Element

The Draft Housing Element (Attachment 3) has been extensively revised to address concerns raised in HCD's letter of April 2, 2013. At the time this report was prepared, HCD had not

indicated that the revised element fully addresses their concerns, therefore staff suggests that the Planning Commission recommend approval of the Housing Element with the understanding that additional revisions may be necessary in order to obtain state certification. At this point, the critical component of obtaining Housing Element certification is completion of the zone changes described above.

Other Implementation Actions Required to Obtain Housing Element Certification

Other Housing Element implementation actions such as Code amendments for special needs housing will be required prior to submittal of the draft 2013 Housing Element to HCD. These items are included in a separate staff report for consideration by the City Council.

PLANNING COMMISSION REVIEW:

On April 23, 2013 the City Council reviewed potential sites for high-density housing and identified preferred sites for zoning amendments. Since that time staff has prepared the necessary CEQA analysis and on July 3, 2013 the Planning Commission conducted a public hearing and received public comments as described below. At the conclusion of the hearing the Commission voted unanimously (3-0, with Commissioners Siva and Barsh absent) to recommend City Council approval of General Plan Amendment 13-2504 and Zone Change 13-2502 as proposed. The following issues were raised during public comments and discussion.

- **Environmental impacts** – *The proposed zone changes would cause environmental impacts such as traffic, parks, schools, and wildlife habitat. An EIR should be prepared for the project.*

Response: The City's 2006 General Plan included the preparation of an EIR to fully evaluate the environmental impacts that would occur with buildout of the City according to the General Plan. The proposed project would change the land use designations for 14 parcels to allow housing development commensurate with the Regional Housing Needs Assessment (RHNA) allocation for lower-income households. Under CEQA, no new EIR is required unless new significant environmental impacts would occur that were not evaluated in the EIR. The CEQA requirements for subsequent EIRs are described in detail on pages 15-17 of the IS/MND (Attachment 10). As noted in the IS/MND, the proposed project does not trigger the requirement for a new EIR because all new potential impacts can be mitigated to a level that is less than significant, and the General Plan EIR together with the IS/MND satisfy the requirements of CEQA.

The IS/MND included a new traffic analysis, and mitigation measures were included to require future developers to prepare site-specific traffic studies to identify needed road improvements to maintain an acceptable level of service. No development would be permitted unless the required road improvements are also completed. The IS/MND also addresses all of the other issues raised at the Planning Commission meeting. It is important to recognize that the IS/MND is intended to be reviewed in conjunction with

the General Plan EIR. That EIR evaluated impacts from development according to the General Plan and established a full range of mitigation measures that future development must comply with. Since all of the sites proposed for rezoning are currently designated for development in the General Plan, many impacts associated with development (such as impacts to wildlife habitat) have already been analyzed and mitigation measures have been established. The density of residential development has little effect on some types of impacts such as wildlife habitat because even low- or medium-density residential development results in a substantial loss of wildlife habitat value. For other impacts that are related to density, such as traffic, air quality, parks or utilities, the IS/MND has evaluated those impacts and included mitigation measures to require future developers to comply with applicable standards and regulations.

Based on all available information, it is staff's opinion that the IS/MND satisfies the requirements of CEQA and no EIR is necessary because the project would not cause any new significant impacts that were not previously analyzed in the General Plan EIR.

- **Credit for existing low-income housing** – *The proposed zone changes may not be needed because existing low-income housing in Banning satisfies some or all of our fair share need. Most apartments are renting for less than the low-income standard for Riverside County (\$1,340/month).*

Response: State law does not allow any portion of a city's assigned share of low-income housing under the Regional Housing Needs Assessment (RHNA) to be met through existing housing. Banning is required to demonstrate the capacity for at least 2,079 new housing units at a density of at least 20 units/acre for the 2008-2013 Housing Element period.

- **High-density housing should be located near the center of town** – *It is more appropriate to put high-density housing in or adjacent to the downtown where there is better access to transportation, jobs and commercial services.*

Response: This comment illustrates one of the most unfortunate side-effects of state housing law. In order to get "RHNA credit" for housing sites, a property must be large enough to accommodate at least 16 new units. At the state's required minimum density of 20 units/acre, this means only parcels that are at least 0.8 acre in size meet this requirement. The three parcels proposed for rezoning in the Downtown Commercial zone are the only vacant parcels in the downtown that are large enough to meet this requirement. Since the sites in Downtown do not provide adequate capacity to meet the 2,079 new housing units, the State required that the city re-zones large vacant parcels. Many large vacant parcels are located on the south side of the I-10 freeway; and hence the recommendation in this report.

- **Why not just raise the HDR density back up to 24 units/acre** – *Prior to the 2006 General Plan update the maximum density in the High Density Residential (HDR)*

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district was 24 units/acre. If the state's minimum density for low-income housing is 20 units/acre, couldn't we just raise the HDR zone back up to 24 units/acre and avoid the need to rezone additional land?

Response: As noted under the previous comment, any rezoned site must be large enough to accommodate at least 16 units in order to be counted toward the RHNA. All of the vacant HDR properties that are large enough to meet this requirement and not restricted by a development agreement (8 parcels) have been included in the current proposal. While these 8 parcels do provide a substantial amount of capacity, they are not sufficient to meet the City's entire need.

- **The Housing Element says rezoned sites will allow 30 units/acre, not 24.**

Response: A prior version of the draft Housing Element included a reference to 30 units/acre, which is the "standard" density requirement for cities in Riverside County. However, staff is proposing that a maximum density of 24 units/acre be established for the VHDR district based on recent affordable housing developments and the experiences of other jurisdictions that have obtained state certification of their Housing Elements. The previous version of the draft Housing Element has been superseded, and was inadvertently attached to the Planning Commission report (see Housing Element Program 1-2 on page III-212 of Attachment 3 for the current rezoning proposal).

- **Won't our taxes go up if these properties are rezoned?**

Response: Under California's Proposition 13, property taxes are capped at 1% of assessed value with annual adjustments to reflect increases or decreases in property value. Property taxes may also include special assessments approved by voters, such as for water or sewer bonds. When development is proposed on any of the properties proposed for rezoning, the developer will be required to pay for road improvements, water and sewer lines, school fees, park fees and other public facilities. The property taxes of homeowners in the new developments will be determined based on their assessed value plus any special assessments such as Mello-Roos assessments. The proposed rezoning would have no effect on the taxes of other property owners in Banning, and the property taxes of existing homeowners cannot be raised by the City except through a ballot measure approved by the voters.

- **The proposed rezoning would have many negative effects on our community such as increased crime, traffic, and other impacts. We should throw it out and start over.**

Response: Under California law, city councils normally have control over local land use matters such as General Plans, zoning and development permits. This land use power is delegated to cities by the state, but limits to local authority are also imposed by the state. The state legislature has determined that every city must designate a minimum amount of land for high-density development in order to help meet the need for affordable housing.

The Housing Element is required to demonstrate that the city could accommodate its assigned need for high-density zoning, but there is no requirement for cities to build or financially assist any housing project. Since Banning's zoning regulations do not currently allow the state's minimum density of 20 units/acre, property must be rezoned to meet the minimum state standard.

Many cities in the Inland Empire, including Beaumont, San Jacinto, Perris, Hemet and Yucaipa, have been required to adopt similar zoning changes to comply with state housing requirements. All of these cities now have zoning districts that allow housing at densities ranging from 22 to 30 units/acre.

There are several potential consequences that could occur if the City does not adopt the required zone changes prior to October of this year, including:

1. RHNA Carryover. The City's Housing Element would be deemed "out of compliance" and the assigned share of high-density housing for the 2008-2013 period would carry over and add to its share for the new 2013-2021 planning period. The effect would be a requirement to rezone for 3,544 units (2,079 units for the 2008-2013 period plus 1,465 units for the 2013-2021 period). Therefore, it is to the City's advantage to complete the proposed rezoning prior to October in order to avoid an even larger rezoning requirement. If the rezoning is completed prior to October, state law allows the City to count the same properties to satisfy both the 2008-2013 and the 2013-2021 RHNA requirements.
 2. Risk of Litigation. Cities that do not comply with state law are at risk of legal challenges from the Attorney General and from private interests. A number of cities have been sued over housing issues in recent years, including Indian Wells, Pasadena, Mission Viejo, Seal Beach and Pleasanton. The cost of defending such lawsuits can be substantial. In addition to court costs, judges can order cities to approve zone changes and impose a moratorium on the issuance of building permits until the Housing Element is brought into compliance with state law.
- **Notice of the joint workshops held between the City Council and the Planning Commission on April 3, 2013 and April 23, 2013 were published in the newspaper.**

Both workshops were noticed in the newspapers. Notice of the joint workshop of April 9, 2013 between the City Council and the Planning Commission was published in the Record Gazette on March 29, 2013. A copy of the proof of publication is attached. In addition, the joint workshop notice was published on the City's website and at City Hall. Furthermore, the notice of the joint workshop was mailed to property owners within a 300' radius of the proposed sites that were considered for rezoning. Notice of the joint workshop of April 23, 2013 between the City Council and the Planning Commission was published in the Press Enterprise on April 13, 2013. The notice was also published on the City's website.

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In addition to the joint workshops, the public hearing notice for the Planning Commission hearing of July 3, 2013 was published in the Press Enterprise on June 3, 2013 and in Record Gazette on June 7, 2013 also attached. The notice of public hearing was also mailed on June 4, 2013 to property owners within 300' of those considered for rezoning. The number of these mailings in total amounted to approximately 1,060.

See "Public Communication" heading related to notice of public hearing and communication for this City Council hearing.

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 to evaluate the environmental impacts of the proposed Housing Element and related General Plan and zoning amendments (Attachment 10). As described on pages 15-17 of the IS/MND, the EIR prepared for the 2006 General Plan fully evaluated the environmental impacts that would occur with buildout of the City according to the General Plan. Under CEQA, no new EIR is required unless new significant environmental impacts would occur that were not previously evaluated in the EIR. The Housing Element and related actions would amend land use designations for 14 parcels in the city to allow housing development commensurate with the RHNA allocation for lower-income households. The IS/MND together with the General Plan EIR satisfy the requirements of CEQA. The 2006 General Plan EIR may be reviewed at the Community Development Department or on the City's website at: <http://www.ci.banning.ca.us/DocumentCenter/Index/19>

The Draft IS/MND was circulated for public review on June 7, 2013. Copies of the IS/MND were made available for public review at the Community Development Department, the Banning Public Library, and on the City's website. At the time this report was prepared, no written comments had been received.

PUBLIC HEARING NOTICE:

The public hearing notice regarding the Housing Element and related amendments was published in the Record Gazette on July 12, 2013. As of the writing of this staff report, City staff has not received any additional comments from the public other than the comments received at the Planning Commission hearing.

STRATEGIC PLAN INTEGRATION:

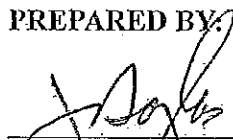
The City Council adopted the current strategic plan in September 2011. The 7 Goals of the plan were approved by City Council on March 22, 2011, and include: (1) Fiscal Stability, (2) Public Safety, (3) Infrastructure and City Facilities, (4) Economic Development, (5) Quality of Life, (6) Community Relations, and (7) Regional Cooperation and Partnerships. Adoption of the Housing

Element for certification by the State Housing and Community Development will bring the City's housing element into compliance with State law as Housing Element is one of the mandated elements required for the City's General Plan. Additionally, the updated and certified 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 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 rooftops that would stimulate new businesses to establish in Banning and thereby increasing revenue and property tax to be generated in the future.

FISCAL DATA:

There is no fiscal impact of the proposed actions at this time. As noted previously, failure to adopt a Housing Element and zoning regulations in compliance with state law could expose the City to potential expenditures resulting from litigation.

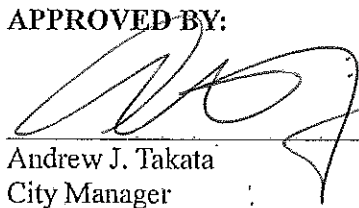
PREPARED BY:


John Douglas, AICP
Consultant

REVIEWED BY:


Zai Abu Bakar
Community Development Director

APPROVED BY:


Andrew J. Takata
City Manager

Attachments:

1. Draft Resolution No. 2013-75
2. Draft Ordinance No. 1466
3. Draft 2008-2013 Housing Element
4. HCD review letter of April 3, 2009
5. HCD review letter of December 3, 2009
6. HCD review letter of April 2, 2013
7. Proposed DC Parcels to be Rezoned

8. Proposed Parcels to be Rezoned to HDR-20
9. Proposed Parcels to be Rezoned to VHDR-20
10. Initial Study/Mitigated Negative Declaration
11. Record Gazette Proof of Publication of the April 9, 2013 Joint Workshop
12. Mailing Labels for the April 9, 2013 Joint Workshop
13. Press Enterprise Proof of Publication of the Joint Workshop dated April 23, 2013
14. Record Gazette Proof of Publication of the Public Hearing Notice of City Council meeting dated July 23, 2013
15. Mailing Labels for Public Hearing Notice of City Council meeting dated July 23, 2013
16. Mailing Labels for Revised Public Hearing Notice of City Council meeting dated Tuesday, July 23, 2013

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ATTACHMENT 1
DRAFT CITY COUNCIL
RESOLUTION NO. 2013-75

RESOLUTION NO. 2013-75

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF BANNING, CALIFORNIA APPROVING GENERAL
PLAN AMENDMENT NO. 13-2504**

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.

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. However, 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). 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; and

WHEREAS, the RHNA identifies Banning's share of the regional housing need for the January 2006 through June 2014 projection period as 3,841 units. This total includes 873 very-low-income units, 618 low-income units, 705 moderate-income units, and 1,645 above-moderate-income units. In addition, the City must identify adequate sites to accommodate a RHNA carryover from the previous planning cycle of 598 lower-income units. State law requires the City to demonstrate the availability of adequate sites with appropriate zoning to accommodate the need for various types of housing units commensurate with the RHNA; and

WHEREAS, under state law, a density of at least 20 housing units per acre is considered necessary to facilitate the production of housing affordable to lower-income households in Banning. The Banning General Plan and Zoning Ordinance currently allow a maximum residential density of 18 units/acre in the High Density Residential (HDR) district. As a result, the City's current land use regulations and inventory of developable land do not provide sufficient capacity to accommodate the state-mandated lower-income portion of the RHNA. General Plan Amendment No. 13-2504 and Zone Change No. 13-3502 would provide sufficient additional capacity for lower-income housing in compliance with the City's RHNA allocation for the 2008-2013 planning period; and

WHEREAS, in accordance with Government Code §65854, on the 7th day of June 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 by the Planning Commission regarding General Plan Amendment No. 13-2504; and

WHEREAS, on the 3rd day of July 2013, 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. 13-2504; and

WHEREAS, at this public hearing the Planning Commission analyzed the proposed project together with the Initial Study/Mitigated Negative Declaration in compliance with California Environmental Quality Act (CEQA) Section 15162 and recommended its adoption by the City Council; and

WHEREAS, On July 12, 2013 notice of the City Council public hearing regarding GPA No. 13-2504 was published in the Record Gazette newspaper.

WHEREAS, on July 23, 2013 the City Council conducted a duly noticed public hearing to consider General Plan Amendment No. 13-2504, at which time all interested persons were invited to provide comments in opposition to or support for the proposed amendment.

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 was prepared in accordance with the California Environmental Quality Act and City of Banning Environmental Review Guidelines.

Based on the Environmental Checklist prepared for the project, the accompanying staff report, the supporting environmental analysis and pursuant to Section 15162 of the CEQA Guidelines, the City Council has determined, on the basis of substantial evidence in the light of the whole record, that:

(a) The proposed General Plan and Zoning Code amendments do not propose substantial changes to the project which would require major revisions to the General Plan Final EIR due to new or substantially more severe significant environmental effects than previously analyzed in the FEIR;

(b) There have been no substantial changes in circumstances under which the project will be undertaken that will require major revisions to the General Plan Final EIR due to new or substantially more severe significant environmental effects than previously analyzed in the FEIR; 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 General Plan Final EIR or its conclusions.

Potential environmental impacts resulting from the adoption of the proposed General Plan amendment have been evaluated and, except for those previously determined to be significant and unavoidable in the FEIR, the impacts would be less than significant or reduced to a level considered less than significant with mitigation. Additionally, all appropriate project design features and mitigation measures will be incorporated in future development projects, as required by applicable development regulations and mitigation measures, and as described in the Mitigation Monitoring and Reporting Program attached hereto as "Exhibit A". Further facts and evidence in support of this finding are contained in the Initial Study/Mitigated Negative Declaration and the accompanying staff report, all of which are incorporated herein by this reference.

On the basis of all of the evidence in the record, the City Council finds that the Initial Study/Mitigated Negative Declaration reflects its independent judgment and satisfies the requirements of CEQA for General Plan Amendment No. 13-2504.

SECTION 2. REQUIRED FINDINGS FOR GENERAL PLAN AMENDMENT NO. 13-2504:

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 Regional Housing Needs Assessment (RHNA) for the 2008-2013 planning period. The proposed amendment to the General Plan Land Use Element would ensure consistency with the proposed Housing Element and the RHNA by designating sufficient sites for housing development at appropriate densities to accommodate the projected needs of lower-income households 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 amendments to the Housing and Land Use Elements 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 2008-2013 planning period, as required by state law. Further, the Initial Study/Mitigated Negative Declaration prepared for the proposed amendments concluded that the proposed amendments would not result in any new significant environmental impacts. Further facts and evidence in support of this finding are contained in the accompanying Initial Study/Mitigated Negative Declaration and the accompanying staff report, all of which are 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 amendments to the Housing and Land Use Elements would ensure an appropriate balance of land uses by designating sufficient sites for housing consistent with the RHNA for the 2008-2013 planning period. The balance of land uses proposed by the amendment are the balance being required of the City by HCD and thus are, by definition of law, appropriate.

Finding No. 4: That the proposed parcels that are subject to the amendment are physically suitable, including but not limited to access, provisions of utilities, compatibility with adjoining land uses, and absence of physical constraints for the requested land use designations and the anticipated land use development.

Facts in Support of Finding: Pursuant to CEQA, an Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the proposed Housing and Land Use Element amendments. The IS/MND concluded that with the mitigation measures identified in the General Plan EIR and the IS/MND, development of the sites proposed for redesignation to higher densities would not result in new significant impacts regarding access, utilities, land use compatibility or other potential environmental effects. Further facts and evidence in support of this finding are contained in the accompanying IS/MND and the accompanying staff report, all of which are incorporated herein by this reference.

SECTION 3. CITY COUNCIL ACTIONS.

The City Council takes the following actions:

1. The Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for General Plan Amendment No. 13-2504 are hereby approved.
2. General Plan Amendment No. 13-2504 is hereby approved, which includes the adoption of the 2008-2013 Housing Element and the following changes to the Land Use Element of the General Plan:

- a. Amend the High Density Residential land use category on p. III-7 as follows:

“High Density Residential (HDR) (11-18 du/acre)

Allows condominiums and townhomes, as well as apartments with the provision of common area amenities and open space. Duplex and multi-plex development is the most prevalent type of development in this designation. The clustering of condominiums

and townhomes may be appropriate with the provision of common area amenities and open space. Allowable base density may be increased to 20 du/acre for developments that reserve at least 50% of units for lower-income households. Mobile home parks and subdivisions may also be appropriate, with the approval of a conditional use permit. Home occupations are permitted.”

- b. Establish a new *Very High Density Residential* (“VHDR”) General Plan land use category, allowing residential development at densities of 19-24 units/acre, as follows:

“Very High Density Residential (HDR) (19-24 du/acre)

Allows condominiums and townhomes, as well as apartments with the provision of common area amenities and open space. Duplex and multi-plex development is the most prevalent type of development in this designation. The clustering of condominiums and townhomes may be appropriate with the provision of common area amenities and open space. Allowable base density may be increased to 20 du/acre for developments that reserve at least 50% of units for lower-income households. Home occupations are permitted.”

- c. Amend General Plan Land Use Element Exhibit III-2 to change the land use designation for the following parcels to VHDR:

537-190-018
537-190-021
537-190-020

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2013.

Deborah Franklin, Mayor
City of Banning

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

David J. Aleshire
Aleshire & Wynder, LLP
City Attorney

City of Banning, California

ATTEST:

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 Ordinance No. _____ was duly introduced at a regular meeting of the City Council of the City of Banning, held on the _____ day of _____, 2013 and was duly adopted at a regular meeting of said City Council held on the _____ day of _____ 2013, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marie Calderon, City Clerk
City of Banning, California

ATTACHMENT 2
DRAFT ORDINANCE NO. 1466

ORDINANCE NO. 1466

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BANNING, CALIFORNIA ADOPTING ZONE CHANGE NO. 13-3502 TO THE ZONING ORDINANCE AND ZONING MAP IN CONFORMANCE WITH THE GENERAL PLAN HOUSING ELEMENT

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.

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. However, 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). 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; and

WHEREAS, the RHNA identifies Banning's share of the regional housing need for the January 2006 through June 2014 projection period as 3,841 units. This total includes 873 very-low-income units, 618 low-income units, 705 moderate-income units, and 1,645 above-moderate-income units. In addition, the City must accommodate a RHNA carryover from the previous planning cycle of 598 lower-income units. State law requires the City to demonstrate the availability of adequate sites with appropriate zoning to accommodate the need for various types of housing units commensurate with the RHNA; and

WHEREAS, under state law, a density of at least 20 housing units per acre is considered necessary to facilitate the production of housing affordable to lower-income households in Banning. The Banning General Plan and Zoning Ordinance currently allow a maximum residential density of 18 units/acre in the High Density Residential (HDR) district. As a result, the City's current land use regulations and inventory of developable land do not provide sufficient capacity to accommodate the state-mandated lower-income portion of the RHNA. Therefore, in order to provide adequate sites to accommodate the City's fair share need for lower-income housing in compliance with state law and the General Plan Housing Element, amendments to the City's zoning regulations are required; and

WHEREAS, in accordance with Government Code §65854, on the 7th day of June 2013, the City gave public notice as required under Chapter 17.68 of the Zoning Ordinance by advertising in the Record Gazette newspaper of a public hearing to be held by the Planning Commission regarding Zone Change No. 13-3502; and

WHEREAS, on the 3rd day of July 2013, 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 Zone Change No. 13-3502; and

WHEREAS, at this public hearing, the Planning Commission analyzed this proposed project together with the Initial Study/Mitigated Negative Declaration in compliance with California Environmental Quality Act Section 15162 and recommended its adoption by the City Council; and

WHEREAS, On July 12, 2013 notice of the City Council public hearing regarding Zone Change No. 13-3502 was published in the Record Gazette newspaper; and

WHEREAS, on July 23, 2013 the City Council conducted a duly noticed public hearing to consider Zone Change No. 13-3502, at which time all interested persons were invited to provide comments in opposition to or support for the proposed amendment.

NOW THEREFORE, the City Council of the City of Banning does make the following findings and based thereon and the administrative record does ordain as follows:

SECTION 1. ENVIRONMENTAL FINDINGS.

An Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program were prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines Sections 15000 through 15387, and the City of Banning Environmental Review Guidelines. City Council Resolution No. 2013-75 as referenced herein provides environmental findings for the Project. The City Council finds that the IS/MND reflects its independent judgment and further finds that the IS/MND satisfies the requirements of CEQA for the proposed project

SECTION 2. REQUIRED FINDINGS FOR ZONE CHANGE NO. 13-3502:

Finding No. 1: The proposed Zone Change is consistent with the General Plan.

Facts in Support of Finding: The proposed amendments to the Housing and Land Use Elements would demonstrate the availability of adequate sites for residential development commensurate with the Regional Housing Needs Assessment (RHNA) for the 2008-2013 planning period. The proposed amendments to the Zoning Ordinance and Map are not only consistent with the General Plan, they are required to ensure consistency with the Housing and Land Use Elements of the General Plan and the RHNA by establishing zoning regulations on sufficient sites to accommodate housing development at densities necessary to meet the projected needs of lower-income households in Banning.

Finding No. 2: The proposed Zone Change would not be detrimental to the environment, or to the public interest, health, safety, convenience, or welfare of the City.

Facts in Support of Finding: Pursuant to CEQA, an Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the proposed zoning amendments. The IS/MND concluded that with the mitigation measures identified in the General Plan EIR and the IS/MND, development of the sites proposed for redesignation to higher densities would not result in new significant environmental effects that were not previously analyzed and disclosed in the General Plan EIR. Further, any future development on rezoned

sites must comply with applicable development standards and environmental requirements designed to protect the health, safety and welfare of the community and its residents. Further facts and evidence in support of this finding are contained in the IS/MND and the accompanying staff report, all of which are incorporated herein by this reference.

Finding No. 3: The subject property is physically suitable for the requested land use designation(s) and the anticipated development(s).

Facts in Support of Finding: Pursuant to CEQA, an Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the proposed zoning amendments. The IS/MND concluded that with the mitigation measures identified in the General Plan EIR and the IS/MND, development of the sites proposed for rezoning to higher densities would not result in new significant impacts regarding access, utilities, land use compatibility or other potential environmental effects that were not previously analyzed and disclosed in the General Plan EIR. Further facts and evidence in support of this finding are contained in the IS/MND and the accompanying staff report, all of which are incorporated herein by this reference.

Finding No. 4: The proposed Zone Change shall ensure development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood.

Facts in Support of Finding: Pursuant to CEQA, an Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the proposed zoning amendments. The IS/MND concluded that with the mitigation measures identified in the General Plan EIR and the IS/MND, development of the sites proposed for rezoning to higher densities would not result in new significant impacts to the surrounding properties or the community in general that were not previously analyzed and disclosed in the General Plan EIR. Further facts and evidence in support of this finding are contained in the IS/MND and the accompanying staff report, all of which are incorporated herein by this reference. Moreover, zoning amendments to allow higher densities are required by state law to ensure consistency with the Regional Housing Needs Assessment.

SECTION 3. CITY COUNCIL ACTIONS.

The City Council hereby takes the following actions:

1. Zoning Code Section 17.08.140 is amended to read as follows:

“17.08.140 - Multi-family housing standards.

Multi-family housing is permitted in the LDR, MDR, and HDR and VHDR zones, and is subject to design review. Multi-family housing shall be constructed in the following manner:

A. All multi-family developments with more than ten units shall provide 30% useable open space for active and passive recreational uses. Useable open space areas may not include: rights of way; vehicle 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.

B. Every dwelling unit shall have a patio or balcony not less than 300 square feet in area or 25% of the dwelling unit size, whichever is less.

C. All multi-family developments shall provide recreational amenities within the site such as a: swimming pool; spa; clubhouse; tot lot with play equipment; court game facilities for tennis, basketball or racquetball; improved softball or baseball fields; or day care facilities. The type of amenities shall be approved by the Community Development Director and provided according to the following schedule:

0 to 10 units	1 amenity
11-50 units	2 amenities
51 to 100 units	3 amenities
101 to 200 units	4 amenities
201 to 300 units	5 amenities
Above 300 units	one amenity should be added for each 100 additional units or fraction

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	thereof.
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D. Off street parking spaces for multi-family residential developments shall be located within 150 feet from the front or rear door of the dwelling for which is parking space is designated.

E. Each dwelling unit shall be provided at least 150 cubic feet of private enclosed storage space within the garage, carport, or immediately adjacent to the dwelling unit.

F. Driveway approaches within multi-family developments of more than ten units shall be delineated with interlocking pavers, rough textured concrete, or stamped concrete and landscaped medians.

G. Common laundry facilities of sufficient number and accessibility consistent with the number of living units and the Uniform Building code shall be provided.

H. Every dwelling unit shall be plumbed and wired for a washing machine and a dryer.

I. For multi-family developments of over ten units, security and management plans shall be submitted for review and approval.”

2. Zoning Code Section 17.12.050.H.2 is amended to read as follows:

“2. Multi-family residential uses shall be permitted at a density of up to 18 dwelling units per acre. Multi-family or mixed-use developments with a minimum of 16 units and that reserve at least 50% of the units for lower-income households shall be permitted at a density of up to 20 dwelling units per acre. Multi-family residential uses are prohibited on the ground floor on Ramsey Street and San Gorgonio within the Downtown Commercial district. Multi-family uses on Ramsey Street and San Gorgonio must occur above commercial uses. In the balance of the district, multi-family uses may occur on any level.”

3. Zoning Code Section 17.08.010.B is hereby amended to add a new High Density Residential-20 (“HDR-20”) zoning district and to renumber the

remaining section as follows:

“9. High Density Residential-20 (HDR-20) (20 du/acre). Allows condominiums and townhomes, as well as apartments with the provision of common area amenities and open space by-right at a minimum density of 20 dwelling units per acre when at least 50% of the units are reserved for lower-income households. The clustering of condominiums and townhomes is appropriate with the provision of common area amenities and open space. Home Occupations may be appropriate with approval of a Home Occupation permit.”

4. Zoning Code Table 17.08.020 is amended to add the following footnote to the HDR section:

“*Housing developments in the HDR-20 district are permitted at a density of 20 dwelling units per acre when at least 50% of the units are reserved for lower-income households. Development standards for qualifying developments shall be as provided for the HDR district in Chapter 17.24.”

5. A new *Very High Density Residential* (“VHDR”) zoning district is hereby added to Zoning Code Section 17.08.010.B as follows:

“10. Very High Density Residential (VHDR) (19-24 du/acre). Allows condominiums and townhomes, as well as apartments with the provision of common area amenities and open space. The clustering of condominiums and townhomes is appropriate with the provision of common area amenities and open space. Home Occupations may be appropriate with approval of a Home Occupation permit.”

6. Zoning Code Table 17.08.020 is amended to add the following footnote to the new VHDR section:

“**Housing developments in the VHDR district are permitted at a minimum density of 20 dwelling units per acre by-right when at least 50% of the units are reserved for lower-income households.”

7. The Zoning Map is hereby amended to change the designations for the following parcels to HDR-20 (Exhibit 5):

“537-120-034 419-140-059
540-083-002 534-161-010
541-110-013 537-110-008
532-080-004 541-110-009”

8. The Zoning Map is hereby amended to change the designations for the following parcels to VHDR:

“537-190-018
537-190-021
537-190-020”

SECTION 4. PUBLICATION

The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in the Record Gazette, a newspaper published and circulated in the City. Thereupon, this Ordinance shall take effect thirty (30) days after the adoption and be in effect according to the law.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2013.

Deborah Franklin, Mayor
City of Banning

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

David J. Aleshire
Aleshire & Wynder, LLP
City Attorney
City of Banning, California

ATTEST:

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 Ordinance No. 1466 was duly introduced at a regular meeting of the City Council of the City of Banning, held on the ____ day of _____, 2013 and was duly adopted at a regular meeting of said City Council held on the ____ day of _____ 2013, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marie Calderon, City Clerk
City of Banning, California

ATTACHMENT 3
DRAFT 2008-2013 HOUSING ELEMENT

CITY OF BANNING

DRAFT

2008-2014 GENERAL PLAN HOUSING ELEMENT UPDATE



Issued by:
City of Banning
Community Development Department
99 East Ramsey Street
Banning CA, 92220

Date: March 13, 2013

CITY OF BANNING
HOUSING ELEMENT 2008-2014
OF THE GENERAL PLAN
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CITY OF BANNING

HOUSING ELEMENT 2008-2014 OF THE GENERAL PLAN

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HOUSING ELEMENT

CHAPTER 1.0

INTRODUCTION TO THE HOUSING ELEMENT

The Housing Element is an integral component of the City's General Plan. It addresses existing and future housing needs of all types for persons of all economic groups in the City. The Housing Element is a tool for use by citizens and public officials in understanding and meeting the housing needs in City of Banning.

Recognizing the importance of providing adequate housing in all communities, the state has mandated a Housing Element within every General Plan since 1969. It is one of the seven elements required by the state. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements of the Housing Element and encourages the provision of affordable and decent housing in all communities to meet statewide goals. Specifically, Section 65580 states the element shall consist of "... *an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing.*" The element must also contain a five-year housing plan with quantified objectives for the implementation of the goals and objectives of the Housing Element. The contents of the element must be consistent with the other elements of the General Plan.

Meeting the housing needs established by the State of California is an important goal for the City of Banning. As the population of the State continues to grow and scarce resources decline, it becomes more difficult for local agencies to ensure the provision of adequate housing opportunities while maintaining a high standard of living for all citizens in the community. State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. This recognition of limitations is critical, especially during this period of financial uncertainties in both the public and private sectors. Section 65583(b)(2) states:

"It is recognized that the total housing needs... may exceed available resources and the communities' ability to satisfy this need... Under these circumstances, the quantified objectives need not be identical to the identified existing housing needs. The quantified objectives shall establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period."

This Housing Element (2008-2014) was created in compliance with state General Plan law pertaining to Housing Elements and is scheduled to be adopted by the City of Banning City Council subsequent to review and approval of the State of California Housing and Community Development, Division of Housing Policy Development.

1.1 ORGANIZATION

The City of Banning's Housing Element is organized into four (4) primary sections:

Section 1.0 Introduction to the Housing Element: This section includes a review of the current Housing Element, background, the purpose behind the element, and a community profile.

Section 2.0 Existing Conditions and Demographic Data: This section includes a summary of existing conditions, an inventory of resources, housing cost and affordability, at-risk units, the City of Banning's Regional Housing Needs Assessment (RHNA), land suitable for development, and a section discussing constraints, efforts and opportunities.

Section 3.0 Housing Needs, Issues and Trends: This section includes a discussion of state issues and policies, regional housing policies, and housing issues.

Section 4.0 Housing Program: This section identifies housing goals, policies and action programs. Funding sources are identified and schedules for implementation of the action programs are included. In addition, a quantified objectives summary is provided.

1.2 PURPOSE

The State of California has declared that *"the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order."* In addition, government and the private sector should make an effort to provide a diversity of housing opportunities and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental, fiscal factors and community goals within the General Plan.

Further, state Housing Element law, Section 65583(a) requires *"An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs."* The law requires:

- 1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs...These existing and projected needs shall include the locality's share of the regional housing need...;
- 2) An analysis and documentation of household characteristics...;
- 3) An inventory of suitable land for residential development...;
- 4) An analysis of potential and actual governmental and non-governmental constraints on the improvement, maintenance and development of housing for all income levels...;
- 5) An analysis of special housing needs...;
- 6) An analysis of opportunities for energy conservation;
- 7) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years...;

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules, which promote preservation, improvement and development of diverse types and costs of housing throughout the City of Banning.

1.3 RELATIONSHIP TO OTHER ELEMENTS

State law requires that "...the General Plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies..." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City.

This Housing Element is part of a comprehensive City of Banning General Plan. All elements of the City of Banning General Plan have been reviewed for consistency and the Housing Element was prepared to assure consistency with the remaining elements.

1.4 CITIZEN PARTICIPATION

In the past, the City of Banning has made diligent efforts to solicit public participation pertaining to the development of the General Plan and Zoning Ordinance. These processes included community workshops, public review, and citizen participation. Other public meetings include the City Council meeting twice a month. All members of the community have had access to the participation process. A public participation mailing list is attached as Appendix A.

Public participation for the 2008-2014 Housing Element update has included a joint workshop with the City Council and Planning Commission conducted on May 27, 2008. Members of the community were invited to address concerns and give input on the contents of the Housing Element. A Housing Element questionnaire insert was mailed to all City utility customers soliciting comment on housing activities and housing policies; notices were mailed during the months of July and August, 2008, and approximately 60 questionnaires were returned to the City; all responses were considered by the City and incorporated, where possible into the Housing Element. A synopsis of the questionnaires is found as Appendix B attached to this document. Notices were posted in both English and Spanish in the local newspaper, at the City Hall, the post office, at the public schools, and at affordable housing complexes in the City. The Public Review Draft, dated December 2008, was made available to the community for a 60-day review period, from February 1, 2009 to April 1, 2009, following the City Council meeting held on January 27, 2009. Copies of the draft were made available in officially recognized public forums/facilities, and include the Senior/Community Center, the City Library, and City Hall. Copies were mailed to local service providers and individuals representing all economic segments of the population including non-profit organizations, city officials, and city organizations.

On May 2, 2012 the Planning Commission held an additional public meeting to review the potential rezoning of properties. That meeting was noticed in Record Gazette, a local newspaper and mailed to property owners within 300' radius of the properties to be re-zoned.

The City will continue to strive to involve the public throughout the housing element process by consistently and conscientiously reaching out to members of the public. The City will continue to make the Housing Element available on the web site for review by the General Public.

Staff continues to consider all comments received by the public from all sources; any specific concerns related to development standards or any other City policy or approval process which may have an effect on affordable housing or target populations, have been and will continue to be thoroughly considered by staff in assembling the final draft of the housing element. Where appropriate, comments have been incorporated into the document. As this is a living document, the City will remain open to dialogue with all members of the public, as well as public and private agencies, after the document is adopted by the City Council and certified by the State of California

1.5 REVIEW OF THE PREVIOUS HOUSING ELEMENT

State law requires the City of Banning to review its Housing Element in order to evaluate:

- a. "The effectiveness of the Housing Element in attainment of the community's housing goals and objectives." The effectiveness of the Housing Element should be quantified where possible and may be qualitative where necessary.
- b. "The progress of the City and/or County in implementation of the Housing Element." An analysis should be performed to determine where the previous housing element met, exceeded, or fell short of what was anticipated.
- c. "The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal." Describe how goals, objectives, and policies are being changed or adjusted as necessary.

The remainder of this section fulfills this state requirement.

1.5.a. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

The State periodically establishes an overall goal for construction of new housing units and makes an assignment of gross allocations of housing unit goals to regional governments, which in turn allocate the housing unit goals to counties and cities. The document produced by regional governments is referred to as the "Regional Housing Needs Assessment" (RHNA). In 2006, the Southern California Association of

Governments (SCAG) prepared a RHNA for Riverside County, including the Western Riverside Council of Governments (WRCOG) sub-region that covered the time period from 2006-2014. The 2008-2014 RHNA is discussed in Section 2.2, New Construction Needs.

The effectiveness of City of Banning's Housing Programs in meeting regional housing needs can be measured by the level of achievement in constructing new housing units. Many uncontrollable factors influence the City's effectiveness. Over the 1998-2005 Housing Element period, as well as during subsequent years, factors such as market fluctuations, available programs, the willingness of lenders, developer qualifications and the political climate, all combined to create 2,540 new housing units in the City of Banning, almost all of which have been affordable to above moderate households.

**TABLE III-21
CITY OF BANNING
ACHIEVEMENT OF JANUARY 1998-JUNE 2005 RHNA NEW CONSTRUCTION
GOAL**

Income Groups	1998-2005 RHNA Goal	1998-2005 Actual New Construction	Percent of Goal Achieved
Extremely Low	240	0	0.0%
Very Low	241	69	28.6%
Low	285	99	34.7%
Moderate	409	544	133.0%
Above Moderate	604	1,828	302.6%
TOTAL	1,779	2,540	142.8%

Source: City of Banning 1998 Housing Element Housing Needs Assessment; Laurin Associates

The period of 1998-2005 was a period of moderate to rapid growth for the City of Banning. The majority of the construction that took place during this time period was in the above moderate category.

While the City has installed mechanisms to allow for low and very low-income housing, due to lack of developer interest and market factors beyond the City's control, the City did not meet the RHNA affordable housing goals. The City achieved approximately 25.8 percent of the RHNA goals for extremely low, very low, and low income households. The City implemented its affordable housing strategy as outlined in the 1998-2005 Housing Element, but due to the rise in the market value of single family housing and the demand for condominium style housing, developers only produced housing affordable to the moderate and above moderate income households. The City has retained the minimum number of housing choice vouchers and several multi-family complexes have maintained their affordability, most recently, the Westview Terrace Apartments.

Westview Terrace was an at risk project that was to convert to market rate project. The Community Redevelopment Agency entered into an Owner Participation Agreement with the owner of the property Banning Leased Housing Associates I, Limited Partnership on March 22, 2011 and purchased affordable covenants as follows:

- Forty-three (43) units are restricted to extremely low income tenants
- Thirty-one (31) units are restricted for low income tenants.
- One (1) unit is unrestricted as a unit housing the Site Manager

1.5.b. PROGRESS OF CITY OF BANNING'S HOUSING PROGRAM

Housing Goals (from prior Housing Element):

1. Provide housing opportunities for all segments of the community to meet current and future needs.

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2. Maintain and improve the quality of the existing housing stock and preserve existing residential neighborhoods.
3. Ensure that new housing is compatible with existing development and the natural environment.
4. Promote equal housing opportunity for all Banning residents.

The following table provides an overview of the housing and housing related policies and action plans in the 1998-2003 Housing Element and its progress on implementation.

TABLE III-22
1998-2003 CITY OF BANNING HOUSING ELEMENT
POLICY OBJECTIVES

A. Housing Opportunities (Goal 1)		
Supporting Policy, Action, or Programs	Original Implementation Date / Responsible Agency	Status
1. Provide a variety of residential development opportunities in Banning, ranging from very low density to high density development as described in the Community Development Element and Plan Map in accordance with the Regional Housing Needs Assessment.		This is address through the General Plan Land Use and Zoning Ordinance
Program 1.a Land Use Element/Zoning Ordinance 1,780 dwelling units through June 30, 2005, distributed as follows: 481 very low-income, 289 low-income, 405 moderate-income, and 605 above moderate-income.	January 1, 1998- June 30, 2005.	2255 units were constructed. However, a majority were above moderate income. Objectives for all other income groups were not met.
Program 1.b Shared Housing The County shared housing programs assists low-income individuals 18 years of age and older in locating roommates to share housing in the community; the majority of the applicants are senior citizens.	Current and Ongoing.	Current and Ongoing, 2008-2014.
2. Encourage both the private and public sectors to produce or assist in the production of high quality housing to meet the needs of the handicapped, the elderly, large families, female-headed households and homeless.	None.	Addressed in 2008-2014 Housing Element.
3. Promote the development of low- and moderate-income, and senior housing by allowing developers density bonuses or other financial incentives for providing units for low- and moderate-income residents. Provide rental assistance vouchers, as available, for some or all of the affordable units provided.		The Density Bonus Ordinance and Incentives was adopted by the City Council on February 26, 2013
Program 3.a Density Bonus Density bonus granted to a developer if they allocate at least 20% of the units in a housing project to lower income households, 10% for very low-income households, or at least 50% for "qualifying residents."	Adopted in 1991, Current and Ongoing. Planning Department and Redevelopment Agency.	Update to current State Law Requirement in 2008-2014 Housing Element.
Program 3.b Mortgage Revenue Bond Financing The Riverside County Multi-Family Bond Program makes financing available to Developers for the construction of multi-family residential rental units in the County. The Single Family Residential Mortgage Revenue Bond Program is designed to provide mortgage loans to first-time homebuyers whose incomes do not exceed maximum Federal limits.	Redevelopment Agency. One Project each in 2003 and 2004.	Continuous and Ongoing, 2008-2014. Coordination for this program was transferred to the Community Development Department after the dissolution of the Redevelopment Agency

<p>Program 3.c Mortgage Credit Certificate Program The County of Riverside has initiated a mortgage credit certificate program for first time homebuyers. Through the program, qualifying households receive a 20% credit on their annual home mortgage interest payments over the life of the mortgage.</p>	<p>Redevelopment Agency, Current and Ongoing.</p>	<p>Completion of two (2) home ownership assistance projects (\$20,000 each); currently processing five (5) more. Continuous and Ongoing, 2008-2014. Coordination for this program was transferred to the Community Development Department after the dissolution of the Redevelopment Agency</p>
<p>Program 3.d Affordable Housing Development with a Nonprofit Partner The Redevelopment Agency will solicit participation by one or more new nonprofit housing organizations interested in developing affordable housing in Banning. A Draft Five-Year Implementation Plan (1999-2004) for the Downtown and Midway Redevelopment Project Areas has been adopted.</p>	<p>Redevelopment Agency. Establish partner by December 2001.</p>	<p>Copeland House Live/work housing project was developed with redevelopment assistance in the downtown area. Coordination for this program was transferred to the Community Development Department after the dissolution of the Redevelopment Agency</p>
<p>Program 3.e Section 8 Rental Assistance Payment/Housing Voucher The Section 8 rental assistance program extends rental subsidies to low-income families and elderly which spend more than 30 percent of their income on rent.</p>	<p>Redevelopment Agency, Current and Ongoing.</p>	<p>Continuous and Ongoing, 2008-2014. Coordination for this program was transferred to the Community Development Department after the dissolution of the Redevelopment Agency</p>
<p>4. Require that housing constructed expressly for low-and moderate-income households not be concentrated in any single portion of the city.</p>	<p>None.</p>	<p>Implementation On-Going</p>
<p>5. Continue to coordinate with local social service providers, such as HELP, to address the needs of the City's homeless population. Permit the development of emergency shelters in commercial and industrial zones, and transitional housing in residential zones in locations close to services, subject to a conditional use permit.</p>		<p>Continue to work with the County of Riverside Social Services Agency</p>
<p>Program 5.a Sites for Homeless Shelters/Transitional Housing Continue to coordinate with local social service providers, such as HELP, to address the needs of the City's homeless population. Permit the development of emergency shelters in commercial and industrial zones, and transitional housing in residential zones in locations close to services, subject to a Conditional Use Permit.</p>	<p>Planning Department. Adopted by December 2001.</p>	<p>Addressed in 2008-2014 Housing Element.</p>
<p>6. Encourage the development of residential units, which are accessible to handicapped persons or are adaptable for conversion to residential use by handicapped persons.</p>	<p>None.</p>	<p>Addressed in 2008-2014 Housing Element.</p>
<p>7. Locate higher density residential development in close proximity to public transportation, services and recreation</p>	<p>None.</p>	<p>Implementation On-Going</p>
<p>8. Permit the development of childcare facilities concurrent with new housing development.</p>	<p>None.</p>	<p>Implementation On-Going and is addressed in the Zoning Code</p>
<p>9. Monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs.</p>	<p>Continuous and Ongoing.</p>	<p>Addressed in 2008-2014 Housing Element.</p>

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Program 9.a Efficient Processing The City will provide a one-stop process for a developer with an affordable housing project. A designated individual within the Planning Department will act as the project manager, or liaison, for the participating City departments and the applicant.	Establish by December 2001.	Addressed in 2008-2014 Housing Element.
Program 9.b Development Fees The City charges various fees and assessments to cover the costs of processing permits and providing services and facilities. Maintain fees at a level commensurate with the services and facilities needed to meet community standards.	Planning Department, Current and ongoing.	Continuous and Ongoing, 2008-2014.
Program 9.c Zoning Ordinance 1.) Amend the Zoning Ordinance to eliminate occupancy restrictions relating to family status as long as the secondary unit meets minimum development standards. 2.) Amend the Zoning Ordinance to allow for reduced parking for any affordable housing development. 3.) Amend the Zoning Ordinance to allow mixed-use residential/commercial structures without limiting housing to one unit occupied by an owner or operator of the business.	Planning Department. Adopted by December 2001.	Action #1 was implemented. The Zoning Ordinance adopted on January 31, 2006 removed this restriction. Action Item #2 was adopted through density bonus ordinance, which was adopted by the City Council on March 12, 2013. Action #3 was implemented on January 31, 2006 which allows mixed-used residential and commercial in the Downtown area.
10.) Encourage the use of energy conservation devices and passive design concepts which make use of the natural climate to increase energy efficiency and reduce housing costs.	None.	Addressed in 2008-2014 Housing Element.
11.) Provide opportunities for move-up housing in Banning.	None.	Implementation On-Going
B. Maintenance and Preservation. (Goal 2)		
1. Correct housing deficiencies through the development of a residential rehabilitation program.		There is no funding after elimination of Redevelopment Agency. Actively monitoring County, State, Federal funding availability
Program 1.a Home Improvement Program 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.	Redevelopment Agency.	Five (5) completed Exterior Rehabilitation Assistance (ERA) projects (\$10,000 each); currently processing 15 more applications. This program was eliminated with the dissolution of the RDA.
2. Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing in Banning.		On-going
Program 2.a Code Enforcement Bring Substandard housing units to compliance with City codes.	Establish before 2002.	Addressed in 2008-2014 Housing Element.
3. Minimize the displacement impacts occurring as a result of residential demolition.	None.	Addressed in 2008-2014 Housing Element.
4. Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.		On-going

Program 4a Purchase of Abandoned Homes The Banning Redevelopment Agency will purchase abandoned homes and provide necessary rehabilitation	Redevelopment agency, Current and Ongoing.	Addressed in 2008-2014 Housing Element.
5. Encourage the use of rehabilitation funds for room additions to alleviate overcrowding, and for accessibility improvements to address the needs of the handicapped.	None.	Addressed in 2008-2014 Housing Element.
6. Educate property owners on the benefits of home repair and remodeling using design and materials consistent with the historic character of the residence.	None.	Addressed in 2008-2014 Housing Element.
C. Environmental Sensitivity. (Goal 3)		
1. Ensure that multi-family development is compatible in design with single-family residential areas.	None.	Implementation On-going
2. Regularly examine new residential construction methods and materials, and upgrade the City's residential building standards as appropriate	None.	Addressed in 2008-2014 Housing Element.
3. Prohibit new residential development to front on major arterial highways without adequate setbacks and buffering.	None.	The Zoning Code include guidelines for siting of homes
4. Prohibit housing development in areas subject to significant geologic, flooding, flows and, noise and fire hazards.	None.	Addressed in the General Plan and Zoning Code
5. Accommodate new residential development, which is coordinated with the provision of infrastructure and public services.		
Program 5.a Site Suitability Criteria The City will continue to use Design Review Process to evaluate site suitability.	Planning Department, Current and Ongoing.	Continuous and Ongoing, 2008-2014.
6. Encourage the use of energy conservation devices and passive design concepts, which make use of the natural climate to increase energy efficiency and reduce housing.	None.	Addressed in 2008-2014 Housing Element.
D. Fair Housing. (Goal 4)		
1. Affirm a positive action posture, which will assure that unrestricted access is available to the community.	None.	On-going coordination with the Fair Housing Council of Riverside County, Inc.
2. Prohibit practices, which restrict housing choice by arbitrarily directing prospective buyers and renters to certain neighborhoods or types of housing.	None.	This is market driven.

3. Continue to support and participation in the Riverside County New Horizon's Fair Housing Program to further spatial de-concentration and fair housing practices.	Riverside County established the New Horizons' Fair Housing Program which offers education on fair housing laws, referrals to public agencies on discrimination matters, training work shops, and a newsletter on fair housing activities. The City supports the Fair Housing Program by providing information on the program to individuals, hosting fair housing events, and referring individuals with fair housing complaints to a program representative.	Continuous and Ongoing, 2008-2014.
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1.5.c. APPROPRIATENESS OF GOALS OBJECTIVES AND POLICIES

The City of Banning has made progress in effectively carrying out programs and policies of the last Housing Element addressing the provision of housing for all income segments of the population. Many goals were not met due to the lack of staffing at the City to accomplish the policies effectively or due to market forces.

The City is addressing these issues and is in the process of reviewing and assessing the City's housing needs, preparing development standards, and implementing a housing rehabilitation program utilizing CDBG funds that target low income single family households.

The City of Banning is currently considering incentives, in addition to the density bonus, and is researching affordable housing programs in order to create more opportunities for multifamily dwellings and to address the fair housing needs. However, as stated later in this document, the issues that were not adequately addressed in the previous Housing Element will be addressed in the "Policy and Programs" section of this document.

**TABLE III-23
NEW CONSTRUCTION IN BANNING 1939 TO 2008**

Year Structure Built	Number	Percentage	Total City Units
1939 or earlier	610	5.9%	610
1940-1959	566	5.5%	1,176
1960-1969	1,286	12.4%	2,462
1970-1979	1,269	12.3%	3,731
1980-1989	2,409	23.3%	6,140
1990-1994	1,297	12.5%	7,437
1995-1998	720	7.0%	8,157
1999 to June 2008	2,188	21.1%	10,345

The 2000 US Census. SOCDs 2008.

**TABLE III-24
HOUSING DEMOLITIONS CITY OF BANNING, 2000-2008**

Year	Total Units	Year	Total Units
2000	5	2006	2
2001	11	2007	1
2002	19	2008	1
2003	18	Total	69
2004	10		
2005	2		

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1.6 COMMUNITY PROFILE

City of Banning

The City of Banning is located in the San Geronio Pass Areas adjacent to US Interstate 10 in west-central Riverside County, California. The City of Banning is one of 24 incorporated cities located within Riverside County. The City was incorporated in 1913, and has a current population of 28,348 persons (SCAG, 2008). The City is currently 23.2 square miles with approximately 1,800 acres zoned for commercial and industrial growth. Residential growth is proposed to be accommodated on lands within the existing City Limits as well as on land surrounding the City within its Sphere of Influence as it is annexed.

Banning was founded in 1884 and benefited as a nexus of various transportation arteries, including the Southern Pacific Railroad, the original Ocean-to-Ocean Highway and Interstate 10. The Colorado Stage & Express Line on its route to the Colorado River used the City as a stagecoach stop in 1862, where gold had been discovered. The route ran through the foothills a half-mile north of downtown Banning, then north of Cabazon and Whitewater, which was the last stop before reaching Palms Springs. The railroad replaced the stagecoach in 1887, but Banning is still known as "Stagecoach Town, U.S.A." and is famous for its annual Stagecoach Days Celebrations featuring a parade, carnival and rodeo. Banning has grown into its own as a place geared toward economic prosperity and rapid population growth. The sunny year-round weather, clean water supply, clean air, and scenic vistas of Mt. San Geronio and Mt. San Jacinto serve to draw people to Banning for both industry and peaceful residential living.

The City is named in honor of General Phineas T. Banning, who freighted over the Mormon trail from Salt Lake to San Bernardino and Los Angeles. General Banning is also a prominent figure in the history of the town of Wilmington, California. He developed a shipping company there between San Pedro and Los Angeles, as well as operating the stage line from Wilmington to Yuma, Arizona through the Banning Pass.

Exhibit 1 – Regional Location

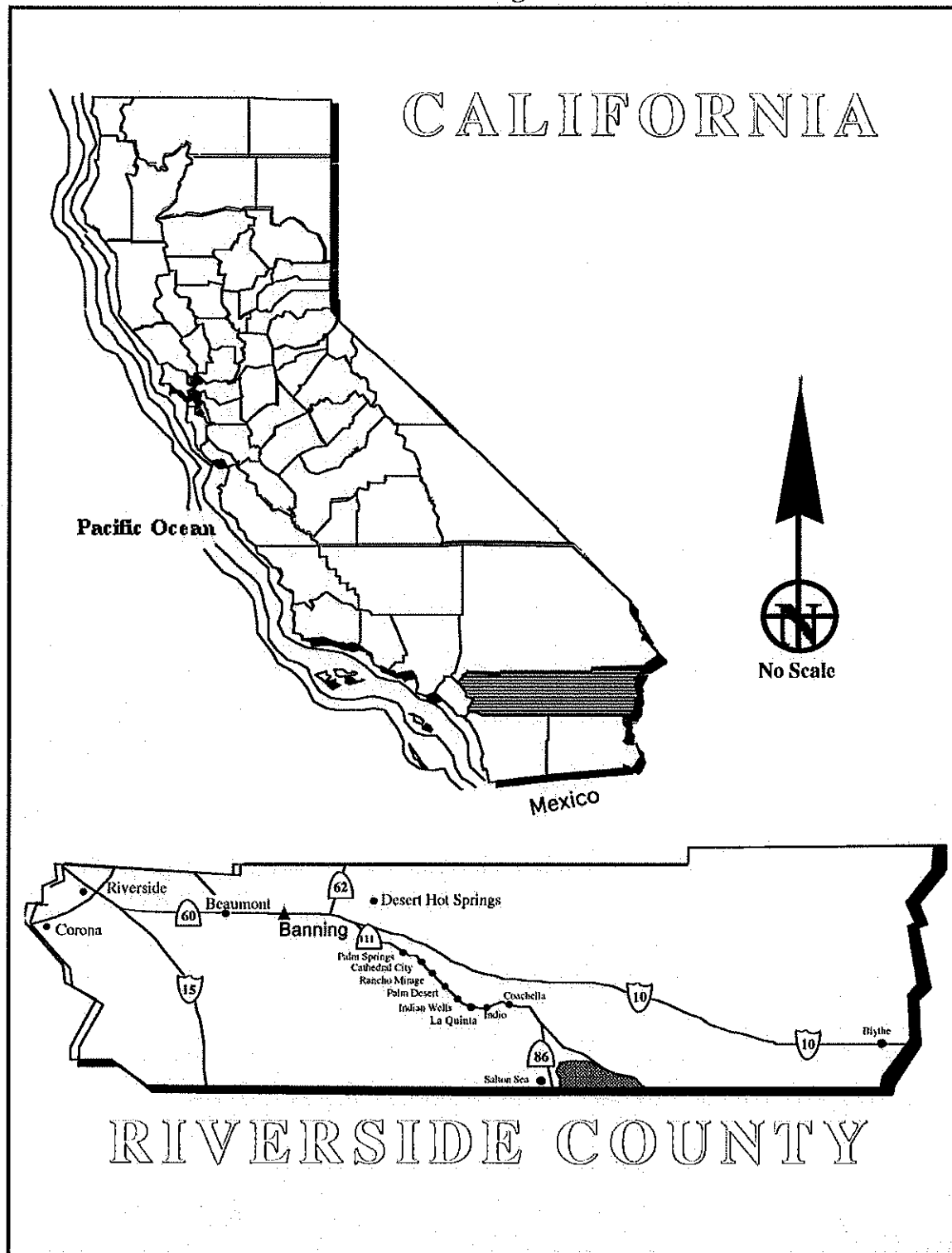
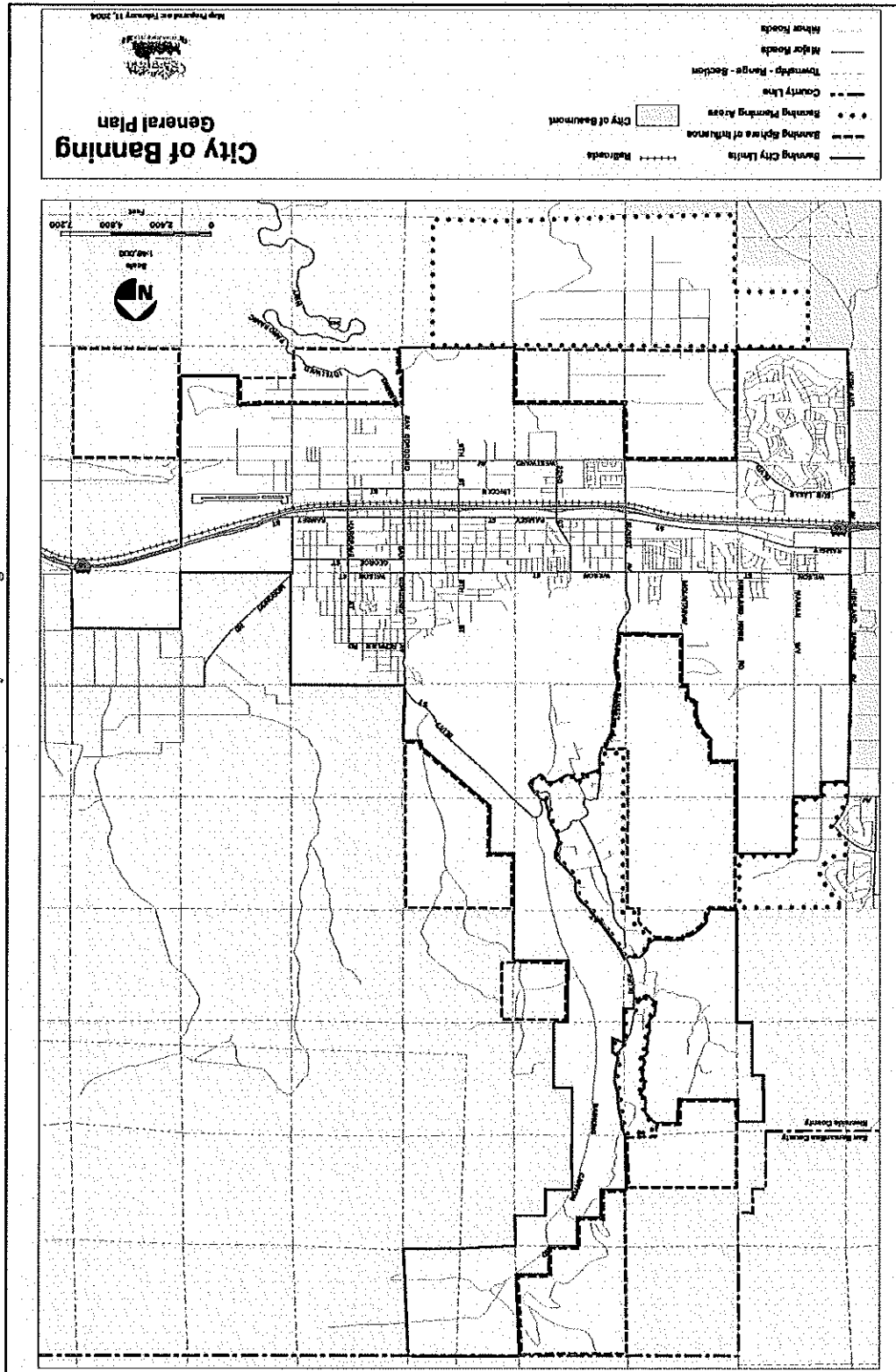


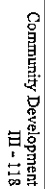
Exhibit 2 – City of Banning



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Map Prepared on: March 10, 2000

**City of Banning
General Plan**



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CHAPTER 2.0

EXISTING CONDITIONS AND DEMOGRAPHIC DATA

The purpose of this section is to summarize and analyze the existing housing conditions in the City of Banning. It consists of two major sections: Section 2.1 - Summary of Existing Conditions - an analysis of population trends, employment trends, household trends and special needs groups, and Section 2.2 – Inventory of Resources - an analysis of existing housing characteristics, housing conditions, vacancy trends, housing costs and availability, “at-risk housing”; if applicable, and suitable lands for future development.

2.1 SUMMARY OF EXISTING CONDITIONS

When evaluating housing needs, it is important to analyze demographic variables such as population, employment, and households, in order to assess the present and future housing needs of a city or county. This section presents data gathered from the following sources: 2000 U.S. Census, State Department of Finance (Demographic Research Unit), Southern California Association of Governments (SCAG) and AnySite Technologies. See Appendix C for a complete list of data sources; Appendix D provides a list of commonly used acronyms.

2.1.a. POPULATION TRENDS

Among the five cities located in the surrounding area, the City of Banning, in Riverside County, is fifth in numerical growth and sixth in the percentage of growth in population between 1990 and 2008 (Table III-25). The City of Beaumont had the highest proportionate growth during the same period. Banning grew by 37.8 percent since 1990, or 2.1 percent annually.

**TABLE III-25
POPULATION TRENDS - NEIGHBORING CITIES**

City	1990	2000	2008	Change (1990-2008)	
				Number	Percent
Banning	20,570	23,562	28,348	7,778	37.8%
Beaumont	9,685	11,384	31,477	21,792	225.0%
Calimesa	4,647	7,139	7,536	2,889	62.2%
Desert Hot Springs	11,668	16,582	26,068	14,400	123.4%
Moreno Valley	118,779	142,379	183,860	65,081	54.8%
Riverside	226,505	255,166	296,842	70,337	31.0%
Riverside County	1,170,413	1,545,387	2,088,322	917,909	78.4%

Source: 2000 Census; CA Department of Finance, 2008

The City's population has been growing at an increasing rate since 1990. Over the last eighteen years, the population in the City of Banning increased by 20.3 percent (Table III-26) and is currently estimated at 28,348. Projections indicate that Banning will continue to experience moderate growth through 2013, albeit at a slower rate than over the past eight years, reaching an estimated population of 31,937. The year 2014 is significant as this correlates with the Southern California Area Government's Housing Element Planning Period.

TABLE III-26
POPULATION TRENDS - CITY OF BANNING

Year	Population	Change	% Change	Annual % Change
1990	20,570			
2000	23,562	2,992	14.5%	1.5%
2007	28,293	4,731	20.1%	2.9%
2008	28,348	55	0.2%	0.2%
2014	31,937	3,589	12.7%	2.1%

Source: 1990 and 2000 U.S. Census; CA Department of Finance, 2008

Over the last eight years there has been a numerical increase in every age group. The 45-54 age group experienced the largest numerical growth since the 2000 Census. According to the AnySite, the 14-20, 45-54, and 65-74 age groups represent the largest age groups in the City. The percent of the population under twenty-one years of age represents 28.1 percent (Table III-27). The senior population, age 65 and over, also experienced an increase in the last eight years, representing 24.3 percent of the population in 2008. The median age increased from 40.7 to 41.2 years of age, which implies an aging population.

**TABLE III-27
POPULATION TRENDS BY AGE TRENDS - CITY OF BANNING**

Age Group	2000		2008		2014	
	Number	Percent	Number	Percent	Number	Percent
0-5 years	1,983	9.6%	2,183	7.5%	2,779	8.7%
6-13 years	2,897	16.7%	2,978	10.2%	3,258	10.2%
14-20 years	2,160	13.6%	3,013	10.4%	3,130	9.8%
21-24 years	1,017	4.9%	1,365	4.7%	1,501	4.7%
25-34 years	2,258	12.5%	2,902	10.0%	3,226	10.1%
35-44 years	2,644	14.7%	2,972	10.2%	3,098	9.7%
45-54 years	2,275	11.1%	3,537	12.2%	3,557	11.2%
55-64 years	2,006	6.6%	3,055	10.5%	3,290	10.3%
65-74 years	3,244	6.4%	3,410	11.7%	3,864	12.1%
75-84 years	2,486	3.3%	2,753	9.5%	3,130	9.8%
85+ years	473	0.6%	912	3.1%	1,086	3.3%
Total	23,443	100.0%	29,079	100.0%	31,937	100.0%
Median Age	40.7		41.2		40.8	

Source: 2000 US Census; 2007 AnySite

According to the 2000 Census, persons who categorized themselves as White represent 52.5 percent of Banning's population and 51.0 percent of Riverside County's population (Table III-28). The City consists of 30.0 percent of Hispanic origin and 17.5 percent of all other races.

**TABLE III-28
POPULATION BY RACE AND ETHNICITY – 2000**

Category	City of Banning		Riverside County	
	Number	Percent	Number	Percent
White	12,295	52.5%	787,318	51.0%
Black	1,903	8.1%	92,186	6.0%
Am. Indian	586	2.5%	10,947	0.7%
Asian	1,057	4.5%	53,231	3.4%
Pacific Islander	8	0.0%	2,989	0.2%
Other	28	0.1%	2,226	0.1%
Two or More Races	542	2.3%	37,162	2.4%
Hispanic Origin	7,024	30.0%	559,328	36.2%
TOTAL	23,433	100.0%	1,545,387	100.0%

Source: 2000 US Census

2.1.b. EMPLOYMENT TRENDS

According to AnySite, the top industry providing employment in Banning was Sales/Office, employing 32.5 percent of the labor force (Table III-29). This is a stable factor from 2000 when 32.5 percent of the labor force was also employed in Sales/Office. The next largest industries are Management and Service. The largest change in percentage of the workforce occurred in the Management/Professional Related Industry.

The City's labor force increased between 2000 and 2008, from 8,004 to 10,493. During this period, the Bureau of Labor Statistics has indicated the unemployment rate increased from 6.2 percent to 11.1 percent. The percentage of employed persons has decreased 1.3 percent in the past eight years, from 94.1 percent to 92.8 percent.

**TABLE III-29
EMPLOYMENT BY INDUSTRY - CITY OF BANNING**

Industry Employed	2000		2008	
	Number	Percent	Number	Percent
Farming/Fishing Forestry	30	0.4%	42	0.4%
Management/Professional/Related	1,574	20.9%	2,277	21.7%
Service Occupation	1,536	20.4%	2,109	20.1%
Sales/Office	2,447	32.5%	3,410	32.5%
Construction/Extraction/Maint.	813	10.8%	1,133	10.8%
Production/Transport./Material Moving	1,122	14.9%	1,521	14.4%
Labor Force	8,004		10,493	
Total Employed	7,530	94.1%	9,742	92.8%
Total Unemployed	474	5.9%	751	7.2%

Source: 2007 AnySite

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Between 1990 and 2000, commuting patterns increased on the extremes, and decreased in the middle range of 30-59 minutes (Table III-30). Projections for 2007 forecast a general trend towards longer commutes. This may indicate persons living in Banning are finding employment opportunities outside the City. In addition, people may be willing to drive longer for other employment opportunities.

TABLE III-30
EMPLOYMENT COMMUTING PATTERNS (1990-2007)

Commute time to Work	1990		2000		2008	
	Number	Percent	Number	Percent	Number	Percent
0-14 Minutes	2,553	40.3%	3,109	42.1%	3,750	39.7%
15-29 Minutes	1,055	16.7%	1,446	19.6%	1,937	20.5%
30-39 Minutes	1,181	18.6%	925	12.5%	1,228	13.0%
40-59 Minutes	822	13.0%	927	12.5%	1,237	13.1%
60+ Minutes	521	8.2%	754	10.2%	1,011	10.7%
Worked at Home	204	3.2%	227	3.1%	283	3.0%
TOTAL	6,336	100%	7,388	100%	9,446	100%

Source: 1990 Census, 2000 Census, 2007 AnySite

2.1.c. HOUSEHOLD TRENDS

Between 1990 and 2000, the City of Banning increased by 1,410 households or 18.9 percent (Table III-31). In 2000, AnySite reported a total of 8,882 households for the City. Currently, there is an estimated 10,647 households in the City. Households are projected to increase by 2.1 percent annually over the next six years. The projected increase from 2008 to 2014 is a 12.4 percent change or 1,323 additional households.

The number of households in Riverside County has increased at a substantially faster rate than in the City of Banning. The number of households in Riverside County has been increasing at a stable rate since 1990. Between 1990 and 2000, households increased by 25.9 percent to 506,218. Currently, there are an estimated 691,366 households in the County. Households are projected to continue increasing in the County by 3.3 percent annually through 2014.

**TABLE III-31
HOUSEHOLD TRENDS**

Year	Households	Change	% Change	Annual % Change
CITY OF BANNING				
1990	7,472			
2000	8,882	1,410	18.9%	1.9%
2008	10,647	1,765	19.9%	2.5%
2014	11,970	1,323	12.4%	2.1%
RIVERSIDE COUNTY				
1990	402,058			
2000	506,218	104,160	25.9%	2.6%
2008	691,366	185,148	36.6%	4.6%
2014	830,227	138,861	20.1%	3.3%

Source: 2000 US Census; 2007 AnySite

Households with five or more persons experienced the largest growth rate between 2000 and 2008, with a proportionate increase from 13.4 percent of households to 15.4 percent (Table III-32). During the same time period, the households containing one person had the largest proportionate decrease of 3.0 percent. In 2008, the largest numerical gain was made by two person households which increased by 852 households, and which make up 40.7 percent of the total households in the City of Banning.

Household size percentages in Riverside County vary from those in the City of Banning. However, both City and County have shown a decline in the one-person household, proportionally in the past eight years. Proportionally the County is more polarized than the City with 37.1 percent of the households being made up of more than four person households, compared to the City, which has 25.4 percent of its households made up of more than four persons. Both the City and the County have seen strong numerical growth for the past eight years in all of the households groups.

**TABLE III-32
HOUSEHOLD SIZE TRENDS**

Household Size	2000		2008		2014	
	Number	Percent	Number	Percent	Number	Percent
CITY OF BANNING						
1 Person	2,327	26.2%	2,468	23.2%	2,585	21.6%
2 Person	3,481	39.2%	4,333	40.7%	5,051	42.2%
3 Person	1,003	11.3%	1,135	10.7%	1,257	10.5%
4 Person	879	9.9%	1,069	10.0%	1,161	9.7%
5+ Person	1,190	13.4%	1,642	15.4%	1,916	16.0%
TOTAL	8,882	100.0%	10,647	100.0%	11,970	100.0%
RIVERSIDE COUNTY						
1 Person	104,469	20.6%	119,606	17.3%	135,327	16.3%
2 Person	154,027	30.4%	217,089	31.4%	264,842	31.9%
3 Person	76,426	15.1%	97,897	14.2%	116,232	14.0%
4 Person	78,448	15.5%	110,619	16.0%	132,836	16.0%
5+ Person	92,848	18.4%	146,155	21.1%	180,990	21.8%
TOTAL	506,218	100.0%	691,366	100.0%	830,227	100.0%

Source: 2000 Census; 2007 AnySite

Household size is an important indicator of the relationship between the population growth and household formation. For an example, if the persons-per-household is decreasing, then households are forming at a faster rate than population growth. Conversely, if the population were growing faster than households, then the persons-per-household rate would increase. The rate of growth in households in the City of Banning is less than the population growth; therefore, household sizes have been gradually increasing since 2000 (Table III-33).

**TABLE III-33
AVERAGE PERSONS-PER-HOUSEHOLD TRENDS**

Year	City of Banning	Riverside County
2000	2.6	2.9
2008	2.7	3.1
2014	2.7	3.1

Source: 2000 Census; 2007 AnySite

In 2000, a large percentage of households, 20.0 percent, in the City had incomes less than \$15,000 (Table III-34). During that same time, the households with incomes over \$75,000 accounted for 11.4 percent. Between 2000 and 2008, there were noticeable decreases in the number of households with incomes in the lower and higher income ranges, and increases in the number of households with incomes of \$15,000 - \$50,000. In 2008 the proportion of households in the City of Banning, with incomes less than \$15,000 decreased to 17.9 percent from 20.0 percent in 2000. Currently, the majority of households, 52.5 percent, had incomes between \$25,000 and \$74,999. Households with incomes greater than \$75,000 represent 7.7 percent of all households. In 2014, it is estimated that 9.3 percent of households have incomes greater than, \$75,000, 16.3 percent have incomes less than \$15,000, and 33.9 percent have incomes between \$25,000 and \$50,000.

**TABLE III-34
HOUSEHOLD INCOME - CITY OF BANNING**

Income Ranges	2000		2008		2014	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$10,000	941	10.6%	926	8.7%	910	7.6%
\$10,000-\$14,999	835	9.4%	980	9.2%	1,041	8.7%
\$15,000-\$24,999	1,750	19.7%	2,332	21.9%	2,502	20.9%
\$25,000-\$34,999	1,235	13.9%	1,565	14.7%	1,664	13.9%
\$35,000-\$49,999	1,555	17.5%	2,214	20.8%	2,394	20.0%
\$50,000-\$74,999	1,554	17.5%	1,810	17.0%	2,346	19.6%
\$75,000-\$99,999	568	6.4%	479	4.5%	670	5.6%
\$100,000+	444	5.0%	341	3.2%	443	3.7%
TOTAL	8,882	100.0%	10,647	100.0%	11,970	100.0%

Source: 2000 Census; 2007 AnySite

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Between 1990 and 2000, the median annual household income in the city increased by 42.5 percent (Table III-35). Additionally in the County the median annual household income increased by 29.6 percent. In 2000, Riverside County's median income was \$42,887, which is approximately \$10,811 more than the City's median income of \$32,076. Currently, the median household income in the City is estimated at \$31,734 a 1.1 percent decrease from the 2000 number.

**TABLE III-35
MEDIAN HOUSEHOLD INCOME TRENDS**

Year	Income	Change	% Change	Annual % Change
CITY OF BANNING				
1990	\$22,514			
2000	\$32,076	\$9,562	42.5%	4.2%
2008	\$31,734	-\$342	-1.1%	-0.1%
2014	\$34,621	\$2,887	9.1%	1.5%
RIVERSIDE COUNTY				
1990	\$33,081			
2000	\$42,887	\$9,806	29.6%	2.9%
2008	\$51,754	\$8,867	20.7%	2.6%
2014	\$60,232	\$8,478	16.4%	2.7%

Source: 1990 and 2000 US Census; 2007 AnySite

Area Median Incomes (AMI) and Income Group Limits are estimated and published annually by the California Department of Housing and Community Development (HCD). The California Department of Housing AMI and Income Limits Table are used to determine eligibility for all government housing assistance programs statewide. The 2008 AMI for Riverside County is \$66,600 based on a 4-person household.

The established standard income groups are generally defined as: (1) Extremely Low: households earning less than 30 percent of the Median Income; (2) Very Low-Income: households earnings between 30 percent and 50 percent of the Median Income; (3) Low-Income: households earning between 50 percent and 80 percent of the Median Income; (4) Moderate-Income: households earning between 80 percent and 120 percent of the Median Income; and (5) Above Moderate-Income: households earning over 120 percent of the Median Income.

Based on the 2008 AMI, the proportion of extremely low, very low and low-income groups comprises 77.5 percent of City of Banning households (Table III-36). Approximately, 6.8 percent of households in the City are classified as Above Moderate Income.

TABLE III-36
HOUSEHOLDS BY INCOME CATEGORIES
CITY OF BANNING
2008 AMI FOR RIVERSIDE COUNTY = \$66,600

Income Category	Income Range	Percent
Extremely Low	Less Than \$19,980	28.8%
Very Low	\$19,981 - \$33,300	23.2%
Low	\$33,301 - \$53,280	25.5%
Moderate	\$53,281 - \$79,920	15.7%
Above Moderate	Greater Than \$72,921	6.8%

Source: HUD, 2008; AnySite 2007

Tenure, or the ratio between homeowner and renter households, can be affected by many factors, such as: housing cost (including interest rates, economics, land supply, and development constraints), housing type, housing availability, income status, job availability, and consumer preference.

Over the last eight years, owner households have out-paced renter households in the City of Banning. Both renter and owner households have experienced numeric increases between 2000 and 2008.

In comparison to the City, the County has a higher proportion of owner households. Although both owners and renters continue to increase numerically, the proportion of owner households in the City is on the rise. In 2008, 73.9 percent of City households were owners, a figure that is 3.7 percent higher than the County (Table III-37). Currently, it is estimated that the majority of households in the City are owners, comprising 73.9 percent of households, and the majority of households in the County are owners, comprising 70.2 percent of households.

**TABLE III-37
TENURE**

Tenure	City of Banning		Riverside County	
	Number	Percent	Number	Percent
2000				
Owners	6,438	72.4%	348,479	68.8%
Renters	2,453	27.6%	157,739	31.2%
2008				
Owners	7,868	73.9%	485,339	70.2%
Renters	2,779	26.1%	206,027	29.8%
2014				
Owners	8,989	75.1%	591,952	71.3%
Renters	2,981	24.9%	238,275	28.7%

Source: 2000 US Census; 2007 AnySite

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2.1.d. OVERPAYMENT

Overpayment is an important measure of the affordability of housing within a city. Overpayment for housing is based on the total cost of shelter compared to a household's ability to pay. Specifically, overpayment is defined as a household paying more than 30 percent of their gross household income for shelter. According to the US Census, shelter cost is the monthly owner costs (mortgages, deeds of trust, contracts to purchase or similar debts on the property, taxes, and insurance) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

In 2000, a total of 2,272, or 29.5 percent, of all households in the City of Banning pay in excess of 30 percent of their income for shelter (Table III-38, on next page). Of these, 168 families pay 30 to 34 percent of their household income for rent. Households paying 30 to 34 percent of household income are distributed proportionally across all income ranges for owner occupied structures. Households paying in excess of 35 percent of their income for housing comprise 1,017 of total owner-occupied units and are primarily concentrated in the very low to extremely low income ranges.

The largest concentrations of the occupants of renter occupied units paying 30 to 34 percent of household income for rent are concentrated in the \$20,000-\$34,999 (very low/low-income) annual income range. Of the renter households in the City paying in excess to 35 percent of household income, the majority (100 percent, or 868 units) have annual income ranges below \$34,999 annually.

The number of owners versus renters overpaying was disproportionate, representing 1,185 owners and 2,272 renter households respectively. The overpayment situation is particularly critical for renters with annual incomes less than \$20,000.

TABLE III-38
CITY OF BANNING HOUSEHOLDS OVERPAYING,
BY INCOME AND TENURE (2000)

OWNER-OCCUPIED UNITS						
Income Range	Total Households	% of Total Households	0-20% of HH Income	20-29% of HH Income	30-34% of HH Income	35+% of HH Income
\$0-10,000	317	6.0%	7	37	17	212
\$10,000-19,999	699	13.3%	134	134	24	407
\$20,000-34,999	1,133	21.6%	494	265	83	291
\$35,000-49,999	1,052	20.0%	552	395	31	74
\$50,000 +	2,047	39.0%	1,502	387	13	33
Subtotal	5,248	100.0%	2,689	1,218	168	1,017
RENTER-OCCUPIED UNITS						
Income Range	Total Households	% of Total Households	0-20% of HH Income	20-29% of HH Income	30-34% of HH Income	35+% of HH Income
\$0-10,000	428	17.5%	0	21	18	358
\$10,000-19,999	672	27.5%	49	105	78	410
\$20,000-34,999	627	25.7%	106	290	109	100
\$35,000-49,999	380	15.6%	233	120	14	0
\$50,000 +	333	13.6%	254	62	0	0
Subtotal	2,440	100.0%	642	598	219	868
TOTAL	7,688		3,331	1,816	387	1,885

Source: U.S. Census, 2000 Population and Housing, Summary Tape File 3A- H73 and H97; Household Income in 1999 for specified renter-occupied housing units by gross rent as a percentage of household income, and Household Income in 1999 for specified owner-occupied units by selected monthly owner costs as a percentage of household income.

Note: Some households are not accounted for; therefore, figures may slightly differ for other U.S. Census estimates for Total Households.

Of all renter occupied households within the City, 617 (25.3 percent) are considered to be in the extremely-low income category and for 62.7 percent of those households, the cost of housing is greater than half of the net household income (Table III-39). Similarly, of all owner occupied households within the City, 639 (9.9 percent) are considered to be in the extremely-low income category and for 52.4 percent of those households; the cost of housing is greater than half of the net household income. As indicated in Table 19 as household income increases, the cost burden also decreases, indicating that the City does not have sufficient low income housing to support residents in the very low and extremely low income ranges.

**TABLE III-39
HOUSING PROBLEMS FOR ALL HOUSEHOLDS
CHAS DATA BOOK**

	Total Renters	Total Owners	Total Households
Household Income <=30% MFI	617	639	1,256
% with any housing problems	90.3%	64.0%	76.9%
% Cost Burden >30%	87.4%	61.0%	74.0%
% Cost Burden >50%	62.7%	52.4%	57.5%
Household Income >30% to <=50% MFI	538	750	1,288
% with any housing problems	72.1%	65.5%	68.2%
% Cost Burden >30%	63.9%	63.6%	63.7%
Household Income >50% to <=80% MFI	602	1,371	1,973
% with any housing problems	50.2%	39.5%	42.7%
% Cost Burden >30%	25.2%	32.0%	30.0%

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data.

2.1.e. HOUSING UNITS

According to the 2000 census, Banning had a total of 8,891 occupied housing units (Table III-40). The remaining 838 are vacant units, and do not show up in the table. Proportionately, the majority of owners, 78.6 percent, lived in single-family homes. A majority of renters, 25.4 percent, lived in multifamily housing, consisting of three or more units, and 64.5 percent lived in single-family housing.

**TABLE III-40
CITY OF BANNING HOUSING TYPE BY TENURE (2000)**

Units in Structure	Total Units	Owner Occupied	Percent Owner Occupied	Renter Occupied	Percent Renter Occupied
1, Detached	6,303	4,960	78.6%	1,343	21.4%
1, Attached	658	420	63.8%	238	36.2%
2	140	21	15.0%	119	85.0%
3 or 4	187	24	12.8%	163	87.2%
5 to 9	201	0	0.0%	201	100.0%
10 to 19	64	9	14.0%	55	86.0%
20 or more	228	22	9.6%	206	90.4%
Mobile home	1,095	967	88.3%	128	11.7%
Other	15	15	100.0%	0	0.0%
Total	8,891	6,438	72.4%	2,453	27.6%

Source: 2000 Census

More recently, the California Department of Finance estimates that in 2006 there were 11,521 housing units in the City, with 10,554 occupied.

2.1.f. SPECIAL NEEDS

As noted in Government Code Section 65583(a)(6), within the overall housing needs assessments there are segments of the population that require special housing needs. Generally, these are people who are low income and have less access to housing choices. Groups of the population that require special housing needs include the elderly, disabled, female-headed households, large households, farm workers, and the homeless.

2.1.f(1) Elderly

Elderly persons often age in-place, living in housing that is too expensive for their fixed incomes or structurally does not accommodate specific needs for assistance. Even though senior citizens may have difficulty living in their own home, they do not often have the options or mobility afforded to other segments of the population. They commonly have to leave their home community and relocate away from family and friends once they do find a suitable unit. The purpose of this section is to determine the housing needs for all segments of the elderly community. The senior population is defined as persons over the age of 65 years.

In 1990, there were 4,363 seniors in Banning, representing 21.2 percent of the total population in the City (Table III-41). Between 1990 and 2000, the senior population increased at a rate of 4.22 percent annually. In 2000, the senior population was 6,203. Currently, the senior population is estimated at 7,675 persons and is expected to increase at a rate of 2.4 percent annually over the next six years.

**TABLE III-41
CITY OF BANNING SENIOR POPULATION TRENDS (65+)**

Year	Number	Change	% Change	Annual % Change
1990	4363			
2000	6,203	1,840	42.2%	4.22%
2008	7,675	1,472	23.7%	2.96%
2014	8,595	920	12%	2.4%

Source: 1990 and 2000 Census; 2007 AnySite

Between 1990 and 2000, the City's senior households increased by 25.2 percent (Table III-42). In 2000, seniors accounted for 42.45 percent of householders in the City. Currently, senior households comprise approximately 41 percent of all households. The annual change for senior households is projected to increase at a rate of 2.8 percent over the next five years.

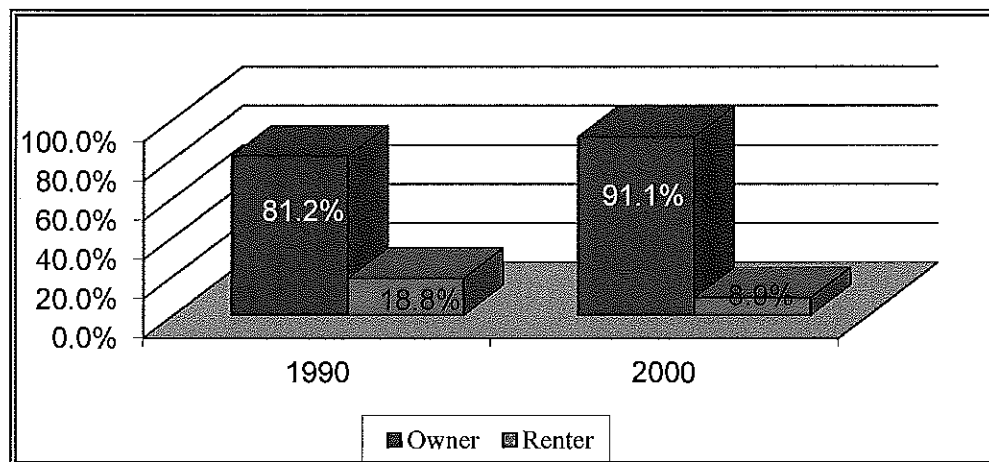
TABLE III-42
CITY OF BANNING SENIOR HOUSEHOLD TRENDS (65+)

Year	Number	Change	% Change	Annual % Change
1990	3,010			
2000	3,770	760	25.2%	2.52%
2008	4,378	608	16.13%	2.02%
2014	4,989	611	14%	2.8%

Source: 2007 AnySite

In 1990, 18.8 percent of the City's senior households were renters (Graph III-1). In the State of California, 31.8 percent of senior households were renters, while 21.7 percent of Riverside County senior households rented their housing. Change in the proportion of senior renters is dependent on the quantity of housing options and the propensity to convert from ownership. In 2000, the proportion of the City's senior renters increased, by 9.9 percent. Senior homeowners represented 91.1 percent, or 3,615 of senior households in 2000.

GRAPH III-1
CITY OF BANNING SENIOR HOUSEHOLDS
BY TENURE (1990- 2000)



Source: 1990, 2000 Census

In 2000, 32.4 percent of all senior citizen households had incomes below \$20,000 (Table III-43). According to the AnySite Technologies, over the last eight years, that proportion has increased by 6.5 percent to 38.9 percent of senior households. The greatest gains since the last census were in the income groups between \$10,000 and \$39,999. In 2000, 42.1 percent of the senior households had incomes between \$20,000 and \$50,000, while in 2008, 48.3 percent of Banning's senior population was within this income range.

TABLE III-43
CITY OF BANNING SENIOR HOUSEHOLDS BY INCOME (2000-2014)

Income Range	2000		2008		2014	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$10,000	357	9.3%	372	8.5%	374	7.5%
\$10,000 - \$19,999	898	23.1%	1,331	30.4%	1,462	29.3%
\$20,000 - \$29,999	817	20.2%	1,182	27.0%	1,362	27.3%
\$30,000 - \$39,999	503	13.0%	560	12.8%	674	13.5%
\$40,000 - \$49,999	342	8.9%	372	8.5%	449	9.0%
\$50,000 - \$59,999	294	7.6%	210	4.8%	264	5.3%
\$60,000 - \$74,999	324	8.4%	175	4.0%	210	4.2%
\$75,000 - \$99,999	202	5.3%	105	2.4%	130	2.6%
\$100,000+	159	4.2%	70	1.6%	65	1.3%
TOTAL	3,770	100.0%	4,378	100.0%	4,989	100.0%

Source: 2000 Census; 2007 AnySite

Eligibility for federal programs is based on the median income of the County or statistical area in which the project or program is located. Eligibility for seniors will be based on \$53,300, which is for a two-person household, according to the 2008 HUD Income Limits in Riverside County. The following table is based on the estimated senior household income for 2008.

Senior households classified as Extremely Low and Very Low-Income are those with annual incomes less than \$15,990 (Table III-44), and represent 26.7 percent of all senior households in the City. Low-Income senior households have incomes between 50 and 80 percent of AMI, and households represent 24.1 percent of all senior households. Moderate-Income households have annual incomes between 80 and 120 percent of AMI, and represent 12.2 percent of senior households. Senior households with incomes classified as Above Moderate-Income, or having incomes greater than \$63,961 represented 6.9 percent of all senior households in the City of Banning.

TABLE III-44
SENIORS HOUSEHOLDS BY 2007 INCOME CATEGORIES
CITY OF BANNING

Income Category	Income Range	Percent
Extremely Low	Less than \$15,990	26.7%
Very Low	\$15,991 - \$26,650	30.1%
Low	\$26,651 - \$42,640	24.1%
Moderate	\$42,641 - \$63,960	12.2%
Above Moderate	Greater Than \$63,961	6.9%

Source: 2007 AnySite

Pursuant to the Banning Zoning Ordinance, adopted in 2006, senior housing development is allowed potentially in any residential zone within the City. According to the definitions provided by the California Department of Housing and Community Development, "Senior housing development" means a residential project which may exceed the maximum density permitted for families in the zone in which it is located and which is established and maintained for the exclusive use of low-income or moderate-income senior residents. Currently, provisions for senior housing are the same as for other types of housing in the City. The Zoning Ordinance does not discriminate between end-users based on their individual characteristics; housing is discussed in uniform terms.

Because the residents of such developments have dwelling characteristics which differ from those of families and younger persons, it is not appropriate to apply all of the normal zoning standards; therefore, with the processing of a Conditional Use Permit for such developments, the Planning Commission may make exceptions to the density, off-street parking, minimum unit size, open space and such other requirements as may be appropriate. The Planning Commission may also adjust required setbacks, building height and yard areas as appropriate to

provide an adequate living environment, both within the development and on nearby properties.

There are a number of services and facilities available for senior citizens in Banning, as follows:

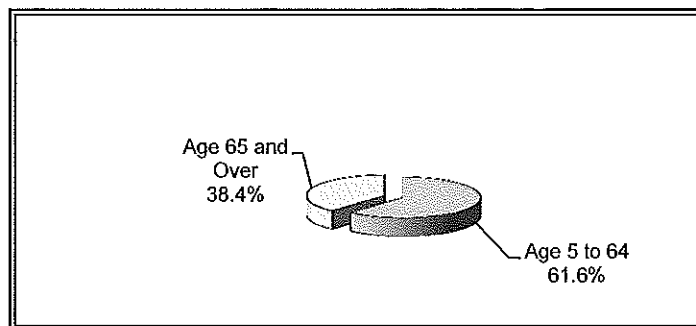
- Banning Senior Center: The City of Banning currently has one Senior Center that is located at 769 North San Gregonio Avenue. A variety of resources are available at the Senior Center such as: a nutrition program, various activities, a library, and a commercial grade kitchen.
- Care Facilities: Several licensed care facilities serving the senior population are currently operating in the City of Banning. These facilities include two Alzheimer/Assisted care facilities, The Lakes (65 beds), located at 5801 Sun Lakes Boulevard, and the Golden Meadows, (49 beds), located at 3863 West Ramsey. The 64-bed Banning Healthcare nursing home is located at 3476 West Wilson; a skilled nursing facility with 132 beds (Cherry Valley) is also located at 5800 West Wilson, as part of the hospital.
- Senior Housing: The City of Banning currently has one active senior community, the Sun Lakes development, an active 55+ senior community, located at 300 Highland Springs Avenue.
- Transportation: The Banning Transit System (PASS) provides transportation services in Banning and provides connections to neighboring jurisdictions. The services provide 3 fixed route services. There is also a dial-a-ride service that is available by reservation.

2.1.f(2) Disabled Persons

There are three types of disabled persons that are considered as having special housing needs: Physically Impaired, Mentally, and Developmentally Disabled. Each type is unique and requires specific attention in terms of access to housing, employment, social services, medical services and accessibility to housing.

In 2000, a total of 10,071 persons, or 42.7 percent of the population in the City had some type of disability. Of these, 61.6 percent, or 6,203 persons were between the ages of 5 and 64, and the remaining 3,868 were 65 years of age or older (Graph III-2).

**GRAPH III-2
CITY OF BANNING DISABLED PERSONS BY AGE (2000)**



Source: 2000 Census

According to the 2000 Census, 50.8 percent of persons 16 to 64 years of age with a work disability were not employed (Table III-45). With no means to support daily living, those 1,683 disabled persons who are not employed may be in need of housing assistance. Housing targeting disabled persons would be allowed in the very low, low, moderate, and mobile home park land use districts according to the Zoning Ordinance. A policy of the City will be to promote the construction of additional housing targeting the disabled.

**TABLE III-45
DISABLED PERSONS WITH WORK DISABILITY BY EMPLOYMENT STATUS**

Work Disability Status	16-64 years	
	Number	Percent
Not Employed	1,683	50.8%
Employed	1,630	49.2%
TOTAL	3,313	100.0%

Source: 2000 Census

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.

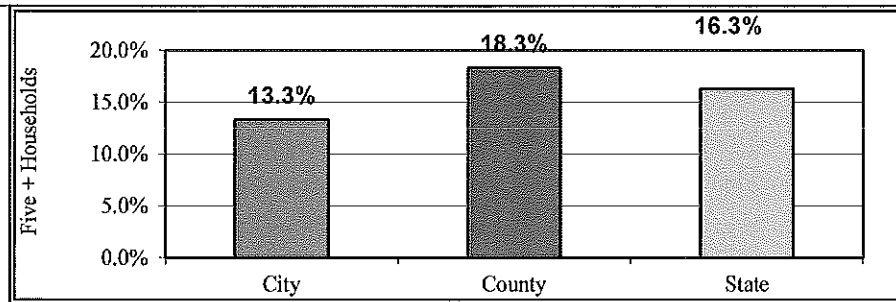
Currently, nearly 600 Inland Regional Center staff members provide services to more than 25,000 people with developmental disabilities and their families in San Bernardino and Riverside counties. Once a consumer is found eligible, he/she is paired with a Consumer Services Coordinator (CSC) who becomes 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+.

2.1.f(3) Large Households

For the purposes of this section, large households are defined as households consisting of five or more persons. Generally, the needs of large families are not targeted in the housing market, especially in the multifamily market. This subsection explores the availability of large housing units in Banning.

According to the 2000 Census, 13.3 percent, or 1,186 Banning City households were large households, consisting of five or more persons (Graph III-3). Riverside County had the largest portion of large households amounting to 18.3 percent, larger than both the City and the State for the same time period.

GRAPH III-3 LARGE FAMILIES (2000)



Source: Census 2000

Generally, two-bedroom units are considered to be the most common bedroom type in the housing market. However, according to the 2000 Census, the City of Banning housing stock also has 2,673 three-bedroom units (Table III-46). The predominant rental unit type in 2000 was a two-bedroom unit, representing 43.6 percent of the rental housing. The majority of owner households consisted of two-bedrooms, representing 49 percent of owner-occupied housing units. Four or more bedroom units represented 6.5 percent of all occupied housing, 5.3 percent of all rental units, and 6.9 percent of all owner-occupied units in the City of Banning.

TABLE III-46
CITY OF BANNING BEDROOM TYPES BY TENURE (2000)

Bedroom Type	Owner Units		Renter Units		Total	
	Number	Percent	Number	Percent	Number	Percent
0 BR	81	1.5%	189	7.7%	270	3.1%
1 BR	509	7.9%	614	25.1%	1,123	12.6%
2 BR	3,159	49%	1,070	43.6%	4,229	47.7%
3 BR	2,223	34.7%	450	18.3%	2,673	30.1%
4 BR	439	6.8%	130	5.3%	569	6.4%
5+ BR	27	.1%	0	0%	27	.1%
TOTAL	6,438	100%	2,453	100%	8,891	100.0%

Source: 2000 Census

Large households, consisting of five or more persons, are generally known to have lower incomes than smaller households, frequently resulting in occupying smaller dwelling units, and the acceleration of housing unit deterioration. According to the 2000 Census, there were 1,186 large households in the City and 596 housing units, both owner and renter occupied, with four or more bedrooms (Table III-47). This indicates a significant shortage of large housing units available in the City. Since 1990, the number of large households in Banning has decreased by 1.7 percent. According to primary data collected by City of Banning consultants, there are a total of 5 affordable multi-family complexes offering rental units with 3 or more bedrooms available in the City of Banning. While the number of units available to large households has increased over the past five years, additional units are needed to serve the population of Banning.

**TABLE III-47
CITY OF BANNING TENURE BY HOUSEHOLD SIZE**

Household Size	1990				2000			
	Owner	Renter	Total	Percent	Owner	Renter	Total	Percent
1 Person	1,140	585	1,725	23.2%	1,777	554	2,331	26.2%
2 Persons	2,211	531	2,742	36.9%	2,951	535	3,486	39.2%
3 Persons	490	462	952	12.8%	598	407	1,005	11.3%
4 Persons	528	367	895	12.1%	511	372	883	10%
5 Persons	260	269	529	7.1%	310	266	576	6.5%
6 Persons	111	159	270	3.6%	126	198	324	3.6%
7 + Persons	124	194	318	4.3%	165	121	286	3.2%
Total	4,864	2,567	7,431	100.0%	6,438	2,453	8,891	100.0%

Source: 1990 and 2000 Census

2.1.f(4) Farmworkers

Estimating farm workers and those households associated with farm work within the State is extremely difficult. Generally, the farm worker population contains two segments of farm workers: permanent and migratory (seasonal) farm workers, and has remained relatively stable. The permanent population consists of farm workers who have settled in the region and maintain local residence and who are employed most of the year. The migratory farm worker population consists of those farm workers who typically migrate to the region during seasonal periods in search of farm labor employment. Traditional sources of population estimates, including the 2000 Census, have tended to significantly underestimate farm worker population. Moreover, different employment estimation techniques result in diverse estimates of local agricultural employment. Nonetheless, a range of estimates of farm workers in the State can be derived. Further, by applying assumptions derived from surveys specifically targeted toward farm workers, aggregate population (both workers and households) can be estimated. These estimates indicate that the average annual employment of farm workers in California is about 350,000, with peak periods of employment being about 450,000. Between 650,000 and 850,000 farm workers contribute to the annual farm labor employment. The total population (including family members) associated with these workers is between 900,000 and 1.35 million persons.

Currently, approximately 4/10ths of one percent of the City's labor force is employed in the farming, fishing and forestry occupation, which is the same as was indicated by the 2000 Census (Table III-48). It is assumed that the majority of these persons are employed in the orcharding and ranching industries.

**TABLE III-48
FARMWORKERS**

INDUSTRY	CITY				COUNTY	
	2000		2008		2008	
	Number	Percent of Total Employment	Number	Percent of Total Employment	Number	Percent of Total Employment
Farming, Fishing and Forestry	30	0.4%	42	0.4%	15,876	1.8%
Employed Persons	7,530		9,742		882,022	

Source: 2000 Census; 2007 AnySite;

The City of Banning can accommodate the development of farm worker housing in any zone that permits the type of housing being built (i.e., ranch/agriculture residential, ranch/agriculture residential hillside, rural residential, rural residential hillside, very low density residential, low density residential or group housing) without any special conditions. Because the percent of the City's farm worker population is extremely small, the housing needs of this group are addressed through its standard affordable housing strategies.

2.1.f(5) Homeless Persons (Persons in Need of Emergency Shelter)

Due to their transient nature, it is difficult to count the number of homeless in a given area on any given day. However, according to the "2007 County of Riverside Homeless Count" 102 persons were identified as homeless in the City of Banning on January 24, 2007. Homeless are generally of two types, the "permanent homeless," who are the transient and most visible homeless population, and the "temporary homeless," who are homeless usually due to eviction and may stay with friends, family, or in a shelter or motel until they can find a permanent residence. The farm worker and day laborer are most appropriately classified as part of the temporary homeless population.

HELP Services, the primary service provider to the homeless in Banning, estimates the number of homeless persons visiting its facilities per month for meals assistance to be approximately 2,000 people. Currently, there are no emergency shelters (or transitional shelters) available to the homeless population in Banning, other than those that may be associated with a natural disaster, such as an earthquake.

Special Needs Resources/Emergency Shelters/Single Room Occupancy Units

Homelessness continues as a regional and national issue. Factors contributing to the rise in homelessness include the general lack of housing affordable to lower income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, alcohol and substance abuses, and the de-institutionalization of the mentally ill. Homeless people, victims of abuse, and other individuals represent housing needs, which are not being met by the traditional housing stock. These people require temporary housing and assistance at little or no cost to the recipient.

The City of Banning, according to the Zoning Ordinance, allows group homes, including by inference, homeless shelters by Conditional Use Permit in the business park zone, high density residential zone, and mobile home park zone. Residential occupancy or single room occupancy hotels can also be an important component of the special needs housing picture. Single Room Occupancy hotels can provide low cost housing for those in the extremely low and very low income categories, and can also play a role in the transitioning process from homelessness to more permanent housing. The City's current Zoning Ordinance does not allow emergency shelters by right; however, Single Room Occupancy hotels (SRO's) are allowed with a Conditional Use Permit (CUP) in the GC, General Commercial and HSC Zoning Districts.

To address the requirements of the State of California's SB2 legislation, and to provide increased opportunities for the potential development of a homeless shelter in the City, the City is identifying the AI, Airport Industrial district as the appropriate location for the development of shelters by-right; without the requirement for any discretionary approval. According to the 2006 General Plan,

there are approximately 135.8 acres of land zoned AI, 94.2 of which were noted as being vacant. Due to a very limited amount of development since 2006, there are still approximately 94.2 acres of vacant AI zoned land in the City, with ample capacity to accommodate the development of at least one homeless shelter within the next year.

One particularly suitable parcel is located south of Interstate 10, between Hathaway and Hargrave. The site is between one-quarter and one-half mile from the downtown core and nearby central business district, within easy walking distance from services available in the downtown. Program 5-16 in Section 4.0 commits the City to amending the Zoning Ordinance to permit shelters by-right.

In order to attain approval for group homes, including homeless shelters, the Planning Division first reviews the site design in order to ensure that the project's plan is consistent with building and development standards, and then making a recommendation to the Planning Commission. The project is presented to the Planning Commission for an approval prior to any building permit or other ministerial approvals. Conditions of Approval on this type of housing are limited to those necessary to meet building codes and development standards as described under the Zoning Ordinance. According to the primary care provider of homeless services in the City (HELP Services), the need for emergency shelters in the City is increasing. If and when an emergency shelter is proposed, it would be processed in the same manner as other multiple-family projects.

Special Needs Resources/Transitional and Supportive Housing

Transitional and Supportive Housing are component housing types that help to make up the full continuum of housing types serving move homeless persons from homelessness to self-supportive living. According to the California Health and Safety Code Section 50675.2, Transitional Housing is defined as interim housing helping families move from homelessness to self-sufficiency by providing short-term housing (usually two years) at extremely low rent to qualified families. Transitional Housing may include supportive services helping individuals gain necessary life skills as they become self sufficient

Supportive Housing is defined by Section 50675.14 of the Health and Safety Code and has no limit on the length of stay. Supportive Housing typically offers a wider array and more intensive services to individuals transitioning from homelessness, including counseling, case management, health treatment, in addition to life skills.

Senate Bill 2 requires both Transitional and Supportive housing to be treated as residential uses whether they are multi-family residential or single-family residential in nature. The Banning Zoning Ordinance currently permits by right, Transitional and Supportive Housing in the high-density multifamily residential district. In order to bring the City in compliance with State Law, a Program 1-1 has been included in this Housing Element to clarify that both types of housing

will be treated no different than other types of housing, subject to only those restrictions on residential structures of the same type in the same zoning district.

Manufactured Housing and Mobile Homes

These alternative housing types need to be permitted in the same fashion as other types of housing in the same zone. Currently, manufactured homes, which include mobile homes subject to the National Manufactured Housing Construction and Safety Act of 1974, are allowed in the Mobile Home Park zoning designation by right, and in the High Density Residential zoning designation with a Conditional Use Permit and are required to conform to foundational regulations as per 2.3-2 Code Sect. 65852.3.

2.1.f(6) Single-parent Households

Single-parent households are considered a special needs group due to the need for reasonable day care, health care, and affordable housing. A significant portion of single-parent households has a female as the head of the household. Single-parent households often have lower incomes, limiting their access to available housing, and are at risk of becoming homeless or cost burdened by housing costs.

The 2000 Census counted 1,549 family households with children under 18 years of age in the City of Banning (Table III-49). Of these households 826 or 53.3 percent are headed by a single parent.

**TABLE III-49
CITY OF BANNING HOUSEHOLD TYPE AND PRESENCE
OF CHILDREN 18 YEARS OLD AND UNDER (2000)**

Household Type	Number*	Percent
Family Households	4,774	77%
With Children Under 18 Years Old	1,549	32.4%
With No Children	3,225	67.6%
Female Householder, no husband present	1,144	18.4%
Female Householder With Children**	652	57%
Female Householder With No Children**	492	43%
Male Householder, no wife present*	310	5%
Male Householder With Children**	174	56.1%
Male Householder With No Children**	136	43.9%
Non-family Households	2,663	30%
TOTAL HOUSEHOLDS	8,891	

Source: 2000 Census * No spouse present

Note: ** Number of households is not mutually exclusive

In the City of Banning, 923 or 14.8 percent of the total family households were below the 2000 Census poverty level (Table III-50). Approximately, 7.0 percent (437) of the family households below poverty level were female-headed households. Of the female-headed households below poverty level, 84.5 percent (370) had children under 18 years of age.

**TABLE III-50
HOUSEHOLDS BY POVERTY LEVEL - CITY OF BANNING – 2000**

Family Households	Number	Percent
Total Families with Income in 1999 below Poverty Level	923	14.8%
Total Families with Children Under 18 year of age with Incomes in 1999 below Poverty Level	738	11.8%
Total Family Households	6,228	
Female Householder in 1999 below Poverty Level	437	7.0%
Female Headed Households with Children Under 18 years of age in 1999 below Poverty Level	370	32.3%
Total Female Householders	1,144	

Source: 2000 Census

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2.1.g. OVERCROWDING

An overcrowded unit is defined by the U.S. Census as having 1.01 persons or more per room, excluding kitchens and bathrooms. A severely overcrowded unit has 1.5 or more persons per room. Generally, a room is defined as a living room, dining room, bedroom, or finished recreation room.

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. As a general rule, overcrowding levels tend to decrease as income rises, especially for renters (particularly for small and large families). The rate of overcrowding for lower income housing, including extremely-low and very low-income households is generally nearly three times greater than households over 95 percent of the area median income. As with renters, owner households with higher incomes have lower rates of overcrowding.

Between 1980 and 1990, the percentage of overcrowded households in California nearly doubled from 6.9 percent to 12.3 percent. Census 2000 reports more than 15 percent of California households were overcrowded with overcrowding most common among low-income households, and most prevalent in renter housing. Roughly 24 percent of renter households statewide were overcrowded; in some counties, nearly a third of renter households were overcrowded. One quarter of all overcrowded renter households contained more than one family. Of all owner and renter overcrowded households, estimates are that more than half are severely overcrowded (more than 1.5 persons per room). As indicated in Table III-51, in the City of Banning, 6.1 percent of owner-occupied households and 23.7 percent of renter-occupied units are considered to be severely overcrowded.

**TABLE III-51
OVERCROWDED UNITS BY TENURE, CITY OF BANNING – 2000**

Persons per Room	OWNER		RENTER		TOTAL	
	Households	Percent	Households	Percent	Households	Percent
0.50 or less	4,837	75.1%	980	40.0%	5,817	65.4%
0.51 to 1.00	1,206	18.7%	891	36.3%	2,097	23.6%
1.01 to 1.50	191	3.0%	297	12.1%	488	5.5%
1.51 to 2.00	95	1.5%	130	5.3%	225	2.5%
2.01 or more	109	1.7%	155	6.3%	264	3.0%
Total	6,438	100.0%	2,453	100.0%	8,891	100.0%
% Overcrowded by Tenure	395	6.1%	582	23.7%	978	11.0%

Source: 2000 Census

Substandard housing indices, without physical inspection, can generally be judged as overcrowded, units lacking complete plumbing, and units constructed before 1940 without diligent maintenance. In the City of Banning, the percentage of overcrowded units was 11 percent in 2000 (Table III-52). Approximately 6 percent of the housing was built before 1940 and 0.0 percent of the units lacked complete plumbing facilities. In Riverside County, 12.7 percent of the housing units were overcrowded, and 2.8 percent were built before 1940.

**TABLE III-52
INDICATORS OF SUBSTANDARD HOUSING – 2000**

INDICATORS	NUMBER	Percent
CITY OF BANNING		
Overcrowded	977	11.0%
Lacking Complete Plumbing Facilities	41	0.0%
Built 1939 or Earlier	527	6.0%
COUNTY OF RIVERSIDE		
Overcrowded	64,168	12.7%
Lacking Complete Plumbing Facilities	2,516	0.0%
Built 1939 or Earlier	14,276	2.8%

Source: 2000 Census

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CHAPTER 3.0

HOUSING NEEDS, ISSUES, AND TRENDS

3.1 STATE ISSUES AND POLICIES

On January 1, 2007, the State Legislature amended Article 10.6, reauthorizing the Government Code regarding Housing Elements, first enacted in 1980. By reauthorizing this statute, the legislature continues to find that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community..."

A May 22, 2000 update to the statewide (1996-2000) Housing Plan indicates that California may have to accommodate 45 million people by 2020. To meet the enormous needs for housing and other services, the State will have to use all the resources at its disposal.

The five-year housing strategy is intended for the utilization of federal resources toward housing needs in the State. Three broad objectives are identified for the use of federal funds:

- Meeting low-income renters needs
- Meeting low-income homeowners needs
- Meeting the needs of homeless persons and households requiring supportive services

Within the five year strategy is a sub-list of strategies that are intended to address housing as a statewide concern:

- Development of New Housing (assisting local governments in preparing and implementing housing elements of their general plan, expedited permit processing for affordable housing, funding resources, and fostering partnerships between housing providers).
- Preservation of Existing Housing and Neighborhoods (rehabilitation of existing homes, code enforcement, preserving government-assisted housing projects, and mobile home ownership).
- Reduction of Housing Costs (development on surplus and under-utilized land, self-help construction and rehabilitation programs, tax-exempt bonds for development and rehabilitation financing and modular homes, eliminating duplicative environmental review procedures, and revising regulations that add to the cost of housing development).

- Much higher levels of housing construction are needed to adequately house the State's population.
- High housing cost burdens are increasingly an issue for both owners and renters. The combination of upward price pressure in the housing markets and relatively tight urban housing markets has led to increasing cost burdens, particularly for low-income renter residents.
- In some portions of the State, the level of overcrowding has dramatically increased.
- A substantial portion of affordable rental housing developments statewide are at risk of conversion to market rate use.
- Significant numbers of temporary agricultural workers migrate throughout the State, facing housing challenges that impact their welfare.
- Homeless individuals and households face significant difficulties in obtaining shelter and reintegrating themselves into the broader society.

3.2. TRENDS

The following is a summary of housing trends in Banning:

- Over the last Housing Element period, the Banning Housing Program was effective in establishing a dialogue and setting goals toward meeting the Regional Housing Needs Assessment (RHNA) goals for new construction. There were two projects, Peppertree Apartments and Summit Ridge Apartments, that were approved for tax credits in 2002.
- Six key household trends impacting Banning's housing stock and the development of new housing are:
 - Prior to 2006, a continuing increase in the cost of housing in the region.
 - A continuing demand for subsidized rental units.
 - A continued demand for housing for homeless persons and those threatened with homelessness.
 - A. increased demand for large family multifamily units.
 - A tight supply of appropriately zoned vacant land.
 - Increased difficulties realizing the potential for redevelopment opportunities.
- According to the 2008 determination, 15.9 percent of Banning's housing needs some level of repair.

One rental project, the Westview Terrace Apartments, is considered "at-risk" of converting to market rate over the next ten years. This project is at low risk of being sold out of the affordable program. The City of Banning Redevelopment Agency entered into and Owner Participation Agreement on March 22, 2011 with Banning Leased Housing Partnerships I and provided \$500,000.00 funding in exchange for the purchase of affordable covenants.

3.3. POLICY GOALS

The goals, objectives, and programs of the 2008-2014 City of Banning Housing Element focused on maintaining housing affordability, increasing the supply of housing for moderate and above moderate income groups, and meeting the needs of special needs populations. The current update continues to address these issues.

The objectives in this update will be quantified to meet the RHNA for the City, as prescribed by the Southern California Association of Governments (SCAG).

The City of Banning's housing goals are as follows:

1. Provide adequate housing in the City by location, price, type and tenure, especially for those with low and moderate income and households with special needs.
2. Achieve balanced growth in the City by designating the suitable sites for residential development.
3. Conserve and improve the condition of the existing affordable housing stock within the City.
4. Reduce residential energy usage within the City, thereby reducing overall housing costs.
5. Promote and support equal housing opportunity for all residents of the City regardless of race, color, national origin, ancestry, religion, marital status, familial status, sex or disability.
6. Facilitate the maintenance, improvement, and development of housing commensurate with local needs.
7. Support the provision of adequate housing to meet the needs of all economic segments of the community.

3.4. **QUANTIFIED OBJECTIVES**

The quantified objectives of this Housing Element for new construction, rehabilitation and conservation are included below:

**TABLE III-75
QUANTIFIED OBJECTIVES**

Income Groups	New Construction	Rehabilitation	Conservation
Extremely Low-Income	436	2	26
Very Low Income	437	3	9
Low-Income	618	4	0
Moderate-Income	705	5	0
Above-Moderate Income	1,645	10	0
Total	3,841	24	35

4.0 HOUSING PROGRAM

The purpose of this section 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 for all economic levels. The City intends to create a municipal climate that encourages varied and quality affordable housing developments by both the public and private sectors.

The City has identified housing action programs to meet the housing needs of all economic segments of the population during the 2008-2014 Housing Element period. Action Programs will establish specific time frames for achieving adopted goals, and objectives. Department/agency responsibility and funding source is also indicated. The policies and programs adopted by the City relate to four strategies:

- Provide housing opportunities for all segments of the community to meet current and future needs.
- Maintain and improve the quality of the existing housing stock and preserve existing residential neighborhoods.
- Ensure that new housing is compatible with existing development and the natural environment.
- Promote equal housing opportunities for all Banning residents.

4.1 GOALS, OBJECTIVES, POLICIES AND ACTION PROGRAMS

4.1.a. GOALS

The housing goals for the 2008-2014 Housing Element are as follows:

1. Provide adequate housing in the City by location, price, type, and tenure, especially for those of low and moderate income and households with special needs.
2. Achieve balanced growth in the City by designating suitable sites for residential development.
3. Conserve and improve the condition of the existing affordable housing stock within the City.
4. Reduce residential energy usage within the City and thereby reduce overall housing costs.
5. Promote and support equal housing opportunity for all residents of the City, regardless of race, religion, marital status, age, sex, nationality, physical disabilities, family size, source of income, or other arbitrary factor.

6. Facilitate the maintenance, improvement, and development of housing commensurate with local needs.
7. Support the provision of adequate housing to meet the needs of all economic segments of the community.

4.1.b OBJECTIVES, POLICIES, AND ACTION PROGRAMS

Objective 1: HOUSING OPPORTUNITIES AND ACCESSIBILITY

The City will encourage the construction of new housing units that offer a wide range of housing types to ensure that an adequate supply is available to meet existing and future needs for all income groups including extremely low income. The provision of a balanced inventory of housing in terms of unit type (e.g. single-family, multifamily, etc.), style, and affordability levels will allow the City to fulfill a variety of housing needs.

Policies

1. Provide a wide range of housing types to meet the existing and future needs of the residents of the City of Banning.
2. Encourage alternative opportunities for, and development of, housing units affordable to all residents within the City.
3. Encourage the development of housing and programs to assist special needs persons, including emergency shelters, transitional housing, and SRO units.
4. Provide the opportunity for affordable housing in every part of the City.
5. Provide homeownership opportunities whenever possible.

Action Programs in Support of Objective 1: Housing Opportunities and Accessibility

- 1-1. Program:** 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.

Anticipated Benefit: 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.

Responsible Agency: Community Development Department, Planning Commission, & City Council.

Financing: Department Budget.

Schedule: Zoning Ordinance Amendment to be completed by August, 2013

- 1-2. Program:** 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 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.

Anticipated Benefit: 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 for the current planning period.

Responsible Agency: Community Development Department, Planning Commission, & City Council.

Financing: Department Budget.

Schedule: Initiation of zoning amendments by June 2013.

- 1-3. Program:** Continue to update elements of the General Plan, as needed.

Anticipated Benefit: Assurance that land is designated for residential development needs through 2014.

Responsible Agency: Banning Community Development Department.

Financing: CDBG Planning and Technical Assistance Grant and General Fund.

Schedule: As per State law thereafter.

- 1-4. Action Program:** 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.

Anticipated Benefit: Affords additional options and availability of affordable housing to residents in the City that may otherwise be forced to overpay for housing.

Responsible Agency: Community Development Department and Riverside County Staff.

Financing: Riverside County.

Schedule: First public notice produced by July, 2009; Continuous and On-going through 2014.

- 1-5. Action Program:** 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 postings) to actively market the City's programs (see Program 1-5 below).

Anticipated Benefit: Will promote the awareness and availability of services for homeless persons, therefore, decreasing the number of persons without shelter.

Responsible Agency: Community Development Department and Planning Commission.

Financing: General Fund Budget.

Schedule: First public notice and mailer due by July 2009, Annual campaign thereafter through 2014.

- 1-6. Action Program:** 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.

Anticipated Benefit: Increased affordable housing opportunities for extremely low income persons.

Responsible Agency: Community Development Department.

Financing: Community Development Department budget.

Schedule: Creation of map by December 2009, annual updates thereafter, through 2014.

- 1-7. **Action Program:** 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.

Anticipated Benefit: 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.

Responsible Agency: Community Development Department.

Financing: Community Development Department budget.

Schedule: Program and procedures identified by July 2010, and On-going thereafter, 2008-2014.

- 1-8. **Action Program:** Create incentives and reporting procedures that can be implemented to encourage and monitor the development of housing opportunities for special needs housing.

Anticipated Benefit: Will better streamline policies and procedures, thus making development of special needs housing more accessible.

Responsible Agency: Building Official, Community Development Department.

Financing: Community Development Department Budget.

Schedule: Procedures identified by July 2010, and On-going thereafter, 2008-2014.

- 1-9. **Action Program:** 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.

Anticipated Benefit: Increased opportunity for the development of affordable multi-family projects in the City.

Responsible Agency: Community Development Department.

Financing: County and State of California funding sources.

Schedule: 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.

- 1-10. Action Program:** Riverside County has two programs to assist qualified families to purchase a home: First-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.

Anticipated Benefit: Increased opportunity for the development of affordable rental and for-sale single family housing.

Responsible Agency: Community Development Department, and Riverside County.

Financing: State Bond funds administered by the County.

Schedule: Continuous and On-going, 2008-2014.

- 1-11. Action Program:** 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.

Responsible Agency: Riverside County Staff, Community Development Department.

Financing: Department Budget.

Schedule: Continuous and On-going.

- 1-12. Action Program:** 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 the 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.

Anticipated Impact: Provision of foster homes, residential care facilities, and similar facilities.

Responsible Agency: Community Development Department, including Building Inspection Division .

Financing: Department Budget.

Schedule: Zoning Ordinance revision to occur by July 2009, annually thereafter through 2014.

- 1-13. Action Program:** 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.

Anticipated Benefit: 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.

Responsible Agency: Community Development Department, Planning Commission, and City Council.

Financing: General Fund Budget.

Schedule: Identify sites by December 2009; annual updates 2008-2014.

- 1-14. Action Program:** Revise the City's Zoning Ordinance to ensure compliance with Employee Labor Housing Act, specifically H & S 17021.5 and 17021.6. Employee housing for six or fewer persons shall be considered a residential use of property.

Responsible Agency: Community Development Department, and Planning Commission.

Financing: Department Budget.

Schedule: Zoning Ordinance revisions to be completed by December 2010.

- 1-15. Action Program:** Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding commercial and other non-residential uses.

Anticipated Benefit: Creation and maintenance of desirable living areas for all.

Responsible Agency: Community Development Department.

Financing: Department budget.

Schedule: Current and ongoing through 2014.

- 1-16. Action Program:** 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 applications at City Hall, along with program information on the City's website.

Anticipated Benefit: Increased awareness of benefits to the program to increase opportunities for lower income housing, including extremely low-income.

Responsible Agency: Riverside County Housing Authority and Community Development Department.

Financing: HUD.

Schedule: Continuous and On-going 2008-2014.

- 1-17. Action Program:** 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.

Anticipated Benefit: Specified procedure that clearly outlines the handling of requests for reasonable accommodation in housing for persons with disabilities

Responsible Agency: Community Development Department, Planning Commission, and City Council.

Financing: City General Fund

Schedule: A Reasonable Accommodation Ordinance was adopted by the City Council on March 12, 2013.

- 1-19. Action Program:** 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.

Anticipated Benefit: Promote development of one mixed use project for lower and moderate-income households

Responsible Agency: Community Development Department

Financing: City General Fund, Tax Credits, HOME funds, CDBG, CHFA funds, HUD, Local Lenders

Schedule: Ongoing 2008-2014; Sites will be made available during the 2008-2014 planning period.

Schedule: Ongoing 2008-2014

Objective 2: MAINTENANCE AND PRESERVATION

The objective of housing maintenance and preservation is to protect the existing and investment in housing and to avoid a degree of physical decline that will require a larger rehabilitation effort to restore quality and value. The housing conditions survey identified concentrated districts of deferred housing maintenance in the City's Central Core and East Banning in particular. Housing rehabilitation efforts will continue to be focused in these areas to facilitate unit upgrading.

Policies:

1. Correct housing deficiencies with expansion of a residential rehabilitation program to preserve and protect the existing housing throughout the City. Promote the substantial rehabilitation of deteriorated dwellings on an average annual rate of four (4) units per year (2 low income, 1 very low income and 1 extremely low income), or 24 units by 2014.
2. To bring substandard housing units into compliance with City codes and upgrade/revitalize blighted neighborhoods. The programs shall target units at extremely low, very low, and low-incomes.
3. Continue to use available state and federal funds for housing rehabilitation, in a manner that will benefit the largest number of lower income households, including extremely low income.
4. Allow utilization of rehabilitation assistance funds to alleviate overcrowded conditions.
5. Encourage the rehabilitation of substandard dwelling units instead of requiring their demolition, whenever possible, to preserve the existing affordable housing stock.
6. Utilize the neighborhood enhancement capabilities of the City to ensure that landlords renting unsanitary and unsafe housing units correct identified code violations.
7. Encourage continued maintenance of currently sound housing through a local information and assistance program.
8. Ensure that all new housing units constructed in the City are safe and livable through vigorous enforcement of the Uniform Building Code.
9. Minimize and prevent where possible the displacement of residents due to City assisted rehabilitation activities.
10. Preserve the physical character of existing neighborhoods.

Action Programs in Support of Objective 2; Maintenance and Preservation

- 2-1. Action Program:** 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.

Anticipated Benefit: More efficient and productive use of land zoned for residential purposes.

Responsible Agency: Banning Community Development Department.

Financing: Department of Housing and Urban Development (HUD), via County of Riverside Consortium.

Schedule: Continuous and ongoing, 2008-2014.

- 2-2. Action Program:** 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.

Anticipated Benefit: Improved awareness of and participation in the County program.

Responsible Agency: Community Development Department, on behalf of Riverside County.

Financing: Community Development Department budget.

Schedule: Continuous and On-going, 2008-2014.

- 2-3. Action Program:** 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).

Anticipated Benefit: 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.

Responsible Agency: Redevelopment Agency.

Financing: Redevelopment Agency 20 percent Set-Aside Funds.

Schedule: Program guidelines to be established by July, 2009; continuous thereafter, throughout Housing Element period, 2008-2014.

- 2-4. **Action Program:** 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.

Anticipated Benefit: Decrease the number of unresolved code violations within the City and increase the number of improved properties.

Responsible Agency: Code Enforcement, and Building Inspection, and Banning Redevelopment Agency Staff.

Financing: Community Development Department Budget .

Schedule: Cross training established by July, 2009; On-going thereafter through Housing Element period, 2008-2014.

- 2-5. **Action Program:** 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.

Anticipated Benefit: Decrease the number of dilapidated housing units, increased supply of affordable housing, and improve neighborhood quality.

Responsible Agency: Community Development Department.

Financing: HUD Neighborhood Stabilization Plan Grant.

Schedule: On-going, 2008-2014, upon release of NOFA (typically twice per year).

2-6. Action Program: 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 (typically 55 years)

Anticipated Benefit: 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).

Responsible Agency: Community Development Department .

Financing: HOME funds, Tax-exempt mortgage revenue bond, tax credits.

Schedule: The City will develop a preservation strategy by July 2013; active coordination continuous and on-going thereafter through 2014.

Objective 3: REMOVE CONSTRAINTS

This objective is intended to remove constraints that hinder the construction of affordable housing.

Policies:

1. Provide the citizens in the City of Banning with reasonably priced housing opportunities within the financial capacity of all members of the community.
2. Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state housing program/grants.
3. Periodically reexamine local building and zoning codes, in light of technological advances and changing public attitudes, for possible

amendments to reduce housing construction costs without sacrificing basic health and safety considerations.

4. Charge development fees that do not unreasonably contribute to the cost of housing.

Action Programs in Support of Objective 3; Remove Constraints

- 3-1. **Action Program:** 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.

Anticipated Benefit: Assurance that conventional financing is available to all economic segments of the community.

Responsible Agency: Community Development Department, Redevelopment Agency.

Financing: Department budget.

Schedule: Biennial review of HMDA/CRA statements, annual meeting throughout Housing Element period, 2008-2014.

- 3-2. **Action Program:** 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.

Anticipated Benefit: Utilization of codes that do not unnecessarily add to the cost of housing, while reflecting technological advances and changing public attitudes.

Responsible Agency: Community Development Department.

Financing: Department Budget.

Schedule: Every two (2) years.

- 3-3. **Action Program:** 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.

Anticipated Benefit: Assurance that local development fees are reasonable and do not unnecessarily contribute to the cost of housing.

Responsible Agency: Community Development Department.

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Financing: Department budget; possible CDBG Planning and Technical Assistance Grant.

Schedule: First survey to be completed by July 2009, then every 2 years thereafter through 2014.

- 3-4. **Action Program:** 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.

Anticipated Benefit: Reduction in overall development processing time, resulting in greater time and cost savings to applicants.

Responsible Agency: Community Development Department.

Financing: Departmental Budget.

Schedule: Continuous and on going through 2014.

- 3-5. **Action Program:** 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.

Responsible Agency: Community Development Department and Building Department.

Financing: Department General Fund budget.

Schedule: The one stop shopping counter to be established by December 2009, continuous and ongoing thereafter through Housing Element Period, 2008-2014.

- 3-6. **Action Program:** 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 affordable to extremely low income persons.

Responsible Agency: Community Development Department.

Financing: Department budget.

Schedule: The City Council adopted the parking standards for affordable housing as part of the density bonus ordinance on March 12, 2013.

- 3-7. **Action Program:** 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.

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.

Responsible Agency: Community Development Department.

Financing: Department budget.

Schedule: 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 on-going.

Objective 4: ENVIRONMENT, CONSERVATION AND COMMUNITY SENSITIVITY

The City maintains an on-going awareness to ensure that residential growth is sensitive to the needs and limitations of energy resources, and the social needs of the community. The City will encourage development that will accommodate available community resources and infrastructure, and which is designed to minimize impacts on the natural environment, including energy and other resources.

Policies:

1. Ensure that all new residential construction is compatible with the surrounding neighborhood.
2. Ensure that all new residential construction maintains environmental integrity.
3. Encourage the use of energy conserving techniques in the siting and design of new housing.
4. Actively enforce all state energy conservation requirements for new residential construction.
5. Encourage and promote the use of energy conservation techniques above and beyond Title 24 including but not limited to LEED certification in housing units to increase opportunities for energy conservation and reducing overall long term housing costs.

Action Programs in Support of Objective 4; Environment Conservation and Community Sensitivity

- 4-1. Action Program:** 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.

Anticipated Benefit: Minimize energy consumption in new housing projects.

Responsible Agencies: Community Development Department, Utility Department.

Financing: Department budget.

Schedule: Supplemental design guidelines to be adopted by December 2010.

- 4-2. **Action Program:** Regularly examine new residential construction methods and materials, and upgrade the City's residential building standards as appropriate.

Anticipated Benefit:

Responsible Agency: Community Development Department.

Financing: Department Budget.

Schedule: Annually through 2014.

- 4-3. **Action Program:** 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 costs, will encourage homeowners to install energy efficient measures.

Anticipated Benefit: Reduction in energy consumption in existing residences.

Responsible Agency: Community Development Department.

Financing: CDBG, HOME, and Western Riverside Council of Governments through their HERO (Home Equity Retrofit Opportunities) program .

Schedule: The guidelines were adopted in August 2009; then ongoing through 2014.

- 4-4. **Action Program:** 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.

Anticipated Benefit: Compliance with State energy efficiency requirements.

Responsible Agency: Community Development Department.

Financing: Department Budget.

Schedule: Continuous and On-going through 2014.

- 4-5. Action Program:** 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.

Anticipated Benefit: Long-term increases in energy efficient projects and reduced energy costs.

- Sustainable site development
- Water savings;
- Energy efficiency;
- Material selection; and
- Indoor environmental quality.

Responsible Agency: Community Development Department.

Financing: Department Budget.

Schedule: The Green Building Code was adopted in January 2010, continuous, implementation thereafter through 2014.

Objective 5: HOUSING AVAILABILITY AND PRODUCTION

This directive is intended to provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all economic segments of the community at a level which can be supported by the infrastructure.

Policies:

1. Provide information to for-profit and non-profit developers and other housing providers on available vacant land.
2. Continue to provide opportunities for mixed-use development.
3. Provide a sufficient amount of zoned land to accommodate development for all housing types and income levels.
4. Employ a range of housing densities to provide housing for all economic segments of the community consistent with good planning practice.
5. Maximize use of vacant land within the City and contiguous to existing development in order to reduce the cost of off-site improvements and create a compact City form.
6. Ensure the compatibility of residential areas with surrounding uses through the separation of potentially hazardous or damaging uses, construction of adequate buffers, and other planning and land use techniques.
7. Continue to provide opportunities for mixed use development, particularly adaptive reuse, where appropriate, to achieve a higher density housing mix.
8. Require that adequate public and private services and facilities are or will be provided to all new residential developments as a prerequisite for their approval.
9. Promote and encourage the use of innovative construction techniques.

Action Programs in support of Objective 5: Housing Availability and Production.

- 5-1. Action Program:** 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.

Anticipated Benefit: Keep the residents and potential developers informed of projects currently being planned or proposed in the City.

Responsible Agency: Planning and Engineering Divisions.

Financing: Department Budget.

Schedule: Continuous and On-going through 2014.

- 5-2. **Action Program:** 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.

Anticipated Benefit: Production of new, affordable housing for purchase by low and moderate income, first-time homebuyers.

Responsible Agency: Community Development Department and Redevelopment Agency

Financing: CHFA Home Mortgage Purchase Program.

Schedule: Annual mailing, current and on-going through 2014.

- 5-3. **Action Program:** 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 funds.

Anticipated Benefit: Increase the supply of affordable housing for large families, for extremely low-income households, and for special needs households including seniors and farmworker households.

Responsible Agency: Community Development Department.

Financing: MHP funds, Joe Serna Farmworker Housing Grants, Tax-exempt Mortgage Revenue bonds, Tax Credits, Proposition 1C.

Schedule: Current and On-going through 2014.

- 5-4. Action Program:** 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.

Anticipated Benefit: 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.

Responsible Agency: Community Development Department, Planning Commission, City Council

Financing: City General Fund

Schedule: Initiate zoning amendment by June 2013.

- 5-5. Action Program:** 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.

Anticipated Benefit: 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.

Responsible Agency: Community Development Department.

Financing: City' General Fund

Schedule: Uncertain due to the dissolution of the Redevelopment Agency.

- 5-6. Action Program:** 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.

Anticipated Benefit: Encourage the development of additional affordable housing units by offering financial incentives to developers utilizing higher affordability levels.

Responsible Agency: Community Development Department

Financing: General Fund; grant funds

Schedule: Uncertain due to the dissolution of the Redevelopment Agency.

- 5-7. Action Program:** 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.

Anticipated Benefit: 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.

Responsible Agency: Community Development Department, Planning Commission, City Council

Financing: General Fund

Schedule: 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.

- 5-8. Action Program:** The City shall annually apply for or support development and rehabilitation applications for State and Federal funding for affordable housing, including the following funding sources:

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.

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.

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.

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).

Anticipated Benefit: Securing of funding for expansion of affordable housing within the City of 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.

Responsible Agency: Community Development Department.

Financing: HUD/Riverside County, USDA.

Schedule: Twice annually and on-going 2008-2014.

- 5-9. Action Program:** The Zoning Ordinance shall be revised to incorporate updated Density Bonus provisions, with options, as per SB 1818.

Anticipated Benefit: Compliance with State density bonus law.

Responsible Agency: Community Development Department.

Financing: Department Budget.

Schedule: The ordinance was adopted by the City Council on March 12, 2013.

- 5-10. Action Program:** Annually review the Housing Element for consistency with the General Plan as part of its General Plan progress Report.

Anticipated Benefit: Ensuring the most up-to-date information is available enabling the City to make better decisions.

Responsible Agency: Community Development Department.

Financing: Department Budget.

Schedule: Annually (due to State of California by April 1st of each year)

- 5-11. Action Program:** Continue to utilize the City's General Plan and Zoning Ordinance to prevent the encroachment of incompatible uses into established residential areas.

Anticipated Benefit: Protection of established residential neighborhoods from incompatible land uses.

Responsible Agency: Community Development Department.

Financing: Department budget.

Schedule: Current and On-going through 2014.

- 5-12. Action Program:** 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.

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.

Anticipated Benefit: Ensure availability of adequate sites for development commensurate with the RHNA throughout the planning period.

Responsible Agency: Community Development Department

Financing: City General Fund

Schedule: The sites inventory will be updated annually and a formal evaluation procedure will be adopted by July 2013. The sites inventory will be reviewed for adequate sites each time a site within the inventory is developed.

- 5-13. Action Program:** 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.

Anticipated Benefit: Reduced constraints on the development of residential second as an additional source of affordable housing.

Responsible Agency: Community Development Department and Building Department

Financing: Department General Fund Budget

Schedule: The Second Unit Ordinance was adopted on January 26, 2010.

- 5-14. Action Program:** 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.

Anticipated Benefit: 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.

Responsible Agency: Community Development Department and Building Department

Financing: Department General Fund Budget

Schedule: 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.

- 5-16. Action Program:** 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.

Anticipated Benefit: Increased opportunity for the development of homeless shelters, addressing the needs of the homeless population.

Responsible Agency: Community Development Department, Planning Commission and City Council.

Financing: General Fund Budget

Schedule: Zoning Ordinance amendment to be completed by July 2013.

Objective 6: PROVIDE HOUSING FREE FROM DISCRIMINATION

This objective is intended to ensure that all existing and future housing opportunities are open and available to all members of the community without discrimination on the bases of race, color, religion, sex, national origin or ancestry, marital status, age, household composition or size, or any other arbitrary factors.

Policies:

1. Eliminate housing discrimination.
2. Support the letter and spirit of equal housing opportunity. Ensure all new multifamily construction meets the accessibility requirements of the federal and State fair housing acts through local permitting and approval processes.
3. Increase or maintain resources to establish and support outreach, public education and community development activities through community based or neighborhood organizations.

Action Programs in support of Objective 6; Provide Housing Free from Discrimination

1. **Action Program:** 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.

Responsible Agency: Community Development Department and City Attorney.

Financing: Department Budget.

Schedule: First meeting by July 2009, annually thereafter through 2014.

2. **Action Program:** 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.

Anticipated Benefit: Creation of an information file containing all pertinent materials.

Responsible Agency: Community Development Department.

Financing: Department Budget.

Schedule: First fliers to be created by July 2009, then annually thereafter through 2014.

3. **Action Program:** 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.

Responsible Agency: Community Development Department.

Financing: Department Budget.

Schedule: Continuous and On-going through 2014.

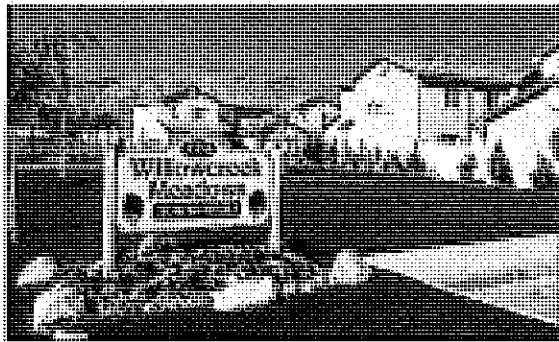
Appendix H

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 H-1).



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, the land inventory analysis assumes that sites allowing a density of 20 units/acre are suitable for lower-income housing. No zoning districts currently allow densities above 18 units/acre, therefore the Housing Plan includes a commitment to rezone sufficient sites to accommodate the lower-income RHNA. 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 H-1
Recent Affordable Housing Developments

Development Name	Total Units	Density (du/ac)	Household Type	Deed-Restricted?	Funding Source
Willowcreek Meadows S. San Jacinto Ave, San Jacinto	52	13.7	Non-restricted	No \$999 (2-bd) \$1,300 (3-bd)	Market-rate
Graciela Court (SFD) San Jacinto	9	8.5	Non-restricted	No \$1,200 (3-bd)	Market-rate
Tract 32276 (Small lot SFD) San Jacinto	22	12.1	Non-restricted	No Sold for \$80-90k	Market-rate
San Jacinto Garden Apartments 324 E. Shaver Street, San Jacinto	97	9.7	Family	Yes	USDA 515-RRH
San Jacinto Manor 1672 S. Santa Fe Street, San Jacinto	65	15.0	Seniors and Mobility Impaired	Yes	USDA 515-RRH
Manzanita Gardens 537 N. Ramona Blvd, San Jacinto	36	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	80	17.6	Family	Yes	RDA, HOME, LIHTC, Tax- exempt bonds

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

These assumptions are based on recent projects approved in the city.

Land Inventory Summary

The following tables show the City's land inventory for the current planning period. Table H-2 shows the net remaining regional housing need, while Table H-3 summarizes the land inventory compared to the remaining need. Table H-4 shows approved projects while Table H-5 contains a parcel-specific inventory of vacant residential sites based on current zoning designations and the realistic capacity assumptions noted above. Figure H-1 shows the location of buildable vacant parcels designated for residential development.

In order to create additional capacity for lower-income housing commensurate with the RHNA, the Housing Plan (Chapter 4) includes Program 1-2 to process zoning amendments for the parcels listed in Table B-6. Rezoned parcels will allow multi-family housing by-right at a minimum density of 20 units/acre and a minimum of 16 units per site. With the proposed rezoning, total residential capacity will exceed the RHNA allocation for the planning period in all income categories.

Table H-2
Net Remaining RHNA 2009-2014

	Income Category					Total
	Ext. Low	Very Low	Low	Mod	Above Mod	
RHNA (4 th cycle total)	436	437	618	705	1,645	3,841
Units Completed or Approved 2006-2008 (Table III-67)	-	-	-	49	71	120
Unaccommodated need from the 3 rd cycle		402	186			588
RHNA (net remaining)	436	839	804	656	1,574	4,309

Source: SCAG; City of Banning

Table H-3
Land Inventory vs. RHNA

	Income Category				Total
	Lower	Mod	Above Mod		
Approved Projects (Table H-4)					
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	4,098		6,705
Vacant parcels (Table H-5)					
Vacant parcels – Low Density Residential			513		513
Vacant parcels – Medium Density Residential		1,088			1,088
Vacant parcels – High Density Residential		395			395
Subtotal – Vacant Parcels	0	1,483	513		1,996
Potential second units	5				5
Subtotal - Existing Capacity	5	5,303	4,611		8,706
Parcels to be Rezoned (Table H-6)					
Very High Density Residential (VHDR) parcels	887				
High Density Residential-20 (HDR-20) parcels	1,942				
Downtown Commercial (DC) parcels	84				
Subtotal – Parcels to be Rezoned	2,913				
Total land inventory	2,918	5,303	4,611		8,706
RHNA (net 2009-2014)	2,079	656	1,574		4,309
Adequate Sites?	Yes	Yes	Yes		Yes

Source: City of Banning, 6/2013

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Table H-4
Approved Residential Projects

APN	Project	GP/Zone	Specific Plan	Acreage	Approved Units	Constraints
531-240-008, 009, 010	Tahiti Group	R-A		32.62	30	None
Total R-A				32.62	30	
543-150-001 (need replaced parcel(s))	Carri Construction	VLDR		7.42	13	None
535-020-004, 016, 024, 535-030-039	Piesta Dev.	VLDR		158.5	303	None
543-030-002-3	Haicm	VLDR		10	17	None
538-272-001	Martin	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
Total VLDR				777.5	1,036	
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

APNs	Project	GP/Zone	Specific Plan	Acre	Approved Units	Constraints
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	Rifai	LDR		4.87	19	None
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
Subtotal LDR				807.4	3,032	
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

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APN	Project	GP/Zone	Specific Plan	Aores	Approved Units	Constraints
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
Subtotal MDR				419.8	2,607	
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
Subtotal HDR				75.22	1,213	

*Note: W/WW infrastructure availability present for all approved project sites. Service subject to the payment of City hookup fees and installation/extension.

**Table H-5
Residential Vacant Parcel Inventory**

APN	Parcel Size (acres)	Permitted Density (units/ac)	Assumed Density (units/ac)	Units by Income Category		
				Lower	Moderate	Above Moderate
Low Density Residential						
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
Total LDR Units						513
Medium Density Residential						
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	
Total MDR Units					1,088	
High Density Residential						
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	
Total HDR Units					395	

**Table H-6
Candidate Sites for Rezoning**

APN	Parcel Size (acres)	Existing Use	Existing Zoning	Capacity @ 20 du/ac
537-190-018	26.0	Vacant	MDR	520
537-190-021	9.2	Vacant	VLDR	184
537-190-020	9.18	Vacant	VLDR	183
Subtotals-VHDR	44.38			887
537-120-034	21.12	Vacant	HDR	422
540-083-002	3.02	Vacant	HDR	60
541-110-013	1.73	Vacant	HDR	34
532-080-004	55.8	Vacant	HDR	1116
419-140-059	3.31	Vacant	HDR	66
534-161-010	0.9	Vacant	HDR	18
537-110-008	9.75	Vacant	HDR	195
541-110-009	1.58	Vacant	HDR	31
Subtotals-HDR	100.66			1,942
541-145-012	0.8	Commercial	DC	16
541-150-004	1.3	Commercial	DC	25
541-150-010	2.2	Vacant building	DC	43
Subtotals-DC	4.3			84
TOTALS-ALL SITES				2,913

Figure H-1a – HDR Parcels to be Rezoned

3 Parcels (West)

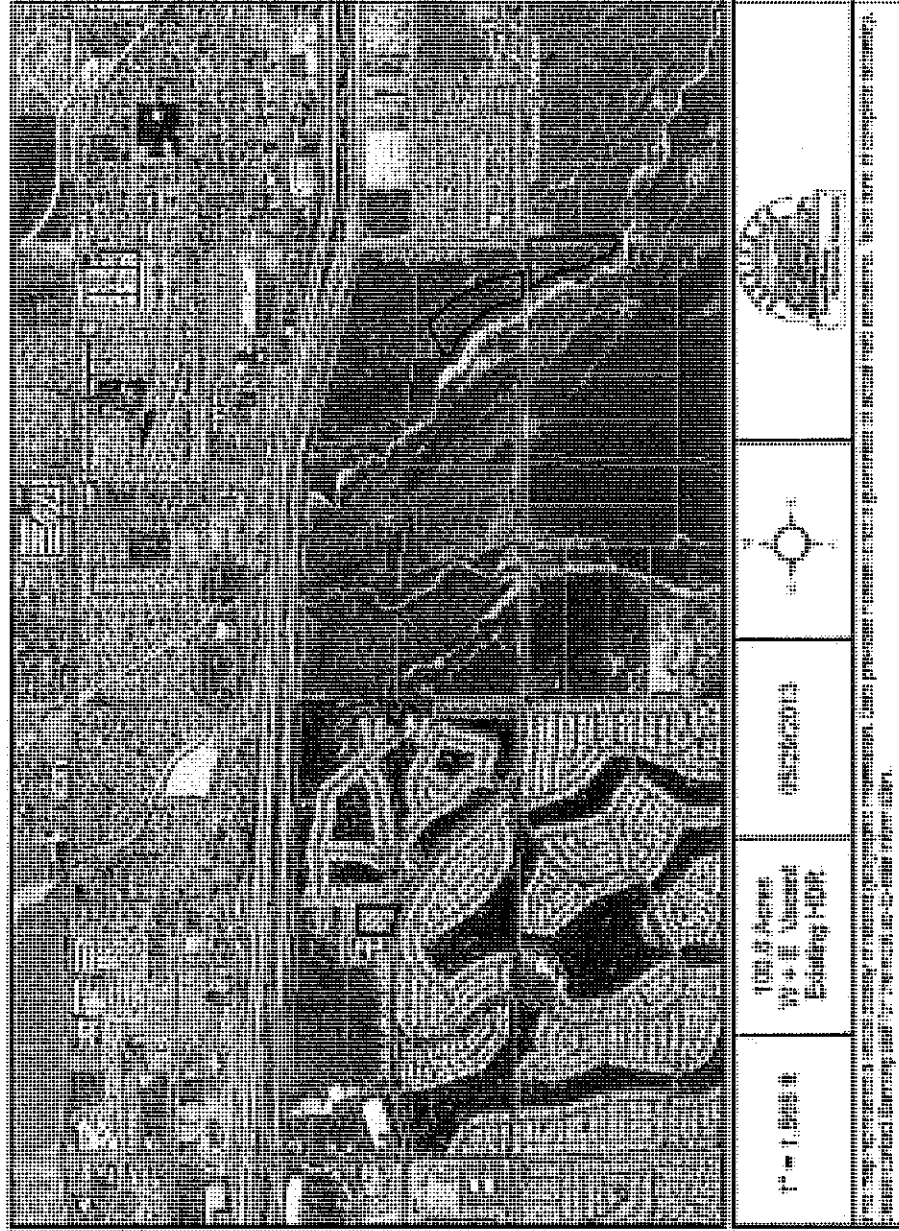


Figure H-1b – HDR Parcels to be Rezoned

15 Parcels (East)

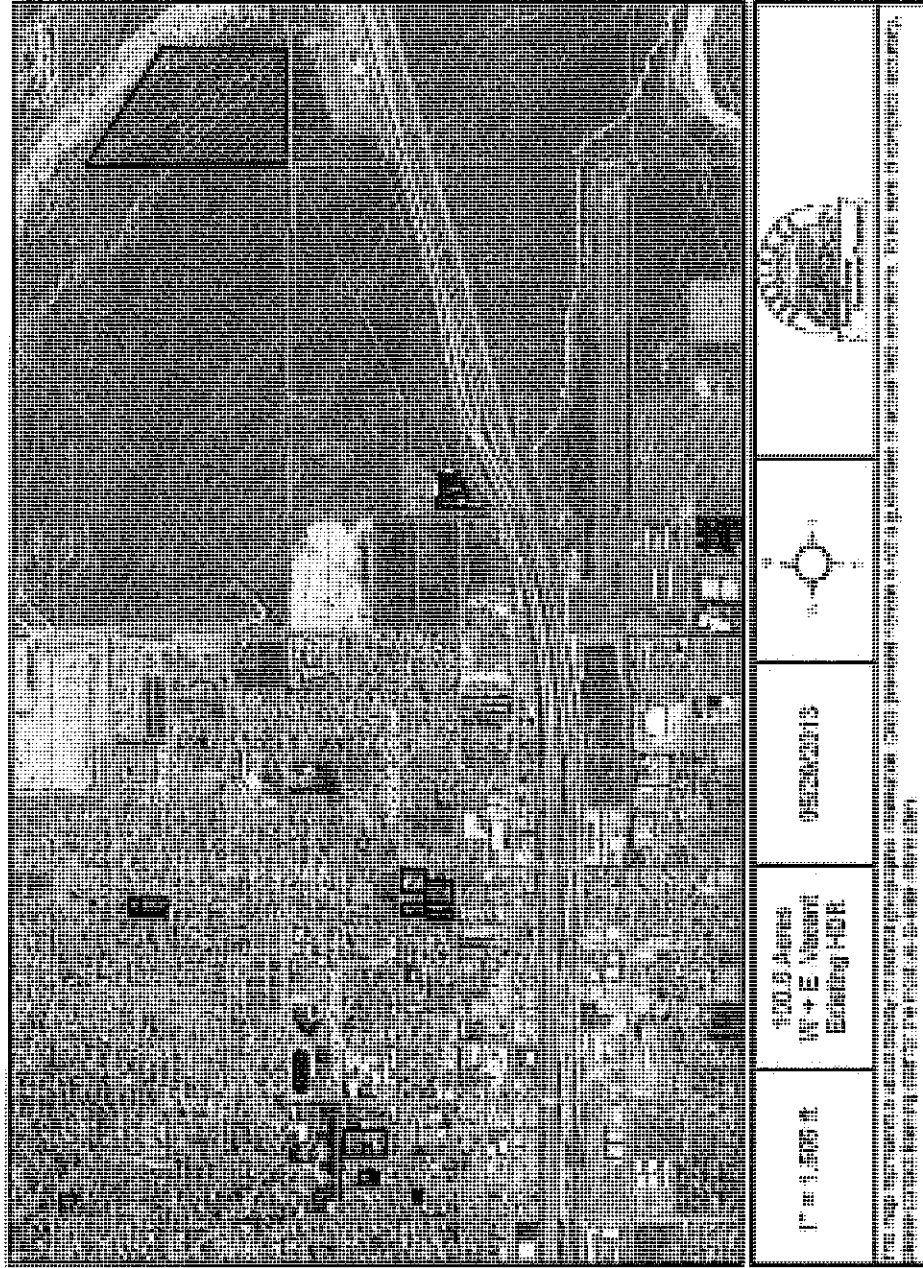


Figure H-1c – VHDR Parcels to be Rezoned

3 Parcels

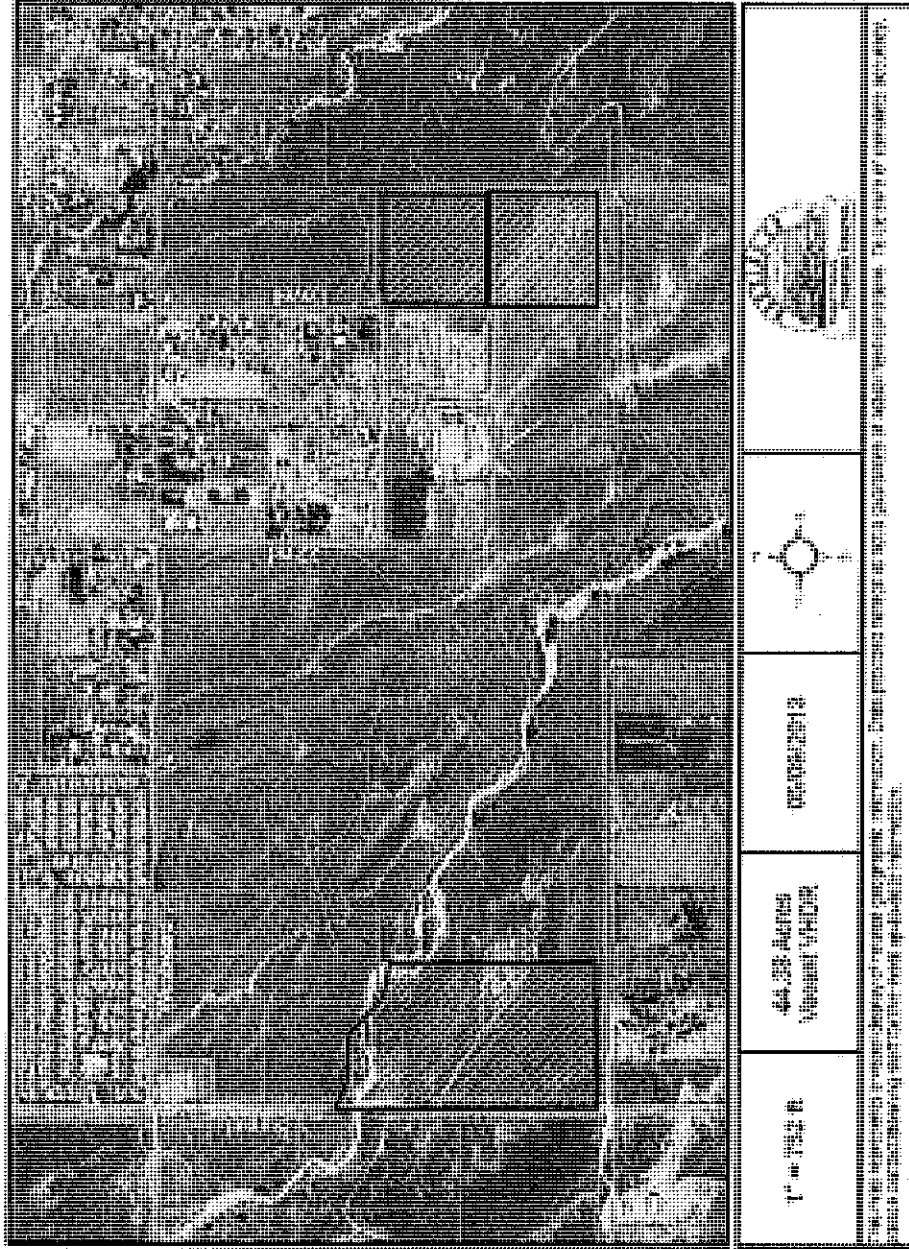
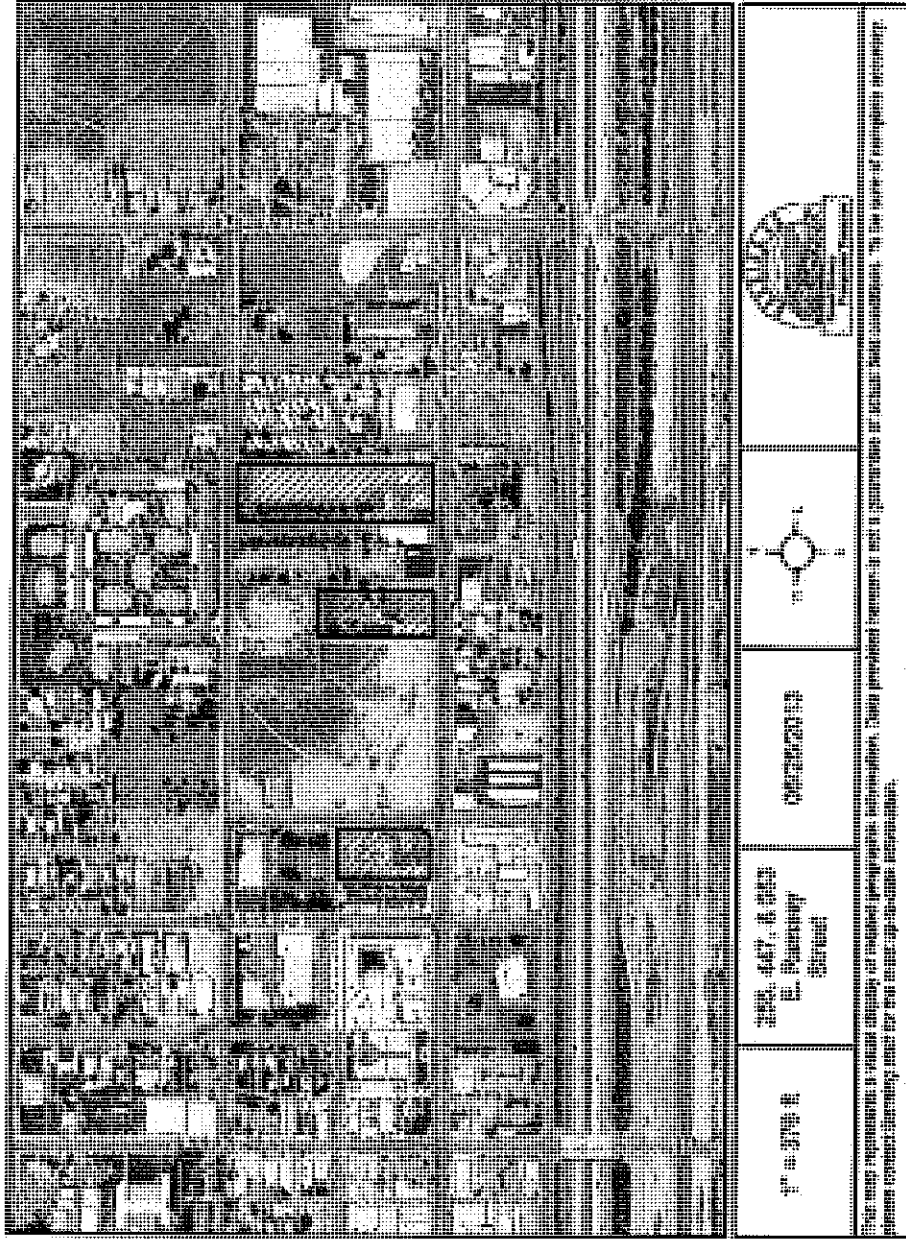


Figure H-1d – DC Parcels to be Rezoned

Downtown Commercial (DC) zoning district



Appendix I

Analysis of Unaccommodated Need from the Previous Period

The RHNA allocation for Banning in the 3rd Housing Element cycle (1998-2005) was 1,780 total units, distributed to income categories as follows:

481	Very Low
285	Low
409	Moderate
604	Above Moderate

The adopted 2006 Housing Element identified a total lower-income RHNA of 766 units (Table III-55, p. 3-145). The High Density Residential land use category allows development at 11-18 units/acre and is suitable for lower-income housing based on market conditions in Banning. As described in the Residential Land Inventory (Appendix H), unlike the far western portions of Riverside County (e.g., Corona, Riverside) which are close to major job markets in Orange and Los Angeles counties, and the more expensive resort areas of the Coachella Valley (e.g., Palm Springs, Indian Wells) Banning has very low land cost that makes virtually all market-rate multi-family housing affordable to lower-income households. 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) 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. Conversations with non-profit housing developers familiar with this market area confirmed that densities of 16-18 units/acre are desirable for affordable multi-family projects.

The HDR land use district allows a density of 11-18 units/acre, and recent projects in this district have averaged approximately 16 units/acre. At this density, a total of 48 acres of land is needed to accommodate the lower-income RHNA of 766 units. The table below provides a list of vacant HDR parcels. As shown in this table, vacant parcels totaling more than 133 acres are available, which is more than double the amount required to satisfy the 3rd cycle Housing Element RHNA, and therefore no carryover of unmet need is required for the 4th cycle.

Table D-1
HDR Vacant Sites

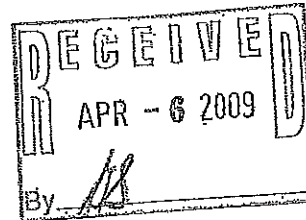
APN	Parcel Acreage	Realistic Unit Capacity
419034008	0.40	6
419140059	3.31	52
532080004	55.80	892
534161008	0.42	6
534161009	0.67	10
534161010	1.06	16
537110003, 005, 006, 008	33.86	541
537110008	15.24	243
540082006 thru 008	0.56	8
540083002	1.71	27
540151021 - 022	0.27	4
Total HDR Units	133.3	1,805

Realistic Unit capacity calculation based on 16 units/acre.

ATTACHMENT 4
HCD REVIEW LETTER OF APRIL 3, 2009

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

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643



April 3, 2009

Mr. Matthew Bassi
Interim Community Development Director
City of Banning
PO Box 998
Banning, CA 92220

Dear Mr. Bassi:

RE: Review of the City of Banning's Draft Housing Element

Thank you for submitting Banning's draft housing element received for review on February 2, 2009. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). A telephone conversation on March 30, 2009 with Ms. Kim Clinton, Senior Planner, and Ms. Jayne Raab and Mr. Eric Veerkamp, the City's consultants, facilitated the review.

The draft element addresses many statutory requirements, including energy conservation through rebate and incentive programs and extensive public participation procedures. However, some revisions will be necessary to comply with State housing element law (Article 10.6 of the Government Code). In particular, the element should include a complete analysis to determine the adequacy of identified sites to accommodate the regional housing need for lower-income households. The enclosed Appendix describes these and other revisions needed to comply with State housing element law.

The Department would be happy to provide any assistance needed to facilitate your efforts to bring the element into compliance. If you have any questions or would like assistance, please contact Janet Myles, of our staff, at (916) 445-7412.

Sincerely,

Cathy E. Creswell
Deputy Director

Enclosure

cc: Kim Clinton, Senior Planner
Eric Veerkamp, Raney Planning and Management, Inc.

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APPENDIX

CITY OF BANNING

The following changes would bring Banning's 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. Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. 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, 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).*

The City has a regional housing need allocation (RHNA) of 3,841 housing units, of which 1,491 are for lower-income households. To address this need, the element relies on approved projects within high density residential zones and Specific Plan areas, as well as vacant sites. However, to demonstrate the adequacy of the sites and strategies to accommodate the City's share of the RHNA, the element must include a complete analysis, as follows:

Progress toward the RHNA: The element lists two pending or approved projects to address its RHNA for lower-income households; Shadowbrook Apartments (49 units) and Careage Development (17 units). To credit Shadowbrook Apartments toward the City's share of the RHNA, the element must demonstrate the affordability of the units based on actual rents and sales prices or other mechanisms ensuring affordability in the planning period. To credit housing units within Careage Development, the element must demonstrate the affordability of those units based upon the full cost of living, including rents or sales, services and other costs, and demonstrate the Development consists of housing units, as defined by the US Census. For a definition of "housing unit," refer to <http://www.census.gov/population/cen2000/phc-2-a-B.pdf>.

In addition, the inventory lists 1,196 units approved in the Pardee-Deutsch Specific Plan and assumes the units are affordable to lower-income households based on a density of approximately 16 units per acre. Where projects have been approved and sites will not be available for development other than what is currently approved, the element should credit the approved units based on the anticipated rent and sales prices. However, where there are no projects approved or proposed, the element must demonstrate the adequacy of 16 units per acre to encourage and facilitate housing for lower-income households, as described on the next page.

Zoning to Encourage and Facilitate Housing for Lower-Income Households: 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. For communities with densities that meet specific standards (at least 30 units per acre for Banning), this analysis is not required (Section 65583.2(c)(3)(B)).

The element does not include an analysis demonstrating the adequacy of the density in the HDR zone of 11 to 18 units per acre and notes an estimated density of 11 units per acre for sites (Table III-66). While the element describes two affordable tax credit projects, identifying examples of lower density subsidized housing projects alone is not sufficient or appropriate to demonstrate the adequacy of a zone and/or density to accommodate this need. The element must demonstrate densities of 11-18 units per acre can encourage and facilitate development affordable to low-income households, based on factors such as market demand, financial feasibility and development experience within the zones. Additional information is available on the Department's website at http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php.

Large Sites: The City is relying heavily on two sites greater than 30 acres in size (Appendix E) to accommodate a significant portion of this remaining need. The size of these sites, however, could be a deterrent to the development of housing affordable to lower-income households. For example, most assisted housing developments utilizing State or federal financial resources typically include 50 to 150 units. To demonstrate the appropriateness of this site, the City should discuss opportunities such as subdivision or other methods that could facilitate development of housing for lower-income households.

Sites with Zoning for a Variety of Housing Types

Emergency Shelters: Pursuant to Chapter 633, Statutes of 2007 (SB 2), jurisdictions must identify a zone(s) to permit emergency shelters without a conditional use permit (CUP) or other discretionary action. SB 2 provides flexibility and encourages multi-jurisdiction coordination by allowing local governments to address SB 2 through a multi-jurisdictional agreement with a maximum of two adjacent jurisdictions. Since Banning proposes to use the multi-jurisdictional agreement provision, the element must demonstrate at least one year-round shelter will be developed within two years of the housing element planning period, by June 30, 2010. This is particularly important since the City does not plan to complete an agreement until December 2009. In addition, the element should demonstrate a commitment by each participating jurisdiction and describe the following:

- how the capacity of the emergency shelter will be allocated for each participating jurisdiction;
- how the joint facility will address the local governments need for emergency shelters;
- the local governments contribution for both the development and ongoing operation and management of the shelter;
- the amount and source of the funding to be contributed to the shelter; and,
- how the aggregate capacity claimed by all of the participating jurisdictions does not exceed the actual capacity of the shelter facility.

Should the City decide to amend an existing or establish a new zoning district to address SB 2 requirements, the element must include a program to, among other things, identify at least one zone(s) where emergency shelters are permitted without a CUP or other discretionary action within one year of the beginning of the planning period. The zone must provide sufficient opportunities for at least one new emergency shelter in the planning period. For additional information and assistance in addressing these requirements, refer to the Department's SB 2 memo at http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf.

Transitional and Supportive Housing: The element indicates transitional and/or supportive housing is allowed by-right in the high density multifamily residential district. However, pursuant to SB 2, both transitional and supportive housing must be treated as residential uses subject only to the same permitting processes as other similar residential uses in the same zone without undue special regulatory requirements. In addition, the element should distinguish transitional housing, as typically limited to stays of no more than two years, from supportive housing as a use having no limit on length of stay. The element must be revised to include programs to allow both uses, as described above, within the planning period.

2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, and development of housing for all income levels. 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 (Section 65583(a)(5)).*

Local Processing and Permit Procedures: While the element indicates processing timeframes and permitting procedures vary by project size and complexity (Table III-71 and pages 178-181), it must specifically describe and analyze the City's permit processing and approval procedures by zone and housing type. To address this requirement, the element should discuss typical steps and processing procedures for typical single- and multi-family projects, including type of permit, level of review, and any discretionary approval procedures.

In addition, the element should include a description of the City's predevelopment review process and review guidelines and analyze the impact of design review requirements (page III-171) on multifamily projects of 10 or more units. Additional information, including sample analyses, is available in the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element2/CON_permits.php.

3. *Analyze any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of households, and families and person in need of emergency shelter (Section 65583(a)(7)).*

The element must include an estimate of the number of homeless in Banning. While the element included a monthly estimate of 2000 homeless persons visiting HELP Services for meals, this appears to be an estimate of the number of meals served, and not a specific estimate of persons in need of emergency shelter for Banning. The City

could utilize information from the 2007 County of Riverside Homeless Count at <http://www.riversidehomeless.org/pdfs/HomelessCount0907.pdf>, which estimates 102 homeless persons in Banning. Additional information and sample analyses on special needs populations are available in the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element/screen10_hn.pdf.

4. *Analyze the opportunities for energy conservation with respect to residential development (Section 65583(a)(8)).*

While the element includes general policies and programs to "encourage" energy conservation measures, programs do not describe how the City will encourage such measures. For example, Program 4-1 should describe how the City uses the development review process to incorporate energy saving techniques. Program 4-3 should describe how the City will encourage developers to employ additional energy conservation measures. Banning could also provide expedited processing for developments with additional energy conservation features. Additional information on potential policies and programs to address energy conservation are available in the *Building Blocks*' website at http://www.hcd.ca.gov/hpd/housing_element2/SIA_conservation.php.

B. Housing 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)).*

As noted in finding A1, the element does not include a complete site analysis and therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

Please note, where the inventory does not identify adequate sites pursuant to Government Code Sections 65583(a)(3) and 65583.2, the element must include a program to make sites available in accordance with subdivision (h) of 65583.2 for 100 percent of the remaining lower-income housing need, with sites zoned to permit owner-occupied and rental multifamily uses by-right during the planning period. In addition, the element must clearly demonstrate sufficient sites will be rezoned to ensure 50 percent of the remaining need will be accommodated on sites zoned exclusively for residential uses.

Pursuant to SB 2, the element must include a program to explicitly amend zoning to permit transitional and supportive housing as distinct residential uses, subject only to the same permitting processes as other similar residential uses in the same zone without undue special regulatory requirements, such as a CUP or other discretionary action.

Program 1-5 must identify the partnering cities under the multi-jurisdictional agreement, a timeframe for adoption, actual funding amount and additional specific actions, as noted under finding A1. Also, pursuant to Health and Safety Code Section 33021.1, redevelopment set-aside funds shall not be used for the development or operation of emergency shelters.

2. *The housing element shall contain programs which "assist in the development of adequate housing to meet the needs of extremely low-, low- and moderate-income households (Section 65583(c)(2))."*

The element must include specific actions to assist in the development of a mix of housing types, including rental multifamily, for extremely low-, very low-, low- and moderate-income households, and special housing need households. While Programs 1-1, 2-1, and 3-6 generally indicate they will assist in meeting the needs of lower-income households, including extremely low-income (ELI), they do not specifically indicate how these actions will address the unique housing needs of ELI households. To address this requirement, the element could revise programs to *prioritize* use of a portion of the identified funding for the development of housing affordable to ELI households, include programs offering financial incentives or regulatory concessions to developers who agree to include a portion of their units affordable to ELI households or to encourage the development of housing types, such as single-room occupancy units, which address the particular needs of this income group.

Large Family Households: While the element identifies a need for additional affordable rental housing for large families, no programs are included. Actions could include assistance with site identification and entitlement processing, fee waivers and deferrals, modifying development standards and granting concessions and incentives for projects that provide housing for lower-income large family households.

While Program 1-9 indicates the City will identify sources of funding for multifamily housing development, it does not include a commitment to apply for or assist in the application of such funds. The program should include actions the City will take to apply for or assist in the application of appropriate funds for multifamily rental housing and specify timeframes.

3. *The housing element shall contain programs which "address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Section 65583(c)(3)).*

As noted in finding A2, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints. In addition, the City has deferred impact fees until occupancy lower or

eliminate fees, increase densities and provide flexible application of codes and standards (page III-188). However, no programs have been included to commit the City to continue implementing these incentives.

Program 5-10 should be revised to include the zoning update process and timeframe for ministerial approval of second units (page III-169), as required by Government Code Section 65852.2.

4. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (8) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (8) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance (Section 65583(c)(6)).*

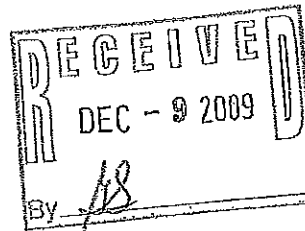
The element identifies 35 housing units at-risk of converting to market-rate by January 2013. Therefore, Program 2.6 must be revised to include specific actions to assist in preserving units at-risk. For example, the program should monitor at-risk units, ensure compliance with noticing requirements and include a tenant education component. The program should also commit the City to contacting non-profits immediately to develop a preservation strategy by a date certain and be ready to quickly act when notice of conversion is received. Additional information and resources are available at the California Housing Partnership Corporation (<http://www.chpc.net/>).

ATTACHMENT 5

HCD REVIEW LETTER OF DECEMBER 3, 2009

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

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643



December 3, 2009

Mr. Matthew Bassi
Interim Community Development Director
City of Banning
P.O. Box 998
Banning, CA 92220

Dear Mr. Bassi:

RE: Review of the City of Banning's Revised Draft Housing Element

Thank you for submitting Banning's revised draft housing element received for review on October 7, 2009. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). A telephone conversation on March 30, 2009 with Ms. Zai Abu Bakar, Community Development Director, Ms. Kim Clinton, Senior Planner, and Ms. Jayne Raab and Mr. Eric Veerkamp, the City's consultants, facilitated the review.

The draft element addresses most statutory requirements described in the April 3, 2009 review; however, the following revisions are still necessary to comply with State housing element law (Article 10.6 of the Government Code):

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).*

The City has a regional housing needs allocation (RHNA) of 3,841 housing units, of which 1,491 are for lower-income households. To address this need, the previously submitted draft relied on approved projects within high density residential zones and Specific Plan areas, as well as vacant sites. However, according to the most recent correspondence, Shadowbrook Apartments was not awarded tax credits and it appears the project has no other source of funds requiring income restrictions at this time. In addition, conversations with the City confirmed the approved Deutsch Specific Plan project (1,196 units) will not include requirements for units affordable to lower-income households; therefore, it appears the City is relying on vacant HDR sites with maximum densities of 18 units per acre (Appendix H) to accommodate its regional need for lower-income households.

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However, as noted in the previous review, pursuant to Government Code Section 65583.2(c)(3)(A) and (B), the element still does not demonstrate maximum densities of 18 units per acre (actually average appears to be 11 units per acre based on historic development trends and development standards) in the HDR zone are 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.*

For your information, other Coachella Valley jurisdictions have zoning to provide densities of 20 units per acre or greater. For example, the City of Coachella has residential densities at 30 units per acre and Beaumont, Yucaipa, and Yucca Valley have established minimum densities of 20, 24 and 35 units per acre respectively in specific plan and higher density residential zones. Pursuant to conversations with local developers, densities of 20-30 units per acre are necessary to maximize efficient use of land and financial resources to promote affordable housing development.

The element includes one sample proforma from a local housing developer proposing 15 units per acre based upon tax credit financing (pages III-172 through III-178 and Table III-66) and identifies two affordable tax credit projects completed in 2002 as examples of lower-density subsidized housing. It is recognized that housing affordable to lower-income households requires significant subsidies and financial assistance; however, identifying low density subsidized projects alone does not demonstrate the adequacy of a zone and/or density to accommodate the regional housing need for lower-income households. In addition, given regional comparisons identified above, the element still does not demonstrate how Banning's market and development trends differ significantly from the region, as was discussed in the conference call, nor does it specifically describe financial/subsidy programs to encourage and facilitate development affordable to lower-income households at densities (11-18 du/ac) below that of both neighboring jurisdictions and the City's default density of 30 du/ac.

Therefore, to demonstrate the adequacy of the densities between 11-18 units per acre, the element should specifically address the impacts of allowable densities on financial feasibility. For example, the element could evaluate the level of subsidies needed, or feasibility of housing developed at 11-18 units per acre compared to 20-30 units per acre. In addition, by promoting opportunities for development at higher densities, local governments, facilitate the development of multifamily housing affordable to lower-income households and maximize the efficient use of land and financial resources, promote compact, sustainable development and preserve important agriculture and open space resources.

In addition, as described in the previous review, to demonstrate the appropriateness of two large sites of 40 and 55 acres, the element should describe opportunities the City could facilitate, such as subdivision or other methods of development of housing for lower-income households. For example, the City could consider adding a program to assist in lot splits and/or purchase remaining parcels with redevelopment funds.

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The element also includes Program 5-4 to establish the Mixed Use Downtown Commercial (MUDC) overlay zone in the existing Downtown Commercial district at densities of 16-30 units/acre. The City could identify opportunities for development of housing for lower-income households to meet the RHNA in the MUDC, including a parcel specific inventory with size, zoning, general plan designation, describing existing uses for any non-vacant sites and include a calculation of the realistic capacity of each site. For more information on addressing these statutory requirements, refer to the Department's previous review.


2. *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. 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)).*

Depending on the outcome of the analysis detailed above, the City may need to include a program to rezone additional sites (above and beyond the requirements limited to 127 units as outlined in Program 1-18) at densities adequate to meet the RHNA for lower-income households in the planning period pursuant to Government Code Section 65583.2(h).

For more information on addressing these statutory requirements, refer to the Department's previous review and the Department's *Building Blocks* website at http://www.hcd.ca.gov/hpd/housing_element2/PRO_adqsites.php.

The Department would be happy to provide any assistance needed to facilitate your efforts to bring the element into compliance. If you have any questions or would like assistance, please contact Janet Myles, of our staff, at (916) 445-7412.

Sincerely,



Cathy E. Creswell
Deputy Director

Enclosure

cc: Zai Abu Bakar, Community Development Director
Kim Clinton, Senior Planner
Eric Veerkamp, Raney Planning and Management, Inc.

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ATTACHMENT 6
HCD REVIEW LETTER OF APRIL 2, 2013

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

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
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www.hcd.ca.gov



April 2, 2013

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

Dear Ms. Bakar:

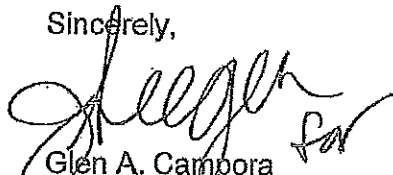
RE: Review of the City of Banning's (2008-2014) Revised Draft Housing Element

Thank you for submitting Banning's revised draft housing element received for review on February 1, 2013, along with additional revisions received on March 19, 2013. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). A site visit on December 18, 2012 and a telephone conversation on February 27, 2013, with Ms. Zai Abu Bakar, Community Development Director, Mr. Brian Guillot, Associate Planner, and John Douglas, the City's consultant, facilitated the review.

The draft element addresses some statutory requirements; however, revisions will be necessary to comply with State housing element law (Article 10.6 of the Government Code). In particular, the element must be revised to demonstrate adequate sites to accommodate the City's regional housing need allocation for lower-income households, and to confirm commitments and timeframes for actions to address needs and constraints. The enclosed Appendix describes this and other revisions needed to comply with State housing element law.

The Department appreciates the cooperation of Ms. Bakar and Mr. Guillot during the course of our review. We are committed to assist Banning in addressing all statutory requirements of housing element law and are available to provide any and all necessary technical assistance to assist Banning in preparing a compliant housing element. The Department will contact the City in the next week to discuss options for providing technical assistance. If you have any questions, please contact Janet Myles, of our staff, at (916) 445-7412.

Sincerely,


Glen A. Campora
Assistant Deputy Director

Enclosure

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APPENDIX CITY OF BANNING

The following changes would bring Banning's 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. Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. 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, 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).*

This most recent revision of the element now proposes to meet the City's regional housing need for the current planning cycle through the rezone of approximately 46 vacant acres to very high density residential (VHDR) at 20-30 du/ac and the inclusion of approximately 113 vacant acres currently zoned for high density residential (HDR) at 11-18 du/ac, before any density bonus is applied. The element also includes possible excess potential for higher density mixed-use residential infill development in the downtown commercial district upon adoption of a mixed-use residential Overlay, allowing 16-30 du/ac, once any density bonus has been applied. Banning's regional housing need for the 2008-2014 cycle is 3841 housing units, of which 1491 are for lower-income households. The City also has an additional unaccommodated need from the previous planning period for lower income households.

However, as noted in the two previous review letters, pursuant to Government Code Section 65583.2(c)(3)(A) and (B), the element still does not include an analysis adequate to demonstrate these sites and strategies can accommodate the City's share of the RHNA for all income levels. The element should be revised as follows:

Unaccommodated Need From Prior Planning Period Has Not Been Addressed:
Review of the prior draft element identified an unaccommodated need for lower-income households from the planning period prior to the current 2008-2014 planning cycle. As a result, the City was required to zone or rezone sites to accommodate the unaccommodated need within the first year of the current planning period. Since more than one year has lapsed since the beginning of the current planning period, the Department cannot find the element in compliance until the required zoning or

rezoning is complete and the element is amended to reflect same. For additional information, see Department's AB 1233 Technical Assistance Memo at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_1233_final_dt.pdf and the Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/GS_reviewandrevise.php.

Inventory and Adequate Sites Analysis: The element must be revised to demonstrate the appropriateness of identified sites as detailed below. In addition, the Department noted during the review of this revised draft that some omissions and/or inconsistencies now exist, when compared to the previously submitted draft element reviewed by the Department December 3, 2009.

Appendix H includes approximately 46 acres of land to be rezoned to Very High Density Residential (VHDR), at densities between 20-30 du/ac, to accommodate the City's regional need for lower-income households. However, even with capacity estimates per site at 25 du/ac, the total capacity for meeting the lower income need is not adequate to provide for the current and previous planning period regional need. As a result, it appears the City is relying on a potential mix of strategies to accommodate this remaining need and therefore the element should be revised as follows:

- The element narrative identifies three large parcels, zoned for high density residential uses allowing between 11-18 units per acre (parcels 532-080-004 (55.80 acres), 537-100-003 (41.31 acres) and 537-110-008 (15.24 acres), as unencumbered and ripe for development (page III-176). However, Table H-4 does not include parcel 537-100-003. If the City is relying on this site to accommodate a portion of its regional need, Table H-4 should be revised.
- While it would appear from the narrative the three parcels detailed above are the only large HDR sites, Table H-4 in Appendix H also includes one 33.86 acre site aggregating portions of parcels 537-110-003, 005, 006 and 008, and a separate parcel 537-110-008 of 15.24 acres. The element should clarify which sites, or portions of sites, are considered available and suitable to accommodate the City's regional need, and specifically the regional need for lower-income housing.
- The Banning Zoning Overlay Map shows four of the biggest parcels (537-110-003, 006, 007 and 008) are currently zoned for mixed densities and uses (low and medium density residential, parks and open space) with only a very small portion of parcel 537-110-008 shown as zoned for high density residential. It is unclear, therefore, if these sites are all currently zoned for high density residential uses as indicated in the narrative.
- As three HDR sites listed in the sites inventory are comprised of multiple parcels, the element may aggregate parcels but must also list each parcel by parcel number or unique reference, parcel size, zoning, general plan designation, and include a calculation of the realistic capacity of each parcel. Therefore, the analysis should describe the division and aggregation of parcels into sites as

identified on Table H-4, and the actual acreage of sites available for high density residential development. This will impact the acreage of sites available at densities demonstrated to accommodate the City's lower-income regional need.

In addition, according to the Zoning Overlay Map, the following two parcels listed in the sites inventory appear to have been designated for specific plan development; 532-080-004 (55.80 ac) and 419-140-059 (3.31 ac). However, the element contains no description of subdivision status or timing issues for these HDR sites. 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 or potential affordability, if known. To include residential capacity within Specific Plans the element must indicate whether suitable sites have approved or pending projects, or are otherwise available for development during the planning period, by including the following:

- If projects are approved or pending, the element must describe the status of the project, including any necessary approvals or steps prior to development, development agreements, conditions or requirements such as phasing or timing requirements that impact development in the planning period, and the affordability of project units based on anticipated rents, sales prices or other mechanisms (e.g., financing, affordability restrictions) ensuring their affordability.
- For suitable sites without pending or approved projects, the element must list sites by parcel number or unique reference, size, General Plan designation, zoning and include a calculation of the realistic capacity of each site.

Finally, the element also proposes to adopt a Mixed-Use Downtown Commercial (MUDC) Overlay (Program 5-4) to allow multifamily mixed-use development with a density range of 16-30 du/ac. It is unclear whether the City is relying on these sites to accommodate any portion of its need for lower-income households. However, please note, the program as proposed does not meet the adequate sites program requirements pursuant to Government Code Section 65583.2(h) as described in the Department's prior reviews. Specifically, among other requirements, sites rezoned to accommodate any portion of the City's lower-income need must establish minimum densities of 20 units per acre. For additional information and a sample sites inventory, see the Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/SIA_land.php.

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.*

Zoning to Encourage and Facilitate Housing for Lower-Income Households: While the element identifies the HDR (11-18 units per acre) and proposed VHDR (20 to 30 units

per acre) zones to accommodate housing for lower income households, it does not include analysis adequate to support the assumption. Specifically, the revised element proposes to meet a substantial portion of the regional need for lower-income households on sites zoned for a maximum density of 18 du/ac.

While the revised element now includes information on average market sales and rents and affordable monthly housing costs by income level, the analysis still does not demonstrate the adequacy of a zone and/or density to accommodate the regional housing need for lower income households as detailed in the Department's prior review. General statements about the competitive cost of existing housing on the market relative to the countywide average do not demonstrate housing in Banning is affordable to lower income families (pg III-155, III-175 and H-1), particularly where the analysis of need appears to indicate a high percentage of all lower income owner occupants and renters overpay for housing in Banning (note – the element includes contradictory numbers on levels of overpayment depending on the Table reference - See Tables III-38 and III-39, pages III-131 and 132), 23.7% of rental units are overcrowded (Table III-51, pg III-148), and, while large families make up 13.3% of all households in the City, the existing housing stock comprises 43.6% 2-bedroom rental units, 49% 2-bedroom occupant/owner units and only 6.1% units of 4 bedrooms or more (Table III-46, pg III-141 and Table III-51, pg III-148).

As was discussed during the site visit and the conference call, an analysis of appropriate densities should give detailed description of specific, recent examples of housing 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. Where examples of recent development are not available in Banning, regional examples of recent development and development proposals under review from the surrounding area could be included to appropriately demonstrate reasonable densities and identify potential development partners. (It should be noted one comparable jurisdiction within the surrounding region found in compliance with State housing element law relied on proposed program actions to adopt an overlay program with minimum densities of 20 du/ac within the medium residential zone and encouraging at least 22 du/ac within the very high density zone, and another proposed to adopt a Specific Plan Overlay reserved for a minimum of 20 du/ac on 90 acres).

As was noted in an earlier review, given regional comparisons identified above, the element still does not demonstrate how Banning's market and development trends differ significantly from the rest of the region, or describe how financial and/or subsidy programs will encourage and facilitate development affordable to lower-income households at densities (11-18) below that of neighboring jurisdictions.

For further guidance on preparing the capacity analysis and analysis of sites, refer to the Department's previous reviews on April 3 and December 3, 2009. The Department will send recent examples of analyses under separate cover to assist the City in addressing this statutory requirement. Additional information and sample analysis are also available on the Department's Building Blocks website at http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php#zoning.

B. Housing 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 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)).*

The revised element now indicates **Program 1-18** to rezone 12 acres in the HDR zone at 20 du/ac has been removed and replaced by **Program 1-2**. However, the action in **Program 1-18** was designed specifically to address the City's unaccommodated need for lower income housing from the previous planning period and appears to continue to be necessary to address the requirements of AB 1233 (Statutes 614, Chapter 2005). Therefore, the element must still identify adequate sites appropriately zoned or include a rezone program to address the identified shortfall of sites from the prior planning period, as detailed in the Department's prior review.

Program 1-2 now proposes to rezone identified HDR sites to VHDR at a minimum density of 20 du/ac and a maximum density of 30 du/ac to address a portion of the City's shortfall of sites in the current planning period. The program action could be revised to include additional sufficient acreage, where necessary, to accommodate both the current planning period shortfall and the City's unaccommodated need from the previous planning period. Please note, as detailed in the prior review these sites must meet the requirements of 65583.2 (h) and (i).

Program 5-4 commits the City to adopt a MUDC Overlay for the existing Downtown Commercial zone to allow residential development at 16-30 du/ac. However, the revised element now indicates an ordinance allowing residential development in the downtown district was adopted on January 31, 2006. It is the Department's understanding based on conversations with City staff that the 2006 adopted ordinance does not specifically identify densities for residential development within the MUDC overlay. Therefore, **Program 5-4** should include a timeframe to establish the MUDC Overlay to allow for residential mixed use development at densities of 16-30 du/ac within the planning period, in order to include these sites towards meeting the overall RHNA for the 4th planning period. Please note, as stated in Finding A1, above, if the City is relying on sites within the MUDC overlay to accommodate any portion of its lower-income need, the program should also be revised to address the adequate sites program requirements of 65583.2(h) and (i).

Program 5-12 requires review of available sites on a parcel-by-parcel basis to insure an adequate supply of sites for housing affordable to lower-income whenever subsequent market rate development removes existing high density sites

from the inventory. If development during the planning period reduces the inventory of available sites required to meet the City's portion of regional need for lower income, the program requires the element to identify additional sites appropriately zoned to maintain an adequate inventory of sites throughout the planning period. This is of particular importance considering the majority of all sites in the HDR and VHDR zones would require development at maximum calculated densities (16 in the 11-18 du/ac HDR zone and 25 in the 20-30 du/ac VHDR zone) to support residential development affordable to the lower-income households.

However, the maintenance of sites zoned at densities adequate to address a combined 4th and 3rd cycle regional housing need of applies not only during this planning period, but if the City continues to be reliant on these sites for the 5th cycle update for the 2013-2021 planning period, ongoing monitoring will be necessary and may result in the need to identify additional sites to continue to maintain capacity to accommodate the City's regional throughout the longer 5th cycle planning period of eight years -assuming Banning's 5th cycle housing element will be adopted within 120 days of the due date of October 15, 2013.

Therefore, as was discussed during the conference call in February, the city could consider adding a program to increase minimum densities for affordable housing development in the HDR zone by adopting an overlay allowance with a targeted percentage of units affordable to lower-income households meeting the following requirements; 1) non-discretionary review of single and multifamily housing development, 2) a minimum of 20 du/ac and capacity at least 16 units per site (excluding density bonus) for developments 3) with non-discretionary review of single and multifamily housing development, in order to insure a sufficient supply of adequate sites is maintained throughout the planning period, to facilitate the ongoing development of housing affordable to lower-income households.

In addition, while Program 5-12 commits the City to maintain an inventory of vacant and underutilized parcels, develop and implement a formal project-by-project evaluation, and rezone sufficient sites to address any shortfall during the planning period, it must also identify a schedule by which any action taken to address those constraints will be implemented. For example, the Schedule could state the inventory will be updated annually, a formal evaluation procedure will be adopted by a certain date within the planning period, and the inventory will be reviewed for adequate sites each time a site within the inventory is developed.

2. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households (Section 65583(c)(2)).*

Program 1-9 commits to working with interested developers to identify sources of funding for affordable housing by July 2013, and specifically identifies the need for housing to accommodate large families. However, the program action does not identify how the City will provide additional assistance to that special needs group. The program could provide examples for assistance, i.e. prioritize or streamline

funding requests from developers interested in including 4+ bedroom units in their MF housing proposals, specifically to assist large families.

Program 3-6 commits the City to adopt a zoning ordinance to reduce off-street parking for residential development serving special needs populations and/or proximate to public transit and commercial corridors, and further provides - on a case by case basis - reductions of parking requirements of up to 90 percent as a strategy to encourage the development of housing for extremely low-income households.

Program 3-6, as revised, now indicates access to this incentive will be directed to projects qualifying for a density bonus. However, parking reduction is one of several incentives provided for in state density bonus law. It is unclear how the implementation strategy is furthered by the limitation to density bonus applicability, including whether or not a schedule of implementation still exists for the remaining actions. At the very least, **Program 3-6** could be expanded to describe additional incentives and concessions the City might offer to facilitate residential development to meet Banning's extremely low-income housing need.

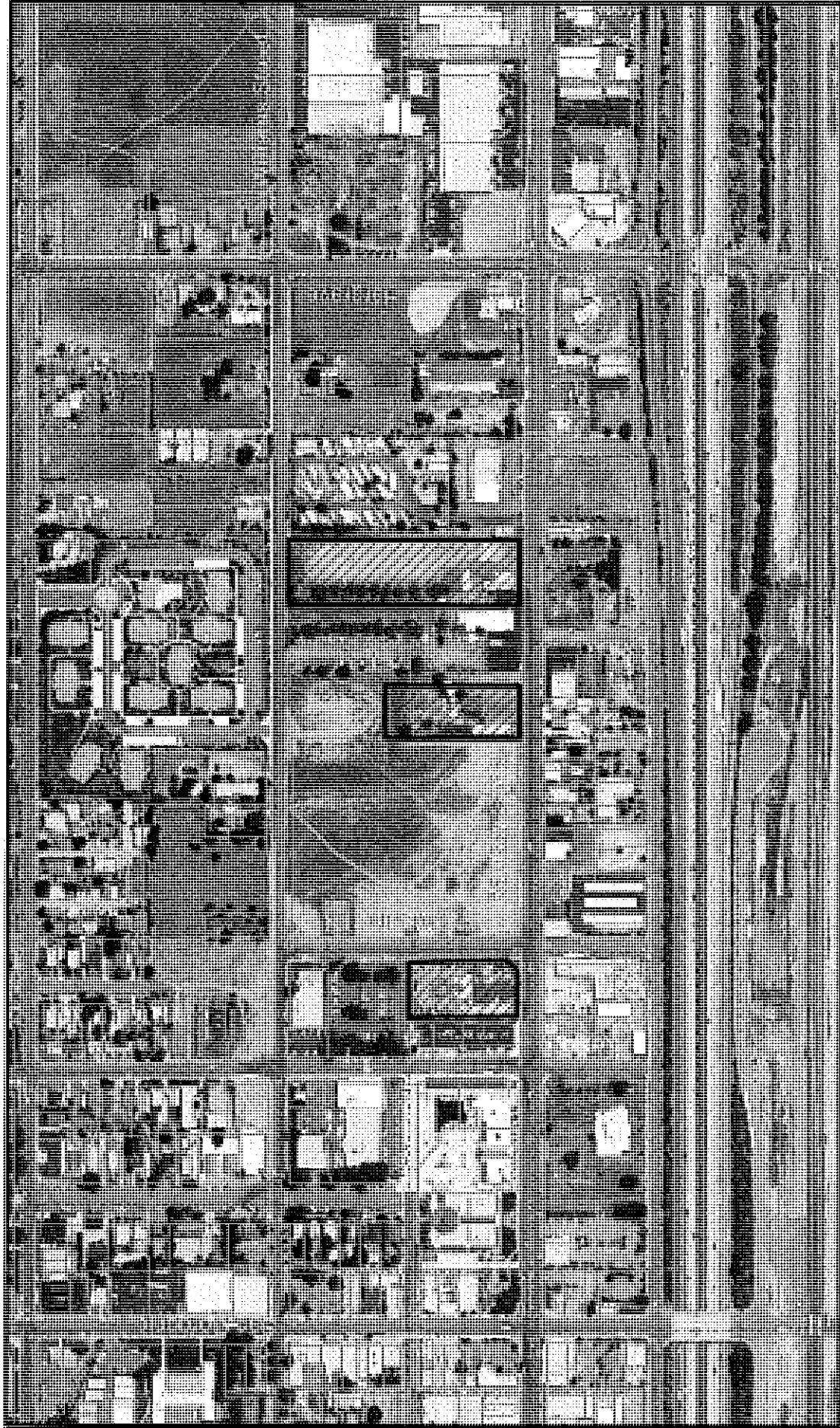
4. *The housing element shall contain programs which address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing (Section 65583(c)(3)).*


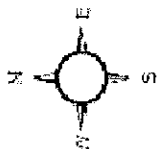
Program 3-7 includes an action to monitor the design review process on an annual basis for potential constraints to affordable housing, particularly processing times and the impact of conditions of approval on projects of 5 units or greater. However, as the most recent revision no longer includes a schedule for implementation, the element should indicate the annual timeframe for this monitoring action, as noted in the Action Program narrative. The significance of the fast track development review implemented in July 2009, prior to the previous element revision, remains unclear.

Programs 5-5, 5-6, 5-7 all identify a schedule to implement as "Uncertain, due to dissolution of Redevelopment Agency" however, as the element has identified constraints to development and has proposed program actions to address or mitigate those constraints, it must also identify a schedule by which any action taken to address those constraints will be implemented, as staff and funding resources allow, or describe other actions and a timeframe by which the city can remove or mitigate identified constraints. For example, where financial incentives from redevelopment agency funds are no longer viable, the element could commit to researching and applying for regional, state and federal infrastructure funding. Where resources to establish a roundtable workshop are not currently available, the element could commit to identifying and soliciting interest from developers involved with affordable housing development and preservation in the Banning area, and regionally.

ATTACHMENT 7
PROPOSED DOWNTOWN PARCELS TO BE REZONED

DC zoning district



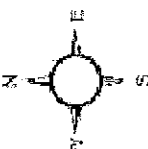

		07/03/2013	3 Parcels	1" = 376 ft
This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Banning staff for the most up-to-date information.				

ATTACHMENT 7

PROPOSED DOWNTOWN PARCELS TO BE REZONED

DC zoning district



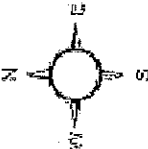

1" = 376 ft	3 Parcels	07/03/2013		
This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Banning staff for the most up-to-date information.				

255

ATTACHMENT 8
PROPOSED PARCELS TO BE REZONED TO HDR-20

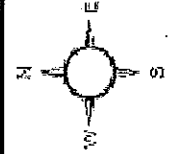
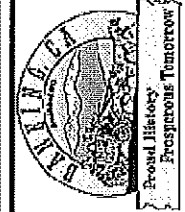
15 Parcels (East)



1" = 1,505 ft	100.6 Acres W + E Vacant Existing HDR	05/29/2013		
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.				

257

3 Parcels (West)



05/29/2013

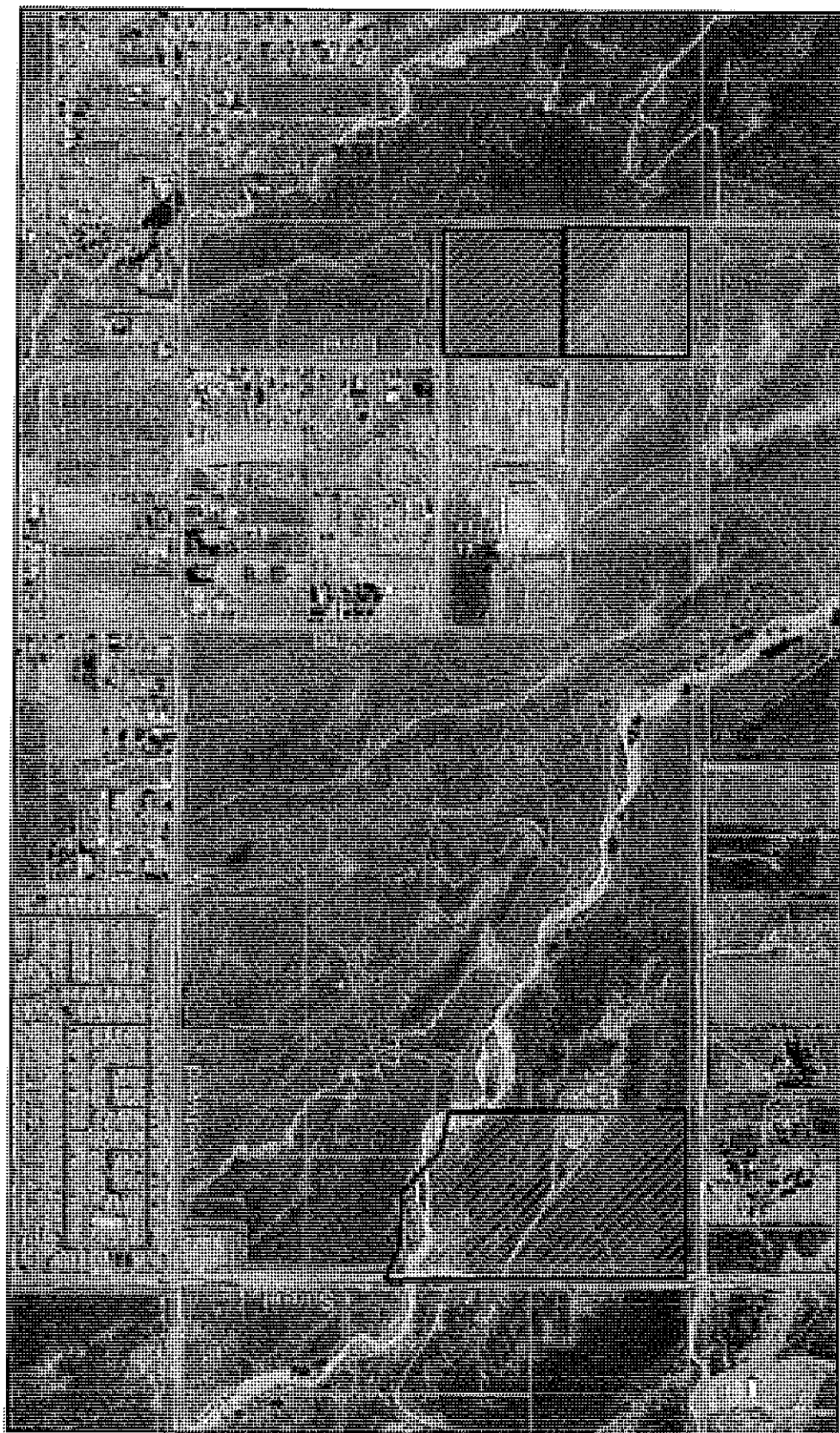
100.6 Acres
W + E Vacant
Existing HDR

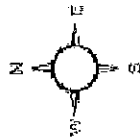

1" = 1,505 ft

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.

ATTACHMENT 9
PROPOSED PARCELS TO BE REZONED TO VHDR-20

3 Parcels



1" = 752 ft	44.38 Acres Vacant VHDR	05/09/2013	 
<p>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.</p>			

ATTACHMENT 10
INITIAL STUDY / MITIGATED NEGATIVE
DECLARATION



CITY OF BANNING

Detail Study/Mitigated Negative Declaration

**General Plan Amendment and Zone Change Related to adoption of the
2008-2014 Banning Housing Element
(General Plan Amendment No. 13-2504 and Zone Change No. 13-3502)**

**City of Banning
Community Development Department
99 E. Ramsey Street
Banning, California 92220**

May 29, 2013

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**City of Banning Initial Study/Negative Declaration
for
General Plan Amendment and Zone Change related to the adoption of the
2008-2014 Banning Housing Element**

1. **Project Title:** Banning 2008-2014 Housing Element (General Plan Amendment No. 13-2504 and Zone Change No. 13-3502)
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:** City Wide (See Figures 1 through 3)
6. **General Plan Designation:** Various (See Tables 1 through 3)
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 Initial Study includes three components: 1) adoption of the 2008-2013 Housing Element; 2) adoption of revisions to the General Plan (GP) Land Use Element text and General Plan Map; and 3) adoption of revisions to the Zoning Ordinance text and Zoning Map. Each of these components is described in greater detail below.

1. 2008-2013 Housing Element Amendment

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. However, 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). 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 identifies Banning's share of the regional housing need for the January 2006 through June 2014 projection period as 3,841 units. This total includes 873 very-low-income units, 618 low-income units, 705 moderate-income units, and 1,645 above-moderate-income units. In addition, the City must accommodate a RHNA carryover from the previous planning cycle of 598 lower-income units. State law requires the City 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. The Banning General Plan and Zoning Ordinance currently allow a maximum residential density of 18 units/acre in the High Density Residential (HDR) district. As a result, the City's current land use regulations and inventory of developable land do not provide sufficient capacity to accommodate the state-mandated lower-income portion of the RHNA. Therefore amendments to the General Plan zoning are necessary to provide adequate sites to accommodate the City's fair share need for 2,089 additional lower-income units. The Housing Element includes program commitments to process General Plan and zoning amendments to accommodate new residential development commensurate with the RHNA and state mandates regarding the appropriate density for lower-income housing.

2. General Plan Land Use Element Amendment

In order to implement the Housing Element programs to accommodate development commensurate with the RHNA, the following revisions to the Land Use Element text and map are proposed:

- Create a new Very High Density Residential (VHDR) land use category with an allowable density range of 19-30 units/acre
- Revise the General Plan map to change the land use designations for the following properties:

Assessors Parcel No.	Current General Plan Designation	Proposed General Plan Designation
537-190-018	MDR	VHDR
537-190-020	VLDR	VHDR
537-190-021	VLDR	VHDR

3. Zoning Text and Map Amendments

In addition to the General Plan revisions described above, the following changes to the Zoning Ordinance text and Zoning Map are proposed to implement Housing Element programs and accommodate additional lower-income housing development commensurate with the RHNA:

- Revise the development standards in the Downtown Commercial (D-C) zoning district to increase the allowable density for residential or mixed-use developments from 18 units/acre to 20 units/acre for developments with 16 units or more when 50% of units in the development are reserved for lower-income households. Parcels in the D-C zone are shown in Figure 1. The following parcels would currently qualify for this increased density:

APN	Address	Parcel size (acres)	Potential Units (current)	Potential Units (proposed)	Net Increase (units)
541-145-012	255 E RAMSEY ST	0.8	13	16	3
541-150-004	447 E RAMSEY ST	1.3	20	25	5
541-150-010	553 E RAMSEY ST	2.2	34	43	9
Totals		4.3	67	84	17

- Establish a zoning designation of “HDR-20” allowing multi-family residential development by-right at a minimum density of 20 units/acre when 50% of units in the development are reserved for lower-income households
- Revise the Zoning Map to change the designations for the following properties (see Figure 2 West and Figure 2 East) from HDR to HDR-20:

APN	Parcel Size (acres)	Current Capacity @ 18 units/ac	Proposed Capacity @ 20 units/ac	Net Potential Increase
534-161-008	0.39	7	7	0
537-120-034	21.12	380	422	42
540-083-002	3.02	54	60	6
541-110-011	0.57	10	11	1
541-110-013	1.73	31	34	3
532-080-004	55.8	1004	1116	112
419-140-059	3.31	59	66	7
534-161-009	0.61	10	12	2
534-161-010	0.9	16	18	2
537-110-008	9.75	175	195	20
540-083-001	0.27	4	5	1
540-082-006	0.32	5	6	1
540-082-008	0.13	2	2	0
540-151-022	0.13	2	2	0
540-082-007	0.11	1	2	1
540-151-021	0.14	2	2	0
541-110-007	0.78	14	15	1
541-110-009	1.58	28	31	3
Totals	100.66	1804	2006	202

- Create a new Very High Density Residential (VHDR) zoning district with an allowable density range of 19-30 units/acre
- Establish a zoning designation of “VHDR-20” allowing multi-family residential development by-right at a minimum density of 20 units/acre when 50% of units in the development are reserved for lower-income households
- Revise the Zoning Map to change the designations for the following properties (see Figure 3):

APN	Parcel Size (acres)	Existing Zoning	Allowable Density (units/ac)	Potential Units (current)	Proposed Zoning	Proposed Density (units/ac)	Potential Units (proposed)	Net Potential Increase
537-190-018	26.0	MDR	10	260	VHDR-20	20	520	260
537-190-021	9.2	VLDR	2	18	VHDR-20	20	184	166
537-190-020	9.18	VLDR	2	18	VHDR-20	20	183	165
Totals	44.38			296			887	591

No specific development is currently proposed on any of the sites proposed for rezoning. The City is not required to build or provide funding for any housing developments on these parcels, but rather must designate sites with appropriate zoning to facilitate affordable housing development. No development application for housing construction has been submitted to the City for any of these sites.

This Initial Study/Mitigated Negative Declaration analyzes the potential environmental impacts that would be expected to result from the adoption of the Housing Element and the proposed changes to General Plan land use and zoning designations for the designated parcels. Subsequent review of the specific/precise development of housing projects for these sites will be required to ensure compliance with all applicable policies, standards, regulations and mitigation measures at such time as development applications are submitted for review.

8. Surrounding Land Uses and Environmental Setting (describe the project's surroundings):

Housing Element

The Housing Element establishes citywide policies and programs. The City of Banning is located in the San Geronio 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.

Downtown Commercial Parcels – Existing and Surrounding Uses

The table below shows the existing and surrounding uses for parcels affected by the proposed zoning amendments within the D-C district.

APN	Existing Use	North	South	East	West
540-170-037	Vacant	Single Family Dwelling (DC)	Parking Lot (DC)	Vacant (DC)	Mobile Home Park (MHP)
540-191-008	Vacant	Business (DC)	Business (DC)	Business (DC)	Business (DC)
541-141-005	Vacant	Residential (VLD)	Residential (VLD)	Vacant (VLD)	Residential (VLD)
541-141-006	Vacant	Business (DC)	Vacant (DC)	Residential (DC)	Business (DC)
541-145-012	Auto Sales	Government (DC) Courthouse Parking	Vacant (DC)	Government (DC)	Government (DC) PD parking
541-150-004	Vacant Structures	Vacant (DC)	Business (DC)	Vacant (DC)	Government (DC) Courthouse
541-150-007	Vacant	Vacant (DC)	Business/Church (DC)	Vacant Business (DC)	Vacant (DC) Mufti
541-150-010	Vacant Structures	High Density Residential	Vacant (DC)	Vacant Business (DC)/Mobile Home Park (MHP)	Vacant Business (DC)
541-181-010	Parking Lot	Parking lot (DC)	Roadway/Freeway than Industrial	Parking lot (DC)	Parking lot (DC)
541-181-011	Parking Lot	Parking lot (DC)	Parking Lot (DC)	Parking lot (DC)	Parking lot (DC)
541-181-012	Parking Lot	Parking lot (DC)	Roadway/Freeway than Industrial	Parking lot (DC)	Parking lot (DC)
541-181-024	Parking Lot	Government (PF)	Parking Lot (DC)	Parking lot (DC)	Parking lot (DC)
541-181-025	Parking Lot	Business /Parking Lot (DC)	Roadway/Freeway than Industrial	Parking lot (DC)	Parking lot (DC)
541-181-026	Parking Lot	Parking lot (DC)	Roadway/Freeway than Industrial	Parking lot (DC)	Parking lot (DC)
541-181-027	Parking Lot / Vacant	Government (PF)	Parking Lot (DC)	Parking lot (DC)	Parking lot (DC)
541-181-028	Parking lot / Vacant	Government (PF)	Roadway/Freeway than Industrial	Vacant (DC)	Parking lot (DC)
541-183-001	Vacant	Government (PF)	Vacant (DC)	Vacant (DC)	Vacant (DC)
541-183-002	Vacant	Vacant (DC)	Roadway/Freeway than Industrial	Vacant (DC)	Vacant (DC)
541-183-003	Vacant	Vacant (DC)	Roadway/Freeway than Industrial	Vacant (DC)	Vacant (DC)
541-183-004	Vacant	Business (DC)	Roadway/Freeway than Industrial	Business (DC)	Vacant (DC)
541-184-002	Vacant	Government (DC) Courthouse	Vacant (DC)	Mixed Use ??? (DC)	Vacant (DC)
541-192-001	Vacant	Vacant Business (DC)	Vacant (DC)	Vacant (DC)	Business/Church (DC)
541-192-002	Vacant	Vacant (DC)	Vacant (DC)	Vacant (DC)	Vacant (DC)
541-192-003	Vacant	Vacant Business (DC)	Vacant (DC)	Apartments ???(DC)	Vacant (DC)
541-192-005	Vacant	Vacant (DC)	Vacant /Substation (DC)	Vacant (DC)	Vacant (DC)
541-192-007	Vacant	Business (DC)	Vacant (DC)	Apartments (DC)	Vacant (DC)
541-192-008	Vacant	Business (DC)	Vacant (DC)	Vacant Business (GC)	Vacant (DC)
541-192-009	Vacant	Vacant (DC)	Highway	Business (GC)	Apartment (DC)

High Density Residential Parcels – Existing and Surrounding Uses

The table below shows the existing and surrounding uses for parcels affected by the proposed zoning amendments within the HDR district.

APN	Existing Use	North	South	East	West
534-161-008	Vacant	Multi-Family Residential (HDR)	Vacant (HDR)	Single Family (HDR)	Apartments (HDR)
537-120-034 (LDR/HDR)	Vacant	Vacant (MDR)	Vacant (LDR)	Vacant (LDR)	Vacant (PF/MDR)
540-083-002	Vacant / Church	Repplier Park (Open Space - Parks)	Church (HDR)	Business/Church (HDR)	Single Unit Dwellings/Senior Homes? (HDR)
541-110-011	Vacant	Multi-Family Unit/Vacant (HDR)	Mobile Home Park (MHP)	Multi-family Units (HDR)	Multi-Family Unit (HDR)
541-110-013	Vacant / Residential Unit (Multi-family)	Multi-Family Units / Single Family (HDR)	Multi-units (GC)	Single Family (HDR)	Multi-family Units (HDR)
532-080-004 (GC, MDR, HDR, Open Space Resources)	Vacant	Vacant (LDR, Open Space Resources)	Vacant (BP)	Vacant Land (Outside City Boundaries)	Vacant (GC, LDR, Outside City Boundaries)
419-140-059 (HDR Specific Plan)	Vacant	Vacant (GC)	Single Family Units (MDR Specific Plan)	Single Family Units (MDR)	Sun Lakes Retirement Community (HDR)
534-161-009	Vacant /Multi-famil parking	Single Family Dwelling (HDR)	Single Family Dwelling (LDR)	Vacant (HDR)	Apartments (HDR)
534-161-010	Vacant	Vacant (HDR)	Single Family Dwelling (LDR)	Single Family Dwellings (LDR)	Apartments (HDR)
540-083-001	Vacant	Vacant/ Church (HDR)	Vacant/ Church (HDR)	Vacant/ Church (HDR)	Apartment (HDR)
540-082-006	Vacant	Single Family Dwelling (HDR)	Vacant (HDR)	Multi-family Units (HDR)	Multi-family Dwelling ??? (HDR)
540-082-008	Single Family Dwelling / Vacant	Vacant (HDR)	Not sure maybe apartments (HDR)	Single Family/Multi-Fam Units (HDR)	Multi-family Dwelling ??? (HDR)
537-110-008 (Various)	Vacant	Vacant (GC)	Vacant (MDR, HDR, LDR, Open Space)	Single Family Dwelling (MDR)	Vacant (LDR, Open space)
540-151-022	Vacant	Single Family Dwelling (HDR)	Vacant (HDR)	Multi-family Dwelling (HDR)	Single Family Dwelling (HDR)
540-082-007	Vacant	Single Family Dwelling (HDR)	Vacant (HDR)	Single Family Dwelling (HDR)	Single Family Dwelling (HDR)
540-151-021	Vacant	Vacant (HDR)	Single Family Dwelling (HDR)	Multi-family Dwelling (HDR)	Singl Family Dwelling (HDR)
541-110-007	Vacant	Vacant (LDR)	Multi Family Units (HDR)	Multi-Family (HDR)	Multi-Family (HDR)
541-110-009	Vacant	Vacant (LDR)	Single Family Dwelling (HDR)	Single Family Dwelling/Vacant (LDR)	Multi-Family (HDR)

Very High Density Residential Parcels – Existing and Surrounding Uses

The table below shows the existing and surrounding uses for parcels proposed to be rezoned to the VHDR district.

APN	Existing Use	North	South	East	West
537-190-018	Vacant	Vacant (PF & VLDR)	Oustide Boundaries	Vacant (LDR)	Vacant (VLDR)
537-190-020	Vacant	Vacant (VLDR)	Oustide Boundaries	Vacant (VLDR)	Vacant (VLDR)
537-190-021	Vacant	Vacant (VLDR)	Vacant (VLDR)	Vacant (VLDR)	Vacant (Open Space Parks)

Figure 1. Location Map Showing Parcels within the Downtown Commercial Zone

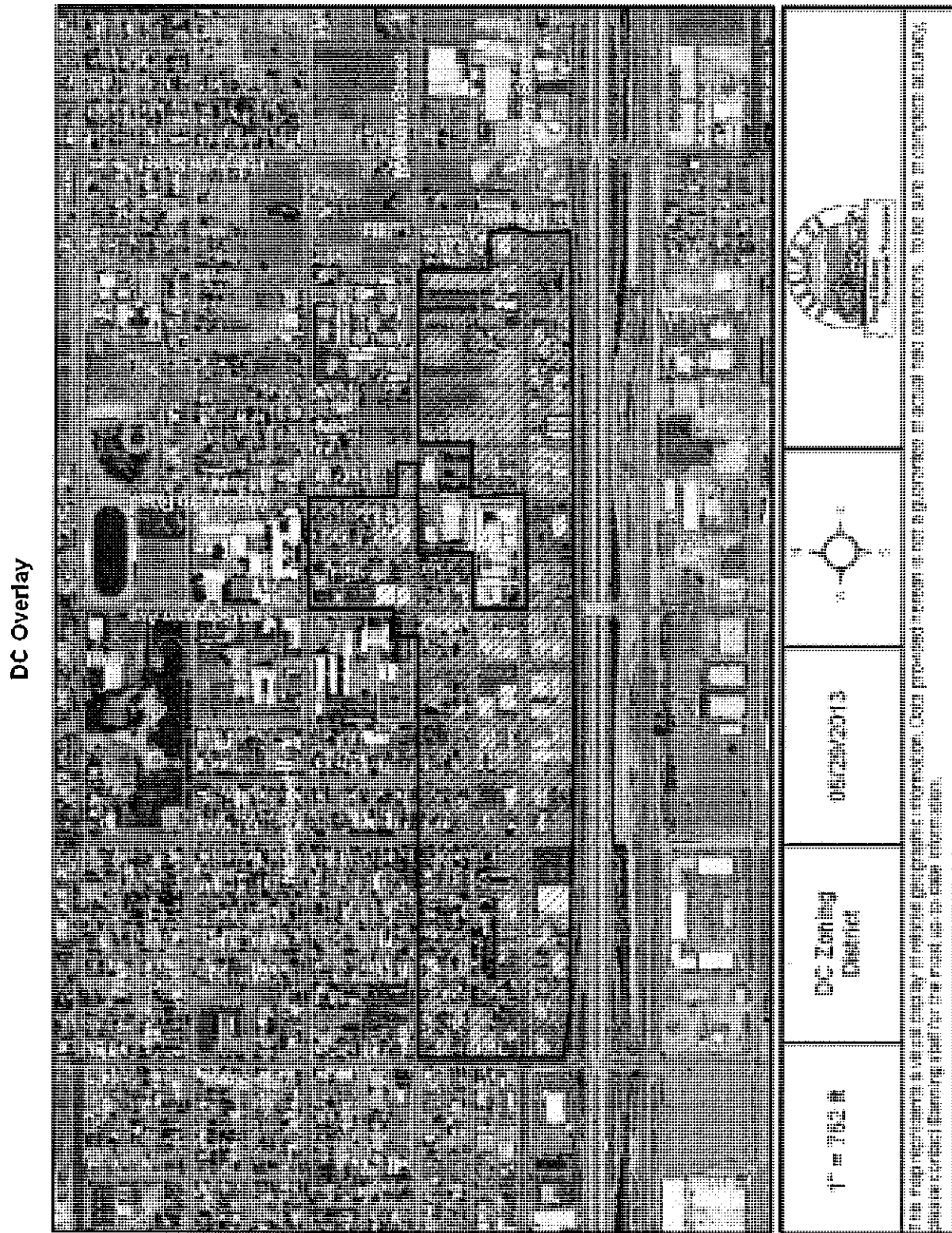


Figure 2 East. Location Map showing Parcels in the High Density Residential Zone proposed to be designated RHD-20

15 Parcels (East)

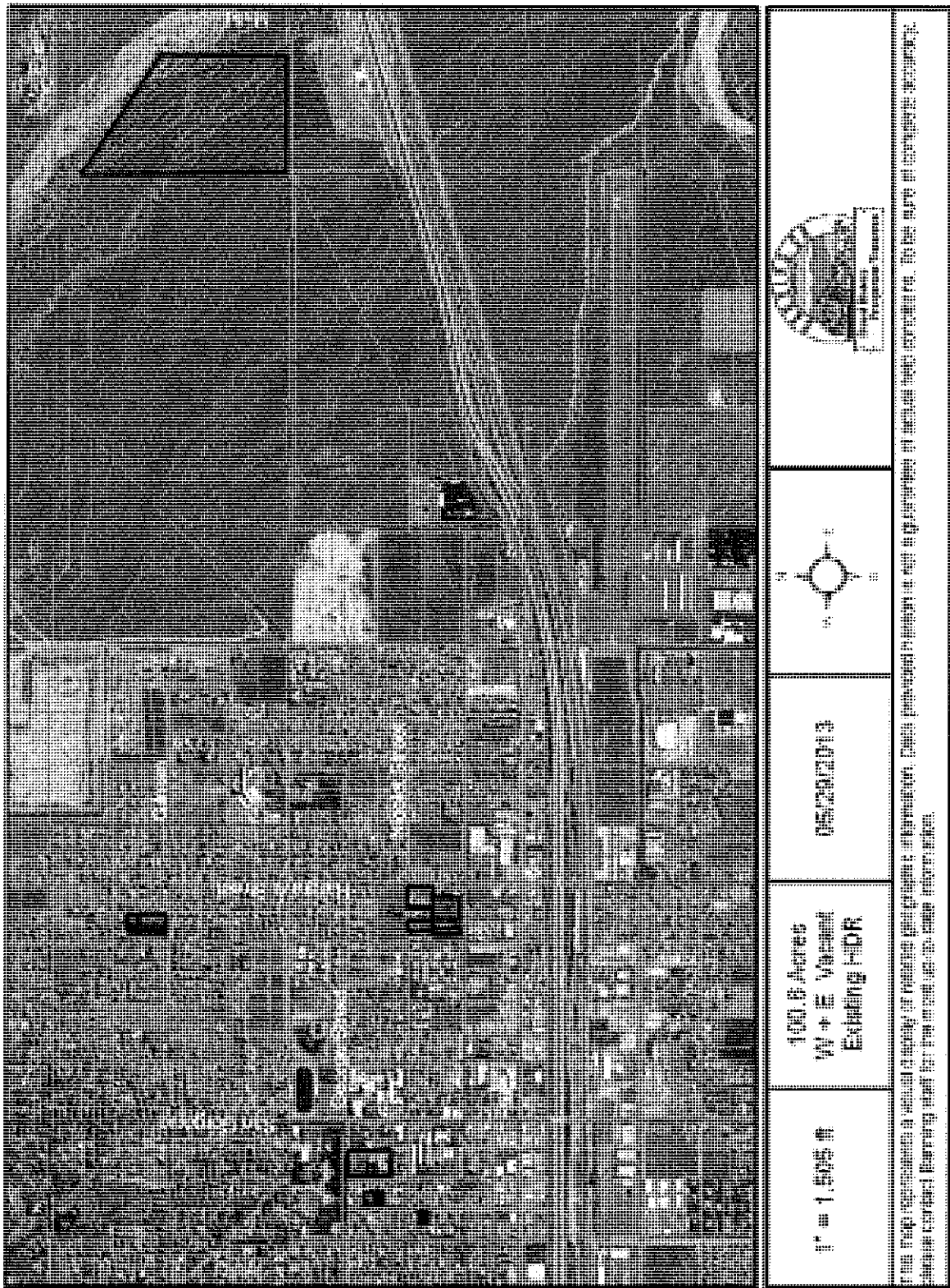
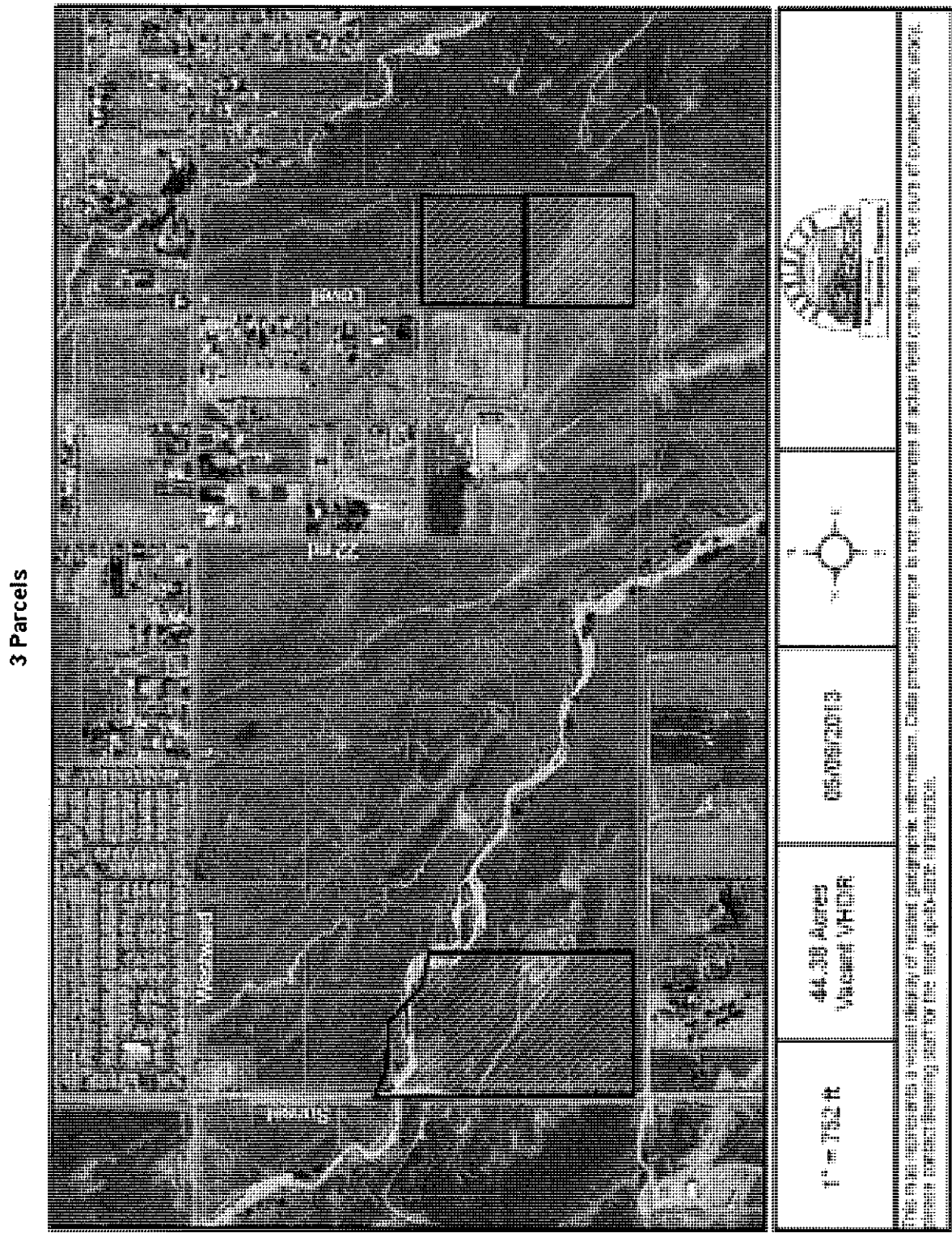


Figure 3. Location Map showing Candidate Parcels for re-zoning to Very High Density Residential in the Very Low Density Residential



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 the State on March 30, 2009, October 7, 2009, February 1, 2013, and March 19, 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.

ENVIRONMENTAL ANALYSIS

1. INTRODUCTION

Purpose and Scope

This Initial Study/Mitigated Negative Declaration serves as the environmental review of the proposed Project, as required by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., the State CEQA Guidelines, and the City of Banning Local Guidelines for Implementing CEQA.

In accordance with Section 15063 of the State CEQA Guidelines, the City of Banning is the lead agency and is required to prepare an Initial Study to determine if the Project may have a significant effect on the environment. This Initial Study is intended to be an informational document providing the Planning Commission, City Council, other public agencies, and the general public with an objective assessment of the potential environmental impacts that could result from the adoption of the Housing Element and related implementation actions. Since there is no specific housing project proposed on any of the sites affected by the proposed General Plan and zoning amendments, the environmental analysis is evaluates in impacts that would be anticipated as a result of the implementation of the Housing Element to the extent they can be known at this time.

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).

Prior to approval of subsequent actions, the City is required to determine whether the environmental effects of such actions are within the scope of the project covered by the FEIR, 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 is required.

PURPOSE OF THIS INITIAL STUDY

Pursuant to state law, the City is required to adopt General Plan policies and zoning regulations to accommodate the City's fair share of regional housing need. The adoption of amendments to the General Plan and Municipal Code is a "project" under CEQA. This Initial Study provides an analysis of whether the proposed General Plan and Zoning Code amendments would result in any new or more substantial adverse environmental effects than were previously analyzed in the General Plan FEIR pursuant to CEQA Guidelines Sections 15162. The City, as Lead Agency,

has the authority for project approval and certification of the accompanying environmental documentation.

BASIS FOR A SUBSEQUENT NEGATIVE DECLARATION

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.

The Final EIR certified in 2006 for the Banning General Plan evaluated the potential impacts of development of the City according to the land use designations set forth in the Land Use Element of the General Plan. The General Plan EIR evaluated the impacts associated with development of 32,198 additional housing units during the time horizon of the General Plan within the 23,555-acre study area, of which 14,824± acres are within the City limits. The proposed amendments to the General Plan Land Use Element and zoning regulations would allow approximately 810 more housing units than allowed under the 2006 General Plan and current zoning, which represents a potential increase of about 2.5%. The level of development reflected in the proposed amendments is consistent with the current regional growth forecast, the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), and the Regional Housing Needs Assessment (RHNA), and the City is required by state law to adopt land use plans and zoning regulations consistent with these regional plans and growth forecast.

Through the analysis presented in this document, the City of Banning has determined that potential impacts associated with the proposed General Plan and Zoning Code amendments are not substantial. There are no new significant impacts resulting from these changes, nor is there any substantial increase in the severity of any 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 than previously analyzed.

SUMMARY OF FINDINGS

Based on the Environmental Checklist prepared for the project and supporting environmental analysis and pursuant to Section 15162 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 proposed General Plan and Municipal Code amendments do not propose substantial changes to the project which would require major revisions to the FEIR due to new or substantially more severe significant environmental effects than previously analyzed in the FEIR;
- (b) There have been no substantial changes in circumstances under which the project will be undertaken that will require major revisions to the FEIR due to new or substantially more severe significant environmental effects than previously analyzed in the FEIR; 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 FEIR or its conclusions.

Potential environmental impacts resulting from the adoption of the proposed General Plan and Zoning Code amendments have been evaluated and, except for those previously determined to be significant and unavoidable in the FEIR, the impacts would be less than significant or reduced to a level considered less than significant with mitigation.

2. EVALUATION OF ENVIRONMENTAL IMPACTS

An Environmental Checklist Form has been used to evaluate the potential environmental impacts associated with the proposed Project. The Form has been prepared by the Resources Agency of California to assist local governmental agencies, such as the City of Banning, in complying with the requirements of the Statutes and Guidelines for implementing CEQA.

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Potentially Significant Impact". Based on the analysis contained in this Initial Study, the following environmental factors are affected by the proposed project.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | | |

In the Form, a series of questions is asked about the Project for each of the above-listed environmental factors. A brief explanation is then provided for each question on the Form. There are four possible responses to each question:

A. Potentially Significant Impact.

This response is used when the Project has the potential to have an effect on the environment that is considered to be significant and adverse.

B. Potentially Significant Unless Mitigation Incorporated.

This response is used when the Project has the potential to have a significant impact, which is not expected to occur because:

- Mitigation measures have been incorporated into the Project design in order to reduce the impact to a less than significant level; or,
- Adherence to existing policies, regulations, and/or design standards would reduce the impact of the Project to a less than significant level.

C. Less Than Significant Impact.

This response is used when the potential environmental impact of the Project is determined to be below known or measurable thresholds of significance and thus would not require mitigation.

D. No Impact.

This response is used when the proposed Project does not have any measurable impact.

3. ENVIRONMENTAL DETERMINATION

On the basis of this initial evaluation, the City finds that:

- ☐ The proposed Project could not have a significant effect on the environment, and a Negative Declaration will be prepared.
- ☒ Although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures, described in Exhibit C (attached), have been added to the Project. A Mitigated Negative Declaration will be prepared.
- ☐ The proposed Project may have a significant effect on the environment, and an Environmental Impact Report is required.
- ☐ The proposed Project may have a potentially significant impact unless mitigation is incorporated, but at least one of the impacts has been: 1) adequately analyzed in an earlier document pursuant to applicable legal standards and 2) addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An Environmental Impact Report is required, but it is to analyze only those impacts that have not already been addressed.
- ☐ Although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier Environmental Impact Report (EIR) or in a Negative Declaration pursuant to applicable legal standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Approved for distribution by:

Signature:

Zai Abu Bakar, Community Development Director

Prepared by:

Zai Abu Bakar, Community Development Director

Date:

May 29, 2013

Public Review:

June 3 to July 3, 2013

4. ENVIRONMENTAL ANALYSIS CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the Project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation of Item I.a). Scenic Vista. Less Than Significant Impact

The City of Banning is located in the San Gorgonio Pass area of Riverside County. The San Gorgonio Pass divides the San Bernardino Mountains to the north and the San Jacinto Mountains to the south. The dominant scenic vista associated with the Project sites are the backdrop of these mountains. The City's General Plan considers the mountain backdrops as significant visual features. The San Gorgonio Peak which is a top of the San Bernardino Mountains is 11,485 feet above mean sea level and is the highest peak in Southern California. The San Jacinto Peak which is the highest peak of the San Jacinto Mountains is located approximately six (6) miles south of the I-10 freeway. It rises to 10,831 feet above mean sea level and is the highest peak in Riverside County. The adjacent mountain canyons form the alluvial plains on which portions of the City has developed. The mountains provide dramatic and valuable viewsheds. The General Plan policy requires that, "The City protects the peaks and ridgelines within the City and encourages coordination with adjacent jurisdictions to protect the peaks and ridgelines within the City's area of influence, to protect the historic visual quality of the hillside areas and natural features of the Pass Area."¹ The proposed project will be developed in areas that are zoned for housing development. The height of the homes will be required to comply with the height limit of 60'. This height limit is a negligible height impact relative to height of these mountains and their peaks. No mitigation measure is required since the impact to the scenic vista is less than significant.

¹ Policy 3 for Open Space Land Uses, page III-24.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Explanation of Item I. b). Scenic Resources. Less Than Significant Impact

The California Department of Transportation regulates scenic resources within State highway. In 1963, the California State Scenic Highway Program was established by State legislation (SB 1467). The purpose of the program is to help communities protect and enhance their natural and cultural uniqueness and beauty. According to Caltrans, a highway may be designated scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the travelers' enjoyment of the view. Caltrans defines a State Scenic Highway as any freeway, highway, road, or other public right-of-way that traverses an area of exceptional scenic quality, containing striking views, flora, geology, or other unique natural attributes.

I-10 from SR-38 and SR 62 is an "eligible" State Scenic Highway. To be designated as "eligible" for State Scenic Highway status, this Section of I-10 must meet the following criteria:

- a. Consist of scenic corridor that is comprised of a memorable landscape that showcases the natural scenic beauty or agriculture of California;
- b. Existing visual intrusions do not significantly impact the scenic corridor;
- c. Demonstration of strong local support for the proposed scenic highway designation; and
- d. The length of the proposed scenic highway is not less than a mile and is not segmented.

The City must apply to Caltrans for the official designation, adopt the Corridor Protection Program, and receive notification from Caltrans that the highway has been officially designated State Scenic Highway. To receive Scenic Highway official designation, the scenic corridor of the highway must be identified and defined. Scenic corridor consists of land that is visible from the highway right-of-way and is comprised primarily of scenic and natural features. Topography, vegetation, viewing distance, and/or jurisdictional lines determine the corridor boundaries. The City must adopt ordinances, zoning, and/or planning policies that are designed to protect the scenic quality of the corridor. These ordinances and/or policies make up the official "Corridor Protection Program."

The City of Banning has not adopted a Corridor Protection Plan for the portion of the I-10 that traverses the City. Though eligible for designation, this section of the I-10 is not officially designated State scenic highway.

State Route 243 starts at Lincoln Street in Banning and traverses through the San Jacinto Mountains is designated State Scenic Highway. This portion of the highway is mostly visible from properties that are located immediately adjacent to State Route 243. The closest project site on Lovell and Victory streets are approximately one (1) mile away from State Route 243.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><u>Explanation for Items I. c).and d). Existing Visual Resources and light and glare.</u></p> <p><u>Potentially Significant Unless Mitigation Incorporated</u></p> <p>The Housing Element identifies the need to provide sites to accommodate 2,089 lower-income housing units. The City's strategy is a three prong approach where the majority of the units will be provided using in-fill lots within the Downtown Commercial Zone and existing high density residential areas and rezoning approximately 44 acres of vacant properties from various zoning designations to very high density residential.</p> <p>The development of these housing units will occur at various sites throughout the City at locations shown in Figures 1 through 3 on pages 10-13 of this document. Development on vacant land regardless of their locations will impact its existing visual character of the site because the land will be developed with structures that require interior and exterior lighting, parking and circulation, infrastructure improvement such as road, water, sewer, storm drain, electricity, gas line, and cable television and landscaping for residents livability.</p> <p>The General Plan provides goals and policies for the development of housing to ensure that not only it provides for "a broad range of housing types to fill the needs of the City's current and future residents"² but also ensure that, "projects adjacent to existing neighborhoods shall be carefully reviewed to ensure neighborhood character is protected"³ and that residential development complies with design standards and guidelines of the Zoning Code to ensure "high quality resident development"⁴. In addition, the Land Use Element of the General Plan requires that the, "Zoning Ordinance include principles, standards, and guidelines which provide for high quality, high density mixed used residential development, in the Downtown Commercial zoning district". The Banning Zoning Code Section 17.08.220 through 17.08.280 provides extensive design guidelines for single-family and multi-family residential development. The design guidelines include site planning and grading, varied building design and architecture, wall articulation, colors and finish materials, project entry design treatment, parking lot lay-out and design, garage, garage doors, and carport design, equipment screening, requirements for open space, landscaping, lighting intensity and fixture design, and security. The Banning Municipal Code Chapters 18.01 through 18.15 provides regulations regarding grading, erosion control, and sediment control. Compliance with the General Policies and Design Guidelines in the Zoning Ordinance ensures that the project is sensitive to the surrounding environment and ensures their visual compatibility with existing neighborhoods. Additionally, future developments on the parcels that are subject to the proposed zoning amendment will be required to comply with the following mitigation measures to reduce the project impacts to less than significant.</p> <p>Mitigation Measure AES-1: Development or revegetation shall be initiated within three months following initiation of mass grading or clearing activities, so as to limit the time graded surfaces</p>				

² Goal 2 of the Land Use Element, page III-16

³ Policy 2, Land Use Element, page III-16

⁴ Policy 4, Land Use Element, page III-16

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>remain in their exposed state consistent with landscape design guidelines and landscape plans and the provisions of Title 18.15.020 of the City's Municipal Code regarding erosion and sediment control. A landscape plan shall be submitted for City's review and approval as part of each grading permit application.</p> <p>Mitigation Measure AES-2: The faces of all slopes shall be prepared, protected and maintained to control erosion and to reduce the visual impacts of slope grading. Slopes in excess of ten feet in height shall be graded pursuant to City Code requirements. Devices or procedures for erosion protections shall be installed as prescribed by State law and regulations and Title 18 of the City's Municipal Code and shall be maintained in operable condition by the developer during the duration of the activity for which the grading permit was issued. The use of plastic sheeting for erosion control shall be avoided except where required in emergency conditions to prevent land slippage. Preferred means of erosion and sediment control on slopes and pads shall include hydromulching, placement of straw bales and wind fencing, and the use of straw blankets and similar devices.</p> <p>Mitigation Measure AES -3: The Project developer shall maintain the site free of debris, which shall be promptly removed from the site when found at least daily during construction, and the Project developer shall monitor the site on a daily basis during construction to protect the site from illegal dumping.</p>				
II. AGRICULTURAL RESOURCES.				
Would the Project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for , or cause rezoning of, forestland (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
by Government Code section 51104(g))?				
d) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation for II. a) and e). Farmland and Conversion of Farmland. No Impact.

The California Department of Conservation maintains information related to mapping and monitoring of farmland and farmland subject to Williamson Act contract. Based on the California Department of Conservation website at www.consrv.ca.gov/dlrp/FMMP and Riverside County Land Management System, there is no farmland that are of Statewide and regional importance on any of the candidate project sites. Therefore, the Project has no impact on Williamson Act Contract/Agriculture Preserve and it will not convert farmland to non-agricultural use. No mitigation measure is proposed.

Explanation for II. b). Williamson Act Contract. No Impact.

Collectively, the parcels proposed for re-zoning for the project currently have four zoning designations including Very Low Density Residential (VLDR), Medium Density Residential (MDR), Downtown Commercial (DC), and High Density Residential (HDR). The specific zoning designation for each parcel is shown in the Project Description section of this report. Agricultural use is not a permitted use in VLDR, MDR, DC, and HDR.

With regard to Williamson Act/Agricultural Preserve contract's existence on the parcels, research was done on the Riverside County Transportation and Land Use Department's website at: <http://www3.tlma.co.riverside.ca.us/pa/rcelis/viewer>. The County's website reveals no Williamson Act/Agricultural Preservation contracts in the City of Banning. Therefore, the project has no conflict with zoning for agriculture use and it also has no impact on Williamson Act/Agriculture Preserves contract. No mitigation measure is required.

Explanation for II. c) and d) Forestland. No Impact.

As indicated in the Explanation for Item II. b) above, the parcels proposed for re-zoning for the project currently have four zoning designations including Very Low Density Residential (VLDR), Medium Density Residential (MDR), Downtown Commercial (DC), and High Density Residential (HDR) and are not zoned for forestland (as defined in PRC section 12220(g), timberland (as defined by PRC section 4526, or timberland zoned for timberland production (as defined by Government Code Section 51104(g)). The specific zoning designation for each parcel

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
is shown in the Project Description section of this report. Therefore, the Project has no impact on forestland, timberland, or timberland zoned for timberland production and it will not convert any forestland to non-forest use. No mitigation measure is required.				
III. AIR QUALITY. Would the Project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions with exceeded quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><u>Explanation for III. a) through e) Air Quality. Less Than Significant.</u></p> <p>The proposed project will generate short-term and long-term air quality impacts. Short-term air quality impacts occur during site preparation, grading, and subsequent construction of housing development. Sources of emissions includes emissions from grading and construction equipment, truck traffic for delivery and hauling of construction materials, and emissions from vehicles used by construction workers to and from the construction site. Long-term air quality impacts are those associated with project generated vehicle trips, as well as, from stationery sources related to the use of natural gas and electricity for heating, cooling, and lighting.</p> <p>The City of Banning is located within the South Coast Air Basin where air quality is regulated by the South Coast Air Basin. The South Coast Air Basin regulates short-term and long term air quality impact from stationary and non-stationary pollution sources. The South Coast Air Quality</p>				

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<p>Management District (SCAQMD) adopted the latest Air Quality Management Plan in December 2012⁵. The Air Quality Management Plan includes development information from the cities general plan within the South Coast air district boundaries including the City of Banning. The City's General Plan requires that the "City cooperate with the South Coast Air Quality Management District to assure compliance with air quality standards"⁶ and that the "development proposals mitigate any significant air quality impacts"⁷ which include short- term construction related impacts and long terms air quality impacts associated with occupancy and project operations. The SCAQMD regulates fugitive dust emissions during construction through Rule 403.</p> <p>In addition, the proposed amendments are required by state law in order to conform the City's land use regulations to the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and the 2012 Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments (SCAG). The Final EIRs prepared by SCAG for the RTP/SCS⁸ and by the SCAQMD for the AQMP⁹ analyzed air pollutant emissions that would result from all development throughout the region, and concluded that significant impacts would occur for some types of pollutants. Since the proposed amendments are consistent with these regional plans, impacts to air quality have already been analyzed in the RTP/SCS and AQMP EIRs.</p> <p>The State continues to improve construction codes for the Building, Plumbing, and Energy Code. The Project is required to comply with the State Building Code to reduce air emissions related to heating, cooling, and lighting.</p> <p>The General Plan policies require that air quality impacts be mitigated including compliance with the City's Zoning Ordinance. In addition to compliance with the General Plan policies and Zoning Code, the Project is required to comply with the following mitigation measures:</p> <p>Mitigation Measure AQ-1: Prior to issuance of any Grading Permit, the Director of Public Works and the Building Official shall confirm that the grading plan, building plans, and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, in accordance with SCAQMD Rule 403, the applicant shall implement dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures are required:</p> <ul style="list-style-type: none"> • All active portions of the construction site shall be watered at least twice daily to prevent 				

⁵ <http://www.aqmd.gov/aqmp/2012aqmp/index.htm>

⁶ Policy 1, Air Quality Element, page IV-78

⁷ Policy 4, Air Quality Element, page IV-78.

⁸ <http://rtpscs.scag.ca.gov/Pages/Draft-2012-PEIR.aspx>

⁹ http://www.aqmd.gov/ceqa/documents/2012/aqmd/finalEA/2012AQMP/2012aqmp_fpeir.html

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<p>excessive amounts of dust;</p> <ul style="list-style-type: none"> • On-site vehicle speed shall be limited to 15 miles per hour; • All on-site permanent roads shall be paved, watered as needed, or chemically stabilized; • Visible dust beyond the property line which emanates from the project shall be prevented to the maximum extent feasible through the use of dust suppressant techniques identified above; • All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site; • Track-out devices shall be used at all construction site access points; • All delivery truck tires shall be watered down and/or scraped down prior to departing the job site; and • Replace groundcover on disturbed areas within the required timeframes identified in Rule 403. <p>Mitigation Measure AQ-2: All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114 (Spilling Loads on Highways), with special attention to Sections 23114(b)(F)(e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. Prior to the issuance of grading permits, the Applicant shall contact and coordinate with the Public Works Department on hauling activities compliance.</p> <p>Mitigation Measure AQ-3: Prior to the issuance of building permits, the City building official shall confirm that construction plans and specifications include the following measures, which shall be implemented to reduce ROG emissions resulting from application of architectural coatings:</p> <ul style="list-style-type: none"> • Contractors shall use high-pressure-low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50 percent; • Coatings and solvents with a ROG content lower than required under Rule 1113 shall be used; • Construction and building materials that do not require painting shall be used where readily available; and • Pre-painted construction materials shall be used where readily available. <p>Mitigation Measure AQ-4: Prior to issuance of any Grading Permit, the Director of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that, in compliance with SCAQMD Rule 403, ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of Public Works Director. A set of maintenance records shall be provided to the City before grading commences. The City Inspector shall be responsible for ensuring that contractors comply with this measure during construction.</p>				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation Measure AQ-5: Prior to issuance of any Grading Permit, the grading plan shall indicate dust management measures for review and approval by the City Engineer, to identify viable dust control measures and include a monitoring plan to be implemented throughout the construction phases of the Project. In accordance with the City's Municipal Code, the dust management measures shall minimize wind-blown particles by including:

- All applicable mitigation measures identified in this Initial Study/Mitigated Negative Declaration (related to dust control) and otherwise required by the City or SCAQMD;
- An erosion and sediment control plan to minimize wind or waterborne transport of soil onto adjacent properties, streets, storm drains, or drainages; and
- A Revegetation Plan to address interim conditions between initial grading and final site development. The Revegetation Plan, although focused on the control of wind and water erosion, shall consider compatibility with fuel modification zone requirements, and drought tolerant landscape requirements. Special techniques such as wind fences shall also be considered, to minimize surface soil and dust during high wind events.

Mitigation Measure AQ-6: The following measures shall be implemented during construction to substantially reduce NO_x related emissions. They shall be included in the Grading Plan, Building Plans, and specifications.

- Off-road diesel equipment operators shall be required to shut down their engines rather than idle for more than five (5) minutes, and shall ensure that all off-road equipment is compliant with the CARB in-use off-road diesel vehicle regulation and SCAQMD Rule 2449.
- The contractor and applicant, if the applicant's equipment is used, shall maintain construction equipment engines by keeping them tuned and regularly serviced to minimize exhaust emissions.
- Low sulfur fuel for stationary construction equipment shall be required. This is required by SCAQMD Rules 431.1 and 431.2.
- Existing power sources (i.e., power poles) shall be used when available.
- Construction parking shall be located on-site where possible and shall be configured to minimize traffic interference.
- Obstruction of through-traffic lanes shall be minimized by providing temporary traffic controls such as flag persons, cones and/or signage during all phases of construction when needed to maintain smooth traffic flow. Construction shall be planned so that lane closures on existing streets are kept to a minimum.
- Construction operations affecting traffic shall be scheduled for off-peak hours, except in situations deemed necessary.
- Develop a traffic plan to minimize traffic flow interference from construction activities. The plan shall specify the times during which construction activities will occur and particular times when travel lanes cannot be blocked (e.g., peak traffic periods as directed by the affected City Engineer). The plans shall provide details regarding the placement of

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<p>traffic control, warning devices and detours. As a supplement to the traffic plan, the construction contractor shall coordinate with the affected agency to determine the need for a public information program which would inform area residents, employers and business owners of the details concerning construction schedules and expected travel delays, detours, and blocking of turning movements lanes at intersections. The public information programs could utilize various media venues (e.g., newspaper, radio, television, telephone hot lines, internet website, etc.) to disseminate information such as:</p> <ul style="list-style-type: none"> o Overview of project information o Weekly updates on location of construction zones; o Identification of street(s) affected by construction; o Times when construction activities will occur and when traffic delays, and blockage of intersection turning movements can be expected; and o Identification of alternate routes which could be used to avoid construction. <p>Compliance with the State construction code requirements and the mitigation measures indicated above will help to reduce the project's air quality impacts, however as previously analyzed in the RTP/SCS EIR, regional impacts to air quality will continue to be significant. Since the proposed project is consistent with regional plans, air quality impacts would not be substantially greater than previously analyzed.</p>				
IV. BIOLOGICAL RESOURCES.				
Would the Project:				
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservancy Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation Item IV. a) through c) Habitat and Wildlife Resources. Potentially Significant Unless Mitigation Incorporated.

The City of Banning is a signatory to the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP). Within the MSHCP, there are requirements for which the City must comply with if the biological resources are affected. There are three features that are present in the City of Banning General Plan Study area which include: criteria areas, special linkage areas, and special survey area. The General Plan EIR on pages III-126 and III-127 and General Plan on page IV-48 define these areas in detail. The sites for the Project are located on vacant land that are either surrounded by existing development or located adjacent to an existing development and are not located in the criteria cell, special linkage areas, and special survey area. Prior to commencement of site clearance and grading, the Project is required to comply with the following mitigation measures:

Mitigation Measure BIO-1: Prior to the commencement of grading during the nesting season (approximately mid-February through mid-August), all suitable habitat shall be surveyed for the presence of nesting birds by a qualified biologist prior to site disturbance. Should any active nests be located, construction must comply with Migratory Bird Treaty Act requirements, including a 300-foot construction buffer around active nests or avoiding construction during the

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<p>nesting season if a 300-foot buffer is infeasible.</p> <p>Mitigation Measure BIO-2: A preconstruction clearance survey for burrowing owl will be performed within 30 days prior to ground disturbance in potentially suitable habitat within the site, pursuant to the California Department of Fish and Game protocols. The preconstruction survey will include a 300-foot buffer if between February 1st and August 31st (nesting season) and a 100-foot buffer if outside of this period. If owls are found within the survey area during the nesting season, construction activities will not occur within 300 feet of the occupied burrows until nesting is completed. A qualified biologist must confirm that the nesting effort has been completed prior to the removal of the work buffer restriction. If owls are found within the disturbance footprint outside of the February 1st through August 31st period, passive relocation (e.g. use of one way doors and collapse of burrows) will occur. These surveys and mitigation for burrowing owl are consistent with Section 6.3.2, Additional Survey Needs and Procedures of the MSHCP.</p> <p>Mitigation Measure BIO-3: Prior to the issuance of the grading permits the developer shall complete and submit all required protocol and habitat assessment studies required to demonstrate compliance with the MSHCP. Specifically, a DBESP (Determination of Biologically Equivalent or Superior Preservation), following approval of all required permits for the California Department of Fish and Game (CDFG) and United States Army Corps of Engineer (USACE), shall be prepared, which shall be reviewed by the CDFG and United States Fish and Wildlife Services (USFWS) and approved by City staff, in compliance with Section 6.1.2 of the MSHCP. The applicant shall implement the approved DBESP as a condition of the issuance of a grading permit and comply with all biological mitigation measures contained within the DBESP.</p> <p>Development on vacant land also is required to pay a mitigation fee for the conservation of wildlife and their habitat in accordance with the MSHCP regulations. Payment of the MSHCP fees and compliance with the above mitigation measures would reduce the project impact to less than significance.</p> <p><u>Explanation Item IV. d) through f) . Fish or Wildlife Species, Biological Resources, Trees, and Conservation Plan. No Impact</u></p> <p>The project will not impact fish or wildlife species, habitat, corridors or wildlife nursery sites or conflict City policies or ordinances protecting biological resources including tree preservation or habitat conservation. The project analyzed in this environmental review is at a conceptual level since there is no specific development application.</p>				
V. CULTURAL RESOURCES. Would the Project:				
a) Cause a substantial adverse change	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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in the significance of a historical resource as defined in §15064.5?				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation of V. a). Historical Resources. No Impact.

The City's General Plan and General Plan EIR provides a listing of structures that are designated heritage properties and recorded historic era buildings. The majority of sites that are subject to the proposed amendments are vacant land, therefore no historical resources are likely to be impacted on these vacant sites. However, it is possible that sites with existing structures could contain historical resources that could be damaged or destroyed by development. The following mitigation measure would reduce this potential impact below the level of significance.

Mitigation Measure CUL-1: Prior to issuance of any demolition, grading or building permit for any site containing an existing structure, the applicant shall provide evidence acceptable to the Community Development Director demonstrating either 1) that no historical resources are present on the site, or 2) that a qualified historical resource investigator has been retained to survey the property and prepare a report describing the site's historical significance. If historical resources are determined to be present, the investigator shall prepare recommendations for preserving the resources consistent with all applicable federal, state and local laws, which shall be carried out by the project applicant.

Explanation of V. b) and c). Archeological and Paleontological Resources. Potentially Significant Unless Mitigation Incorporated.

The General Plan indicated that less than one-third of the total acreage within the General Plan study area has been surveyed for archeological resources. The majority of the areas previously surveyed are located in the southern portion of the City on the Valley Floor, and these surveys encountered relatively few archeological sites or other cultural resources. Per the General Plan, Downtown area is considered a moderate sensitivity area for cultural resources. Twenty eight (28) parcels within the Downtown area are candidate parcels for the Project; therefore, the project may have the potential to impact archeological resources. In order to minimize impact to unknown archeological resources, the following mitigation measure is applied to the project:

Mitigation Measure CUL-2: Monitoring by a qualified archeologist shall be required during all earthmoving activities, grading, grubbing, trenching or other earth-moving activities on the project site. A City-approved project archeologist must create a mitigation-monitoring plan prior to earth-moving in the project area, a pre-grade meeting associated with the details of that plan must occur between the monitoring archeologist, the City representative, and the grading contractor before issuance of a grading permit. The Plan must discuss contingency plans associated with Native American tribal representation if any pre-historic artifacts are found during earth-moving. The mitigation-monitoring plan document must contain a description of how and where artifacts will be curated if found during monitoring.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><u>Explanation of V. d). Human Remains. Potentially Significant Unless Mitigation Incorporated.</u></p> <p>Health and Safety Code Section 7050.5 requires that the Project follow the proper protocol when human remains are found on a construction project site. The following mitigation measure is incorporated into the Project to ensure that the project impact is mitigated to less than significant:</p> <p>Mitigation Measure CUL-3: If previously unknown cultural resources, including human remains, are identified during grading activities, a qualified archaeologist shall be retained to assess the nature and significance of the find. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the discovery site. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.</p> <p>With incorporation of the above mitigation measure, the Project impact regarding human remains is reduced to less than significant.</p>				
VI. GEOLOGY AND SOILS. Would the Project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
shaking?				
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems if sewers are not available?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Item VI a) i) through iii) and c) Exposure to Risk to Earthquake. Potentially Significant Unless Mitigation Incorporated

The City's General Plan Table V-1¹⁰ shows the various faults names, proximity to Banning, and seismic intensities. Exhibit V-3¹¹ shows approximate locations of these fault zones including San Andreas fault. The entire area of the City is therefore susceptible to seismically induced ground shaking. To minimize potential earthquake and ground rupture hazards to structures and people, the following mitigation measures are required for the project:

Mitigation Measure GEO-1: All structures on the Project site shall be constructed pursuant to the most current applicable seismic standards as part of the subdivision map, grading plan, and building permit review processes, with building setbacks as recommended by the soils and geotechnical report. Design criteria developed for Project structures shall also be based on the most current standards of practice and design parameters suggested by the Structural Engineers Association of California based on the recommendations and amendments to the California Building Code for specific types of buildings and occupancies.

Mitigation Measure GEO-2: A detailed analysis of site geotechnical conditions, field

¹⁰ Page V-12 of the Banning General Plan, Environmental Hazards

¹¹ Page V-13 of the Banning General Plan, Environmental Hazards

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<p>investigation and slope stability analyses shall be conducted as 40-scale grading plans for mass and fine grading are prepared for the Project site. These studies shall be submitted to the City Building Department or Building Official, and their recommendations incorporated into Project design to the satisfaction of the City Engineer, prior to the issuance of any grading permits, including those for mass grading, in areas where slopes of 10 feet or more in height are anticipated and/or where evidence of debris flows or past landslides is found.</p> <p>Mitigation Measure GEO-3: The Project site shall be constructed pursuant to the following mitigation measure contained in the City of Banning General Plan EIR, Geotechnical Element:</p> <ul style="list-style-type: none"> • During the site grading, all existing vegetation and debris shall be removed from areas that are to receive compacted fill. Any trees to be removed shall have a minimum of 95 percent of the root systems extracted. Man-made objects shall be over excavated and exported from the site. Removal of unsuitable materials may require excavation to depths ranging from 2 to 4 feet or more below the existing site grade. • All fill soil, whether on site or imported, shall be approved by the individual Project soils engineer prior to placement as compaction fill. All fill soil shall be free from vegetation, organic material, cobbles and boulders greater than 6 inches in diameter, and other debris. Approved soil shall be placed in horizontal lifts or appropriate thickness as prescribed by the soils engineer and watered or aerated as necessary to obtain near-optimum moisture-content. • Fill materials shall be completely and uniformly compacted to not less than 90 percent of the laboratory maximum density, as determined by American Society for Testing and Materials (ASTM) Test Method D-1557-78, or equivalent test method acceptable to the City Building Department. The project soils engineer shall observe the placement of fill and take sufficient tests to verify the moisture content, uniformity, and degree of compaction obtained. • Finish cut slopes generally shall not be inclined steeper than 2:1 (horizontal to vertical). Attempts to excavate near-vertical temporary cuts for retaining walls or utility installation in excess of 5 feet may result in gross failure of the cut and may possibly damage equipment and injure workers. All cut slopes must be inspected during grading to provide additional recommendations for safe construction. • Finish fill slopes shall not be inclined steeper than 2:1 (horizontal to vertical). Fill slope surfaces shall be compacted to 90 percent of the laboratory maximum density by either overfilling and cutting back to expose a compacted core or by approved mechanical methods. • Foundation systems that utilize continuous and spread footings are recommended for the support of one- and two-story structures. Foundations for higher structures must be evaluated based on structure design and on-site soil conditions. • Retaining walls shall be constructed to adopted building code standards and inspected by the Building Inspector. 				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<ul style="list-style-type: none"> Positive site drainage shall be established during finish grading. Finish lot grading shall include a minimum positive gradient of 2 percent away from structures for a minimum distance of 3 feet and a minimum gradient of 1 percent to the street or other approved drainage course. Utility trench excavations in slope areas or within the zone of influence of structures should be properly backfilled in accordance with the following: <ul style="list-style-type: none"> (a) Pipes shall be bedded with a minimum of 6 inches of pea gravel or approved granular soil. Similar material shall be used to provide a cover of at least 1 foot over the pipe. This backfill shall then be uniformly compacted by mechanical means or jetted to a firm and unyielding condition. (b) Remaining backfill may be fine-grained soils. It shall be placed in lifts not exceeding 6 inches in thickness or as determined appropriate, watered, or aerated to near optimum moisture content, and mechanically completed to a minimum of 90 percent of the laboratory maximum density. (c) Pipes in trenches within 5 feet of the top of slopes or on the face of slopes shall be bedded and backfilled with pea gravel or approved granular soils as described above. The remainder of the trench backfill shall comprise typical on-site fill soil mechanically completed as described in the previous paragraph. <p><u>Explanation on Item VI. a). iv) Landslides. Less Than Significant Impact</u> The Project sites are relatively flat and are not in the vicinity of slopes that are susceptible to landslide. No mitigation measure is required.</p> <p><u>Explanation on Item VI. b) Soil Erosion. Less Than Significant Impact</u> Development of the sites would create the potential for soil erosion by removing existing vegetation or existing structures. In the short-term, construction activity associated with project development may result in wind and water driven soil erosion and loss of topsoil due to grading activities is stockpiled or exposed. The Project is required to adhere to conditions under the National Pollution Discharge Elimination System permit issued by the Regional Water Quality Control Board and prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to be administered through out project construction. The SWPPP will incorporate best management practices to ensure that the potential water quality impacts during construction from soil erosion would be reduced to less than significant levels. In the long-term, previously undisturbed soil will be replaced with structures, pavement, and new landscaping as part of the project. These improvements will not contribute to the conditions that result in on-site soil erosion or off-site. Therefore, impacts would be less than significant. No mitigation measures are required.</p> <p><u>Explanation on Item VI. d) Expansive Soil. Less Than Significant Impact</u> The Project sites are located in low-lying areas of the City that are proposed for development. The General Plan indicates that low-lying areas of the City are underlain by alluvial fan sediments that are composed primarily from granular soils and thus the expansion potential for</p>				

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<p>soils ranges from low to very low¹². The project is required to submit a soils and geotechnical report and recommendations in the soils report are to be incorporated into the project which reduced the project impact to less than significant. No mitigation measure is required.</p> <p><u>Explanation on Item VI. e) Septic Tank. No Impact</u> The Project is required to use the City's sewer system and not use a septic system. No mitigation measure is required.</p>				
VII. GREENHOUSE GAS EMISSIONS.				
Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><u>Explanation of Item VII. a) and b). Greenhouse Gas Emission. Less than Significant Impact</u> The proposed Housing Element and results of its implementation will generate greenhouse gas emissions during short-term construction and long-term operation of the project. The short-term emissions are primarily the result of fuel combustion by construction equipment, delivery and haul trucks, and motor vehicles used by construction worker to travel to and from the project site. Based on the emission calculations for the different types of pollutants in Appendix A, the short-term construction would exceed 2.5 times daily threshold for NOx set by the South Coast Air Quality Management District if all of the properties affected by the proposed amendments were to be developed at the same time. Construction of the specific projects expected to occur after adoption of the Housing Element and the related amendments will proceed is based on market demand over many years. Therefore, the greenhouse gas emissions resulting from the project at any particular time will be much less than the maximum worst-case estimate shown in Appendix A.</p> <p>Over the long-term, the project will result in greenhouse gas emissions primarily from the consumption of electricity and use of automobiles and vehicles by the residents who live in the project site. Under state law, the City is required to adopt plans and land use regulations to accommodate at least 2,089 lower-income housing units pursuant to the RHNA for the 2008-2014 Housing Element cycle. The South Coast Air Quality Management District and SCAG have prepared the latest Air Quality Management Plan (2012 AQMP) and Regional</p>				

¹² Banning General Plan, Paragraph 1, page V-9, Environmental Hazards

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Transportation Plan/Sustainable Communities Strategy (2012 RTP/SCS), respectively, which are based upon the land uses and housing units required under the RHNA. Therefore, greenhouse gas emissions resulting from the proposed amendments have been analyzed in the previous EIRs prepared for the AQMP and RTP/SCS. Since the proposed Project is consistent with those regional plans, potential impacts to greenhouse gas emissions would not be substantially greater than previously analyzed and no new significant impacts would occur.</p> <p>The City of Banning General Plan incorporates policies that “promotes energy conservation throughout all areas of the community and sectors of the local economy and encourage the expanded use of public transit, vehicles fueled by compressed natural gas and hydrogen, buses with bike racks and other improvements that enhance overall operations and energy conservation”¹³.</p> <p>The California Building and Energy Codes continue to be updated to provide for more efficient building and energy conservation. The manufacturers of household appliances continue to make energy efficient appliances for consumers such as clothes washers and dryers, and dishwashers. Old appliances within the homes would be replaced with new energy efficient appliances which should help reduce greenhouse gas emission. The City does not regulate mobile sources of air pollution as they are regulated at the regional level through SCAQMD, State EPA, and Federal EPA. However, the City of Banning through its General Plan policies and programs will continue to support development that promotes conservation of resources which should help contribute to the overall reduction of the greenhouse gas.</p>				
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹³ Policies 1 and 2, Page IV-89, Environmental Resources Element, Banning General Plan.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
existing or proposed school?				
d) Be located on a site included on the list of hazardous materials sites compiled per Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would it result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a Project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Item VIII. a), b), c), e), and f). Hazardous Materials. No Impact

During project construction, there are potential pollutants that are generated from construction-related equipment and fluids from washing construction equipment and vehicles before they leave the project site. The South Coast Air Quality Management District regulates pollution from construction equipment. Construction water impact is regulated through the National Pollution Discharge Elimination System (NPDES) and State Water Pollution and Prevention Program as part of grading plan requirements. In the long-term, housing developments typically use cleaning and solvent products for household cleaners, swimming pool, landscape maintenance, and washing of automobiles. Use of these products are governed by the manufacturer's materials safety and data sheet which will not create hazards to people, environment, schools, and airport. No mitigation measure is required.

Explanation of Item VIII. d) Hazardous Materials Site. No Impact

The project site is not located on list of hazardous materials sites compiled per Government Code Section 65962.5. No mitigation measure is required.

Explanation of Item VIII. g) Emergency Response. No Impact

The project is a housing development that is required to meet the fire department and emergency personnel access and route for emergency response and therefore will not interfere with the emergency response and evacuation plan. No mitigation measure is required.

Explanation of Item VIII. h) Wildland Fire. No Impact

The Project sites are located in low-lying areas within and adjacent to other developments and not adjacent to wildlands. Furthermore, the homes are required to comply with the Uniform Fire Code for which a sprinkler system is required for fire protection. No mitigation measure is required.

IX. HYDROLOGY AND WATER QUALITY. Would the Project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing or planned land uses for which permits have been granted)?				
c) Substantially alter the existing drainage pattern of the site or area, including alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in such a way as to result in flooding either on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water exceeding the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place, within a 100-year flood hazard area, structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
death involving flooding, including flooding as a result of the failure of a levee or dam?				
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Item IX. a) Water Quality & Waste Discharge. Potentially Significant Unless Mitigation Incorporated

The U.S. Environmental Protection Agency (EPA) regulates the Clean Water Act. Under Section 402 of the Clean Water Act, the EPA regulates and control storm water discharge into the waters of the U.S. through a program called National Pollution Discharge Elimination System (NPDES). In California, the State Water Resources Control Board (SWRCB) administers the NPDES permitting program. The SWRCB works in coordination with the local Water Quality control Board to preserve, protect, enhance, and restore water quality. The City of Banning is within the jurisdiction of the Colorado River Water Quality Control Board.

Construction activities associated with housing development is subject to the NPDES requirements. NPDES requires best management practices for site design, source control, and treatment of pollutants which include conservation of natural area, construct street, sidewalks, and parking lot aisles to the minimum width necessary, and minimize the use of impervious surfaces in landscape design. Source control best management practices include street sweeping, roof run-off controls, and water efficient irrigation systems for landscaping. Treatment control best management practices include biofilters for trash and debris, bacteria and viruses, and oils and grease.

The following mitigation measure is required by the Project.

Mitigation Measure HWQ-1: Prior to issuance of building permits, a final water quality control management plan shall be submitted by the project and approved by the City's Public Works Department, and strict adherence to the program is required.

With incorporation of this mitigation measure, the project impact to water quality is less than significant.

Explanation of Item IX. b). Less Than Significant Impact

The Project is a housing development that would occur in the area that is zoned for development. The Project will connect to the City's water supply system for household use and irrigation. The proposed development is a very high density housing development with a minimum 20 dwelling units per acre. The City is a water purveyor and evaluates the water supply needs every five (5) years through its water master plan. The demand included in the water master plan is sufficient

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>to accommodate the projected water demand for the proposed project. The Banning Municipal Code requires that the project pay for its demand for water through water connection fees to reduce impact to water supply. Compliance with the Municipal Code ensures that the project impact is less than significant. The project sites are located in areas proposed for development and are not being used as ground water recharge so it is not anticipated that the natural aquifer recharge process will be impacted. No mitigation measure is required.</p> <p><u>Explanation of Item IX. c) and e) Less Than Significant Impact.</u> The project will be developed on vacant sites. Development on vacant sites will create impervious surfaces and increase the amount of surface run-off. The City of Banning Municipal Code requires that the project contain the storm water run-off on site so as not to exceed the pre-development condition so that the drainage pattern in the area is not altered. The on-site storm drain system is required to comply with the NPDES requirements to control siltation during rain. No mitigation is required.</p> <p><u>Explanation of Item IX. d) Less Than Significant Impact.</u> The City of Banning Municipal Code requires that the project submit a hydrology study that will determine pre- and post development flow of storm water. The recommendation of the hydrology study is required to be incorporated onto the grading plan to ensure that the project does not create flooding on- and off-site. Furthermore, the project site has no streams or rivers on site. Compliance with the City of Banning Municipal Code will reduce the project impact to less than significant. No mitigation measure is required.</p> <p><u>Explanation of Item IX. f) Less Than Significant Impact.</u> Potential water pollutants that could be released from the project site include construction related pollutants, sediment, vehicle and equipment fluids, commercial cleaning agents, trash, landscaping by-products, and other typical urban storm-water pollutants. Impacts from these pollutants are adequately addressed in Questions VIII (a), VIII (c) and VIII (e) of this Initial Study Checklist. Therefore, the project would not otherwise degrade water quality.</p> <p><u>Explanation of Item IX. g), h), i) and j) No Impact.</u> According to the National Flood Insurance Program, the Project sites are located on Map Index Community Panel No. 06065C, Map revised August 28, 2008. None of the sites identified are within a 100-year flood hazard area, in and adjacent area to the levee or dam area. Therefore, no structures will be placed within the flood hazard area. There is no water bodies in the area where in the event of an earthquake could create inundation by seiche, tsunami, or mudflow. No mitigation measure is required.</p>				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING. Would the Project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><u>Explanation of Item X a) and c). No Impact.</u> The housing projects will not divide an established community as the sites are located in an area within or adjacent to existing development. Additionally, it will not conflict with any applicable habitat conservation plan or natural community conservation plan as the housing development are proposed within areas of the City that are designed for development. The City is also a signatory to the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) where development project are required to pay in-lieu fees for development or provide mitigation consistent with the program.</p> <p><u>Explanation of Item X b). Less Than significant Impact.</u> As part of the Project, a General Plan Amendment, a Zone Change, and Zone Text Amendment is requested to allow for Very High Density Development. The General Plan Amendment, Zone change, and Zone Text Amendment would make Zoning and Land Use Map and text internally consistent. No mitigation measure is required.</p>				
XI. MINERAL RESOURCES. Would the Project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><u>Explanation of Item XI. a) and b). Mineral Resources. No Impact</u> Based on the General Plan Map for Mineral Resources Zone, the Project sites are located outside of the area zones for Mineral Resources Zone¹⁴. Therefore, the project will not result in loss of the availability of known mineral resources that are of value to the State, the Pass Area, and to the City. No mitigation measure is required.</p>				
XII. NOISE. Would the Project:				
a) Expose persons to a generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Expose persons to a generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Create a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a Project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><u>Explanation of Item XII. a), b), and d). Potentially Significant Unless Mitigation Incorporated.</u></p>				

¹⁴ Exhibit IV-8 of the City of Banning General Plan, page IV-84.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The project sites are located in various areas of the City that are surrounding by existing development or are located adjacent to existing development. The Noise Element of the General Plan identifies construction activities as one of the noise generators in the community that could result in unacceptable noise levels. During construction, temporary noise will be generated by construction equipment/machinery that is used for site clearance and grading, trucks that are used to deliver construction materials or haul construction debris/trash to off-site location, and use of passenger vehicles by construction workers to and from the construction sites. The City's Municipal Code regulates noise levels within the City including construction noise. To mitigate short-term noise impacts, the Project is required to comply with the following mitigation measure.</p> <p>Mitigation Measure NOI-1: As a condition of approval of all grading and building permits, the Project shall comply with the following list of noise reduction measures, subject to inclusion of additional provisions at the discretion of the Building Official as appropriate:</p> <ul style="list-style-type: none"> • Excavation, grading, and other noise-intensive construction activities related to the proposed Project shall be restricted to the hours of operation allowed under Section 8.44.090.E of the Municipal Code, which is from 7:00 a.m. to 6 p.m. This Section prohibits unnecessary noise from construction, landscape maintenance or repair. Any deviations from these standards shall require the written approval of the City Building Official. The days and hours shall also apply to any servicing of equipment and to the movement of materials to and from the site. There shall be no grading/construction activities on Sundays or nationally recognized holidays. • The developer shall require, as a condition of contract, that all construction equipment operating on the site be equipped with mufflers and sound control devices (e.g., intake silencers and noise shrouds) no less effective than those provided on the original equipment and no equipment shall have an unmuffled exhaust. • The developer shall require all contractors, as a condition of contract, to maintain and tune-up all construction equipment to minimize noise emissions. • Stockpiling and vehicle staging areas shall be located away from occupied residences, and screened from these uses by a solid noise attenuation barrier where necessary to achieve City Municipal Code-required noise attenuation levels. • Solid noise attenuation barriers (temporary barriers or noise curtains) with a sound transmission coefficient (STC) of at least 20 shall be used along Project boundaries adjacent to sensitive receptors, where noise monitoring, performed by a qualified noise monitor, indicates exceedance of City Municipal Code noise levels for more than 15 minutes in any one hour period. <p>1. Construction activities that occur outside the allowable hours per City standards (6 P.M. to 7 A.M.) shall require approval of the City Building Official based on demonstration of unusual circumstances and avoidance of significant impacts to neighboring sensitive receptors. Construction noise exceeding City standards (i.e., interior noise in excess of 50</p>				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>dBa or exterior noise in excess of 65 dBA) and statutory time limits is anticipated, shall require implementation of additional noise attenuation measures such as temporary noise "curtains" to reduce construction noise to meet City Standards.</p> <ul style="list-style-type: none"> • All stationary construction equipment (e.g., air compressor, generators, etc.) shall be operated as far away from the residential and institutional uses as practicable. If necessary to meet the City's noise standards, the equipment shall be shielded with temporary sound barriers, sound aprons, or sound skins to the satisfaction of the Building Official. • In areas subject to potentially significant construction noise impacts, the developer shall be required to monitor and document compliance with all applicable noise level limits. • Construction haul routes for large equipment and material import/export shall be specified to minimize the use of routes affecting sensitive receptors (e.g., residential, parks, hospitals, schools, convalescent homes, etc.). In all cases, trucks shall utilize a route that is least disruptive to sensitive receptors. Construction trucks shall avoid weekday and Saturday A.M. and P.M. peak hours (7 A.M. to 9 A.M. and 4 P.M. to 6 P.M.). <p><u>Explanation of Item XII. c), and e). Permanent Increase in Noise and Exposure of People to Airport Noise. Less Than Significant Impact</u></p> <p>The project will create an increase in noise levels once the buildings are occupied. The increase in noise levels are associated with equipment for cooling and heating of the buildings, lawn mowers, and the opening and closing of passenger vehicles used by the occupants. In addition, the City operates a municipal airport that would result in noise generation from the take-off and landing of the aircraft. The General Plan policy¹⁵ and its EIR¹⁶ require that interior noise levels for residential development shall not exceed 45 dBA in accordance with the California Noise Insulation standards. During plan check process, the building and safety division will ensure that the interior noise levels of the residence meet the standard. In addition, the Project is required to incorporate the following mitigation measure to reduce impacts from mechanical equipment for heating, air conditioning and ventilation:</p> <p>Mitigation Measure NOI-2: Prior to issuance of any mechanical permits, the City shall review the proper sizing and placement of equipment for Heating, Air Conditioning, and Ventilation in such a manner that their locations are located as far practicable from nearby residences surrounding the project site.</p> <p>With compliance with the General Plan policy and General Plan EIR and mitigation measure above, the project impact related to a permanent increase in noise and noise from the airport, is reduced to less than significant.</p>				

¹⁵ Paragraph 1, the Community Noise and Land Use Compatibility Model, page V-49 of the General Plan Noise Element

¹⁶ Pages III-186 through III-188 of the General Plan Noise Element.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>Explanation of Item XII. f). Private Airstrip. No Impact</u> The project will not impact a private air strip as there is no private airport within the City.				
XIII. POPULATION AND HOUSING. Would the Project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace a substantial number of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Explanation of Item XIII. a). Population Growth. Less Than Significant Impact.</u> The project will create housing development that will house Banning residents who are in need of low cost housing consistent with the State mandate. The development is expected to provide infrastructure commensurate with its population needs that include street, sewer, water, storm drain, electricity, gas, and cable. Additionally, the development is required to provide amenities for enjoyment of the residents, including payment of parks impact fees. No mitigation measure is required as the impact is less than significant.				
<u>Explanation of Item XIII. b) and c). Displacement of Housing and People. No Impact.</u> The project is proposed on vacant sites or sites developed with non-residential uses, and would not displace existing housing and people. No mitigation is required.				
XIV. PUBLIC FACILITIES. Would the Project:				
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant Environmental impacts, in order to maintain acceptable				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
service ratios, response times or other performance objectives for any of the public services.				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>

Explanation of Item XIV. a) through e). Public Facilities. Less Than Significant Impact.

The proposed project would result in a cumulative net increase of 810 housing units as compared to existing regulations, which would generate approximately 2,187 additional residents based on an average of 2.7 persons per dwelling unit. The increase in population will generate demand for fire protection, police protection, schools, parks, and additional public facilities.

Fire Protection - The City's General Plan policy requires that the Fire Department maintain a 5-minute response time¹⁷. Currently, fire protection services are provided by the County through Cal-Fire. The City has a three-party agreement with the City of Beaumont and Cal-Fire with regard to providing fire protection services for the City using Station 20 that is located at 1550 E. 6th Street in Beaumont in addition to services provided by the current station at 170 N. Murray Street. The California Building Code currently requires that new homes provide fire sprinkler system which would help reduce the impact to fire services. Additionally, new housing projects are required to pay fire impact fees which would provide for future facilities as the cities develop.

Police Protection - The General Plan policy requires that the Police Department maintain a level of service goal of 2.0 sworn officers per 1000 residents. The Project is required to pay police impact fees to mitigate impacts to police services. Payment of the impact fees reduces the Project impact to less than significant. No mitigation measure is required.

Schools - The Banning Unified School District provides educational facilities and services to students that would be generated by the Project. As the individual housing project site develop, the Project is required to pay school impact fees consistent with State law. Payment of school impact fees is deemed to have mitigated the impacts to schools which reduces the Project impact to less than significant. No mitigation measure is necessary.

Parks - The City's General Plan requires that parks are maintained at a standard of 5 acres per 1,000 population.¹⁸ The proposed project is required to provide amenities for its population to enjoy in addition to payment of park impact fee for future development of park and facilities as the City grows. Payment of park impact fees mitigates the project impacts to less than

¹⁷ Policy 9 page VI-38, Public Services and Facilities Element of the General Plan

¹⁸ Program 1.B page III-98, Community Development Element of the General Plan

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
significant. No mitigation measure is necessary.				
<p><u>Other Public Facilities</u> – The Banning Public Library provides library services to the residents of Banning. The Library is funded by a library taxing district. The Project is required to pay its fair share costs to the County library district which in turn pays for providing the library system, including staffing and equipment.</p>				
XV. RECREATION:				
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><u>Explanation of Item XV. a) and b) Recreation. Less Than Significant Impact.</u> The project sites are vacant lots that are located in various areas of the cCity. At the time of development, the project will be required to provide on-site amenities such as common open space and recreational facilities for its residents in addition to payment of parks impact fees. The expansion of the recreational facilities is subject to the City's siting of facilities consistent with the adopted Parks Master Plan to fill the need of the residents generated by the development and future residents. Payment of park impact fees will mitigation the project impacts to recreation to less than significant.</p>				
XVI. TRANSPORTATION/TRAFFIC. Would the Project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Item XVI. a). Circulation System Effectiveness. Less than Significant Impact with Mitigation Incorporated.

The City's General Plan Circulation Element establishes level of service D for City's roadway performance. At General Plan build-out and without the project, two on- and off ramps at 8th Street and Hargrave Street are projected to operate at an unacceptable level of service.

I-10/8th Street on-and off ramps – At the general plan build-out, the westbound ramps are projected to operate at a Level of Service E in the p.m. peak. With the project, assuming no additional roadway improvements, the level of service during the p.m. peak period would still be at E but would be worsened. The I-10 eastbound ramps at 8th Street are projected to operate at Level of Service F at general Plan build-out. With the project, the level of service would

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>continue to be at LOS F but would be worsened unless improvements are constructed.</p> <p>I-10/Hargrave Street on- and off-ramps –At the general plan build-out, Hargrave Street at I-10 east and westbound on and off ramps is projected to operate at a level of service F during the PM peak period. With the project, the level of service would continue to be at LOS F but would be worsened unless improvements are constructed.</p> <p>In order to mitigate these impacts, the future developments affected by the proposed amendments shall be required to incorporate the following mitigation measure including payment of the Traffic Uniform Mitigation Fee (TUMF) to Western Riverside Council of Governments as part of mitigation fee for regional roadway/freeways and traffic impact fees to the City.</p> <p>Mitigation Measure T-1: Prior to approval of any design review or tentative subdivision map for a specific housing project that will result from the adoption of Zone Change No. 13-3502, the applicant shall submit a traffic study for review and approval by the City Engineer. The traffic study shall identify impacts that would result from development of the project and mitigation measures required to comply with City and County level of service standards. Any required improvements needed to maintain acceptable levels of service shall be included as conditions of approval on the tentative map in a manner meeting the approval of the City Engineer. Such mitigation measures/conditions of approval may include, but may not be limited to, providing traffic signal synchronization at Ramsey Street and 8th Street, and at Ramsey Street and Hargrave Street; road widening along 8th Street and along Hargrave Street; and installation of traffic signals at the I-10 on- and off-ramps at 8th Street and at Hargrave Street.</p> <p>The City's General Plan encouraged various modes of transportation to connect people to various areas of the City including parks and shopping. The specific housing project will be reviewed to ensure that the project provides area for bike rack locations and pedestrian access to the sidewalk and transit service.</p> <p><u>Explanation of Item XVI. b). Congestion Management Program. Less Than Significant Impact.</u></p> <p>Riverside County Transportation Commission is the Congestion Management Agency for Riverside County. The project will not conflict with the Congestion Management program as the project will be required to pay the Transportation Uniform Mitigation Fees (TUMF) to minimize the project traffic impact to freeway and major highways, and must also comply with Mitigation Measure T-1 to mitigate specific local impacts.</p> <p><u>Explanation of Item XVI. c). Change to Air Traffic. No Impact.</u></p> <p>The adoption of the housing element and subsequent housing projects are proposed in areas where housing development is allowed and will not impact the airport or area surrounding the airport. No mitigation is required.</p>				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><u>Explanation of Item XVI. d). Road Design. No Impact.</u> Subsequent housing projects that result from the adoption of the Housing Element will be reviewed for compliance with the City standards as established in the City's Municipal Code and Zoning Code including road design. Mitigation measures are not required as the project is required to comply with the City's Municipal Code and Zoning Code.</p> <p><u>Explanation of Item XVI. e). Emergency Access. No Impact.</u> All elements related to the housing project such as access to and from the project to public right-of-way including road and road grade, driveway and driveway grade, drive aisle, and two points of access into and out of the project are required to be in compliance with the City's Municipal Code and Zoning Code. Subsequent housing projects that result from the adoption of the Housing Element are required to be reviewed by the City for compliance with the City Code prior to issuance of grading and buildings permits. No mitigation is required.</p> <p><u>Explanation of Item XVI. f). Parking Capacity. No Impact.</u> Subsequent housing development resulting from the adoption of the housing element is required to provide adequate parking including number of number of covered parking stalls and stall size in compliance with the Zoning Code. No mitigation is required.</p> <p><u>Explanation of Item XVI. g). Transit, Non-motorized transportation. No Impact.</u> The General Plan encourages people to rely on other modes of transportation including public transit, walking and bicycling. The subsequent housing projects that is proposed will be reviewed to ensure that the project will accommodate bicycle racks within the project so the residents can park their bicycles, in addition to ensuring that there is adequate pedestrian access to sidewalk and streets for people to walk and ride bicycles. No mitigation measure is required as the project will not impact transit, bicycling, and pedestrian facilities.</p>				
XVII. UTILITIES AND SERVICE SYSTEMS. Would the Project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the Project, that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Item XVII. a) Waste Water Treatment. Less Than Significant Impact.

The Project would develop new housing on vacant in-fill sites throughout the City. The waste water to be generated by the project is domestic sewage. The project, including future housing developments, will be required to connect to the City's sewer system and pay their sewer connection fees. Any surface run-off from the project is addressed in Responses to Questions IX a), c), e), and f) of this Initial Study. Therefore, the waste water treatment requirements of the Regional Water Quality Control Board are not expected to be exceeded. In addition, the payment of fees for sewer connection will reduce the project impact to less than significant. No mitigation measure is required.

Explanation of Item XVII. b) New Waste Water or Expansion of Facility. Less Than Significant Impact.

The project will be required to connect to the City's water and wastewater system. This includes on-site pipelines and unit connections to the City's existing water and wastewater system. The construction of the on-site water and wastewater have been addressed as part of the Initial Study and impacts were found to be less than significant. The project will not require or result in

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>construction or expansion of new water or waste water treatment facilities off-site. Therefore, there is no significant environmental effects associated with respect to water and wastewater.</p> <p>Explanation of Item XVII. c) New Storm Water or Expansion of Facility. Less Than Significant Impact.</p> <p>The project is an in-fill development of housing on vacant lots located in various areas of the City. The projects are required to provide on-site storm water systems to prevent on-site flooding and impact to the adjacent development. The project also will be required to tie into the City's storm drain system. The construction of the storm drain facilities has been considered in other parts of this Initial Study and is considered not to be significant. At the time of a specific project application, the City shall review the storm drain system plan in detail to ensure that it meets the requirement of the Municipal Code. Compliance with the Municipal Code will reduce the project impact to less than significant. No mitigation measure is required.</p> <p>Explanation of Item XVII. d) Water Supply. Less Than Significant Impact.</p> <p>The City's 2010 Urban Water Management System which was adopted on June 28, 2011 anticipates that the City is capable of meeting the water demand of its customers in normal, single dry, and multiple dry years between 2015 and 2035. The City's water supply comes from ground water and imported State water project through San Geronio Pass Water Agency. Eighty Seven (87) percent of the water supply comes from ground water in the Banning, Banning Bench, Banning Canyon, Cabazon, and Beaumont basins and less reliance on State imported water. The 2010 Urban Water Management Plan also includes a variety of best management practices¹⁹ to comply with the State mandate for water availability and conservation. In addition, the City is currently installing recycled water infrastructure to help off-site the demand for ground water. Furthermore by 2015, the extension of pipelines for EBX1 (State Water Project) to bring water to the City of Banning. Collectively, these measures will help ensure that the City has adequate water to support the demand of its customers including the project.</p>				

¹⁹ Pages 98 through 114 of the adopted 2010 Urban Water Management Plan.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered threatened species, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the Project have impacts that are individually limited, but cumulatively considerable? (Are the incremental effects of the Project considerable when viewed in connection with those of past Projects, those of other current Projects, and those of probable future Projects?)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation of Item XVIII Mandatory Findings of Significance.

- a. Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered threatened species, or eliminate important examples of the major periods of California history or prehistory?**

Based on the analysis contained in this Initial Study/Mitigated Negative Declaration, the Project has no impact on Agricultural Resources and Mineral Resources.

Impacts to Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Population and Housing, Public Facilities, Recreation, Utilities and Service Systems are less than significant impact and no mitigation measure is required.

Impacts to Aesthetics would be significant unless mitigated. Mitigation Measures AES 1 through AES-3 are required of the project.

Impacts to Air Quality would be significant unless mitigated. Mitigation Measures AQ-1 through AQ-6 are required of the project.

Impacts to Biological Resources would be significant unless mitigated. Mitigation Measures BIO-1 through BIO-3 are required of the project.

Impacts to Cultural Resources would be significant unless mitigated. Mitigation Measures CUL-1 through CUL-2 are required of the project.

Impacts to Geology and Soils would be significant unless mitigated. Mitigation Measures GEO-1 through GEO-3 are required of the project.

Impact to Hydrology and Water would be significant unless mitigated. Mitigation Measure HWQ-1 is required of the project.

Impact to Noise would be significant unless mitigated. Mitigation Measure NO-1 through NO-2 are required of the Project.

Impact to Transportation would be significant unless mitigated. Mitigation Measure T-1 is required of the Project.

The implementation of the Mitigation Measures identified above would result in less than significant impacts to Aesthetics, Air Quality, Biological Resources, Cultural, geology and Soils, Hydrology and Water Supply, Noise and Transportation. Therefore the project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered threatened species, or eliminate important examples of the major periods of California history or prehistory.

b) Does the Project have impacts that are individually limited, but cumulatively considerable? (Are the incremental effects of the Project considerable when viewed in connection with those of past Projects, those of other current Projects, and those of probable future Projects?)

The Project involves various actions that are necessary to implement the proposed housing element in order to meet RHNA requirement assigned to the City of Banning in order to receive certification from the State HCD. HCD is requiring that the City rezone sites to accommodate the housing density of 20-30 dwelling units per acre. The Project does not include a specific development proposal at this time, and future residential developments shall be required to comply with applicable policies, standards, regulations and mitigation measures identified herein, which would reduce potential impacts to a level that is less than significant..

c) Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

As discussed in the above Sections, future residential developments shall be required to comply with applicable policies, standards, regulations and mitigation measures identified herein, which would reduce potential impacts, either directly or indirectly, on human beings to a level that is less than significant.

INCORPORATION BY REFERENCE

This Initial Study is based in part on the information and analysis contained in other environmental and planning documents as authorized by Section 15150 of the State CEQA Guidelines. The following references were utilized during preparation of this Initial Study. These documents are available for review at the City of Banning City Hall located at 99 E. Ramsey Street, Banning, CA 92220.

City of Banning General Plan. The City of Banning General Plan ("General Plan") was adopted on January 31, 2006. It is a statement of community values and priorities and contains the plan for the future development and operation of the City. The 2006 General Plan Update, which brought the General Plan into conformance with changes in State law and other legal requirements; reflects changes in local population and economy since 1986; incorporates recent projections and assumptions regarding future growth; and responds to the issues, challenges and opportunities created by recent trends and developments.

The City of Banning General Plan incorporates the State-mandated and Non-mandated elements. The seven (7) mandated elements are: land use, housing, traffic circulation, safety, parks and recreation, conservation, and noise. The rest of the elements are non-mandated elements. The General Plan is structured into five (5) major policy areas listed below:

1. Community Development: The Community Development Element includes five (5) elements: Land Use, Economic Development, Circulation, Parks and Recreation and Housing elements.
2. Environmental Resources: The Environmental Resources include six (6) elements: Water Resources, Open Space and Conservation, Biological Resources, Archeological and Historic Resources, Air Quality, and Energy and Mineral Resources elements.
3. Environmental Hazards: The Environmental Hazards include Geotechnical, Flooding and Hydrology, Noise, Wildland Fire, and Hazardous and Toxic Materials elements.
4. Public Services and Facilities: Public Services and Facilities include Water, Wastewater, and Utilities, Public Buildings and Facilities, School and Libraries, Police, and Fire Protection, and Emergency Preparedness elements.

Background and policy information from the General Plan is utilized in several sections of this Initial Study to provide setting and context and establish the regulatory framework, which governs development of the candidate sites.

City of Banning General Plan Final Environmental Impact Report (Certified January 31, 2006). This document, which was certified through City Council Resolution 2006-13, is comprised of the Draft and Final EIR. The analysis evaluated the impacts resulting from implementation of the City of Banning General Plan 2006. The General Plan EIR concluded that implementation of the General Plan would result in housing stock between 26,595 and 31,503 dwelling units at build-out in 2030. Additionally, the General Plan EIR concluded the build-out

population would be between 67,697 and 80,226 persons. The General Plan EIR was utilized throughout this Initial Study as a source of baseline and build-out conditions.

City of Banning General Plan Circulation Element Amendment Final Environmental Impact Report (Certified March 26, 2013). This document was certified through the City Council Resolution 2013-34, and comprised of the Draft and Final EIR. The analysis evaluated the impacts resulting from changing the citywide policy for roadway level of service (LOS) from LOS C to D and removing of Highland Home Road interchange from the City's General Plan Circulation Element. This Circulation Element Final EIR is utilized throughout this Initial Study as a source of baseline and build-out conditions.

Banning Municipal Code (BMC). The City's ordinances are codified in the "Banning Municipal Code" (BMC). The BMC consists of all of the City's regulatory and penal ordinances and some of its administrative ordinances, codified pursuant to the California Government Code. Information within the BMC was utilized in various sections of this Initial Study, in order to establish the existing regulatory framework.

Banning Zoning Ordinance (BZO). In contrast with the General Plan, which is comprehensive, long-range, general policy statement for the entire community, the Banning Zoning Ordinance (BZO) is a specific statement of permissible uses of land by zoning district designed to control the use, type, bulk, height, space, and location of buildings and land. The Zoning Ordinance is the primary tool by which the City implements the General Plan policies. The Zoning Ordinance is intended to be applied to the City based on land use designations established in the General Plan. Information within the BZO was utilized in various sections of this Initial Study, in order to establish the existing regulatory framework.

PERSONS CONSULTED FOR THE PREPARATION OF THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Duane Burk, Director of Public Works, City of Banning, 99 E. Ramsey Street, Banning, CA 92220

Kahono Oei, City Engineer, City of Banning, CA 92220

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EXHIBIT A

Mitigation Monitoring and Reporting Program General Plan Amendment No. 13-2504 and Zone Change No. ZC 13-2502

MM #	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing
AES-1	Development or revegetation shall be initiated within three months following initiation of mass grading or clearing activities, so as to limit the time graded surfaces remain in their exposed state consistent with landscape design guidelines and landscape plans and the provisions of Title 18.15.020 of the City's Municipal Code regarding erosion and sediment control. A landscape plan shall be submitted for City's review and approval as part of each grading permit application.	Community Development Dept.	Building & Safety Division	Field inspection during and after grading
AES-2	The faces of all slopes shall be prepared, protected and maintained to control erosion and to reduce the visual impacts of slope grading. Slopes in excess of ten feet in height shall be graded pursuant to City Code requirements. Devices or procedures for erosion protections shall be installed as prescribed by State law and regulations and Title 18 of the City's Municipal Code and shall be maintained in operable condition by the developer during the duration of the activity for which the grading permit was issued. The use of plastic sheeting for erosion control shall be avoided except where required in emergency conditions to prevent land slippage. Preferred means of erosion and sediment control on slopes and pads shall include hydromulching, placement of straw bales and wind fencing, and the use of straw blankets and similar devices.	Community Development Dept.	Building & Safety Division	Field inspection during and after grading
AES-3	The Project developer shall maintain the site free of debris, which shall be promptly removed from the site when found at least daily during construction, and the Project developer shall monitor the site on a daily basis during construction to protect the site from illegal dumping.	Community Development Dept.	Building & Safety Division	Field inspection during and after grading
AQ-1	Prior to issuance of any Grading Permit, the Director of Public Works and the Building Official shall confirm that the grading plan, building plans, and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, in accordance with SCAQMD Rule 403, the applicant shall implement dust suppression techniques to prevent fugitive dust from creating a nuisance	Public Works Dept., Community Development Dept.	Building & Safety Division	Plan check, field inspection

MM #	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing
	<p>off-site. Implementation of the following measures are required:</p> <ul style="list-style-type: none"> • All active portions of the construction site shall be watered at least twice daily to prevent excessive amounts of dust; • On-site vehicle speed shall be limited to 15 miles per hour; • All on-site permanent roads shall be paved, watered as needed, or chemically stabilized; • Visible dust beyond the property line which emanates from the project shall be prevented to the maximum extent feasible through the use of dust suppressant techniques identified above; • All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site; • Track-out devices shall be used at all construction site access points; • All delivery truck tires shall be watered down and/or scraped down prior to departing the job site; and • Replace groundcover on disturbed areas within the required timeframes identified in Rule 403. 			
AQ-2	<p>All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114 (Spilling Loads on Highways), with special attention to Sections 23114(b)(F)(e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. Prior to the issuance of grading permits, the Applicant shall contact and coordinate with the Public Works Department on hauling activities compliance.</p> <p>Prior to the issuance of building permits, the City building official shall confirm that construction plans and specifications include the following measures, which shall be implemented to reduce ROG emissions resulting from application of architectural coatings:</p> <ul style="list-style-type: none"> • Contractors shall use high-pressure-low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50 percent; • Coatings and solvents with a ROG content lower than required under Rule 1113 shall be used; • Construction and building materials that do not require painting shall be 	Community Development Dept.	Building & Safety Division	Field inspection during construction
AQ-3		Community Development Dept.	Building & Safety Division	Plan check

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MM #	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing
AQ-4	<p>used where readily available; and</p> <ul style="list-style-type: none"> • Pre-painted construction materials shall be used where readily available. <p>Prior to issuance of any Grading Permit, the Director of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that, in compliance with SCAQMD Rule 403, ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of Public Works Director. A set of maintenance records shall be provided to the City before grading commences. The City Inspector shall be responsible for ensuring that contractors comply with this measure during construction.</p>	Public Works Dept., Community Development Dept.	Building & Safety Division	Prior to grading permit issuance
AQ-5	<p>Prior to issuance of any Grading Permit, the grading plan shall indicate dust management measures for review and approval by the City Engineer, to identify viable dust control measures and include a monitoring plan to be implemented throughout the construction phases of the Project. In accordance with the City's Municipal Code, the dust management measures shall minimize wind-blown particles by including:</p> <ul style="list-style-type: none"> • All applicable mitigation measures identified in this Initial Study/Mitigated Negative Declaration (related to dust control) and otherwise required by the City or SCAQMD; • An erosion and sediment control plan to minimize wind or waterborne transport of soil onto adjacent properties, streets, storm drains, or drainages; and • A Revegetation Plan to address interim conditions between initial grading and final site development. The Revegetation Plan, although focused on the control of wind and water erosion, shall consider compatibility with fuel modification zone requirements, and drought tolerant landscape requirements. Special techniques such as wind fences shall also be considered, to minimize surface soil and dust during high wind events. <p>The following measures shall be implemented during construction to substantially reduce NOX related emissions. They shall be included in the Grading Plan, Building Plans, and specifications.</p> <ul style="list-style-type: none"> • Off-road diesel equipment operators shall be required to shut down 	City Engineer	Building & Safety Division	Prior to grading permit issuance
AQ-6	<p>The following measures shall be implemented during construction to substantially reduce NOX related emissions. They shall be included in the Grading Plan, Building Plans, and specifications.</p> <ul style="list-style-type: none"> • Off-road diesel equipment operators shall be required to shut down 	Community Development Dept.	Building & Safety Division	During construction

MM #	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing
	<p>their engines rather than idle for more than five (5) minutes, and shall ensure that all off-road equipment is compliant with the CARB in-use off-road diesel vehicle regulation and SCAQMD Rule 2449.</p> <ul style="list-style-type: none"> • The contractor and applicant, if the applicant's equipment is used, shall maintain construction equipment engines by keeping them tuned and regularly serviced to minimize exhaust emissions. • Low sulfur fuel for stationary construction equipment shall be required. This is required by SCAQMD Rules 431.1 and 431.2. • Existing power sources (i.e., power poles) shall be used when available. • Construction parking shall be located on-site where possible and shall be configured to minimize traffic interference. • Obstruction of through-traffic lanes shall be minimized by providing temporary traffic controls such as flag persons, cones and/or signage during all phases of construction when needed to maintain smooth traffic flow. Construction shall be planned so that lane closures on existing streets are kept to a minimum. • Construction operations affecting traffic shall be scheduled for off-peak hours, except in situations deemed necessary. • Develop a traffic plan to minimize traffic flow interference from construction activities. The plan shall specify the times during which construction activities will occur and particular times when travel lanes cannot be blocked (e.g., peak traffic periods as directed by the affected City Engineer). The plans shall provide details regarding the placement of traffic control, warning devices and detours. As a supplement to the traffic plan, the construction contractor shall coordinate with the affected agency to determine the need for a public information program which would inform area residents, employers and business owners of the details concerning construction schedules and expected travel delays, detours, and blocking of turning movements lanes at intersections. The public information programs could utilize various media venues (e.g., newspaper, radio, television, telephone hot lines, internet website, etc.) to disseminate information such as: <ul style="list-style-type: none"> o Overview of project information 			

MM #	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing
	<ul style="list-style-type: none"> o Weekly updates on location of construction zones; o Identification of street(s) affected by construction; o Times when construction activities will occur and when traffic delays, and blockage of intersection turning movements can be expected; and o Identification of alternate routes which could be used to avoid construction. 			
BIO-1	<p>Prior to the commencement of grading during the nesting season (approximately mid-February through mid-August), all suitable habitat shall be surveyed for the presence of nesting birds by a qualified biologist prior to site disturbance. Should any active nests be located, construction must comply with Migratory Bird Treaty Act requirements, including a 300-foot construction buffer around active nests or avoiding construction during the nesting season if a 300-foot buffer is infeasible.</p>	Community Development Dept.	Building & Safety Division	Prior to grading permit issuance & during grading
BIO-2	<p>A preconstruction clearance survey for burrowing owl will be performed within 30 days prior to ground disturbance in potentially suitable habitat within the site, pursuant to the California Department of Fish and Game protocols. The preconstruction survey will include a 300-foot buffer if between February 1st and August 31st (nesting season) and a 100-foot buffer if outside of this period. If owls are found within the survey area during the nesting season, construction activities will not occur within 300 feet of the occupied burrows until nesting is completed. A qualified biologist must confirm that the nesting effort has been completed prior to the removal of the work buffer restriction. If owls are found within the disturbance footprint outside of the February 1st through August 31st period, passive relocation (e.g. use of one way doors and collapse of burrows) will occur. These surveys and mitigation for burrowing owl are consistent with Section 6.3.2, Additional Survey Needs and Procedures of the MSHCP.</p>	Community Development Dept.	Building & Safety Division	Prior to grading permit issuance
BIO-3	<p>Prior to the issuance of the grading permits the developer shall complete and submit all required protocol and habitat assessment studies required to demonstrate compliance with the MSHCP. Specifically, a DBESP (Determination of Biologically Equivalent or Superior Preservation), following approval of all required permits for the California Department of Fish and Game (CDFG) and United States Army Corps of Engineer (USACE), shall be prepared, which shall be reviewed by the CDFG and United States Fish and Wildlife Services (USFWS) and approved by City staff, in compliance with</p>	Community Development Dept.	Building & Safety Division	Prior to grading permit issuance

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MM #	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing
	<p>Section 6.1.2 of the MSHCP. The applicant shall implement the approved DBESP as a condition of the issuance of a grading permit and comply with all biological mitigation measures contained within the DBESP.</p> <p>Development on vacant land also is required to pay a mitigation fee for the conservation of wildlife and their habitat in accordance with the MSHCP regulations. Payment of the MSHCP fees and compliance with the above mitigation measures would reduce the project impact to less than significance.</p>			
CUL-1	<p>Prior to issuance of any demolition, grading or building permit for any site containing an existing structure, the applicant shall provide evidence acceptable to the Community Development Director demonstrating either 1) that no historical resources are present on the site, or 2) that a qualified historical resource investigator has been retained to survey the property and prepare a report describing the site's historical significance. If historical resources are determined to be present, the investigator shall prepare recommendations for preserving the resources consistent with all applicable federal, state and local laws, which shall be carried out by the project applicant.</p>	Community Development Dept.	Building & Safety Division	Prior to grading, demolition or building permit issuance
CUL-2	<p>Monitoring by a qualified archeologist shall be required during all earthmoving activities, grading, grubbing, trenching or other earth-moving activities on the project site. A City-approved project archeologist must create a mitigation-monitoring plan prior to earth-moving in the project area, a pre-grade meeting associated with the details of that plan must occur between the monitoring archeologist, the City representative, and the grading contractor before issuance of a grading permit. The Plan must discuss contingency plans associated with Native American tribal representation if any pre-historic artifacts are found during earth-moving. The mitigation-monitoring plan document must contain a description of how and where artifacts will be curated if found during monitoring.</p>	Community Development Dept.	Building & Safety Division	Prior to grading permit issuance and during grading
CUL-3	<p>If previously unknown cultural resources, including human remains, are identified during grading activities, a qualified archeologist shall be retained to assess the nature and significance of the find. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined</p>	Community Development Dept.	Building & Safety Division	During grading

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MM #	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing
	to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the discovery site. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.			
GEO-1	All structures on the Project site shall be constructed pursuant to the most current applicable seismic standards as part of the subdivision map, grading plan, and building permit review processes, with building setbacks as recommended by the soils and geotechnical report. Design criteria developed for Project structures shall also be based on the most current standards of practice and design parameters suggested by the Structural Engineers Association of California based on the recommendations and amendments to the California Building Code for specific types of buildings and occupancies.	Community Development Dept.	Building & Safety Division	Plan check and during construction
GEO-2	A detailed analysis of site geotechnical conditions, field investigation and slope stability analyses shall be conducted as 40-scale grading plans for mass and fine grading are prepared for the Project site. These studies shall be submitted to the City Building Department or Building Official, and their recommendations incorporated into Project design to the satisfaction of the City Engineer, prior to the issuance of any grading permits, including those for mass grading, in areas where slopes of 10 feet or more in height are anticipated and/or where evidence of debris flows or past landslides is found.	Community Development Dept., City Engineer	Building & Safety Division	Plan check and during grading
GEO-3	<p>The Project site shall be constructed pursuant to the following mitigation measure contained in the City of Banning General Plan EIR, Geotechnical Element:</p> <ul style="list-style-type: none"> During the site grading, all existing vegetation and debris shall be removed from areas that are to receive compacted fill. Any trees to be removed shall have a minimum of 95 percent of the root systems extracted. Man-made objects shall be over excavated and exported from the site. Removal of unsuitable materials may require excavation to depths ranging from 2 to 4 feet or more below the existing site grade. All fill soil, whether on site or imported, shall be approved by the individual Project soils engineer prior to placement as compaction 	Community Development Dept., City Engineer	Building & Safety Division	Plan check and during grading

328

MM #	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing
	<p>fill. All fill soil shall be free from vegetation, organic material, cobbles and boulders greater than 6 inches in diameter, and other debris. Approved soil shall be placed in horizontal lifts or appropriate thickness as prescribed by the soils engineer and watered or aerated as necessary to obtain near-optimum moisture-content.</p> <ul style="list-style-type: none"> • Fill materials shall be completely and uniformly compacted to not less than 90 percent of the laboratory maximum density, as determined by American Society for Testing and Materials (ASTM) Test Method D-1557-78, or equivalent test method acceptable to the City Building Department. The project soils engineer shall observe the placement of fill and take sufficient tests to verify the moisture content, uniformity, and degree of compaction obtained. • Finish cut slopes generally shall not be inclined steeper than 2:1 (horizontal to vertical). Attempts to excavate near-vertical temporary cuts for retaining walls or utility installation in excess of 5 feet may result in gross failure of the cut and may possibly damage equipment and injure workers. All cut slopes must be inspected during grading to provide additional recommendations for safe construction. • Finish fill slopes shall not be inclined steeper than 2:1 (horizontal to vertical). Fill slope surfaces shall be compacted to 90 percent of the laboratory maximum density by either overfilling and cutting back to expose a compacted core or by approved mechanical methods. • Foundation systems that utilize continuous and spread footings are recommended for the support of one- and two-story structures. Foundations for higher structures must be evaluated based on structure design and on-site soil conditions. • Retaining walls shall be constructed to adopted building code standards and inspected by the Building Inspector. • Positive site drainage shall be established during finish grading. Finish lot grading shall include a minimum positive gradient of 2 percent away from structures for a minimum distance of 3 feet and 			

329

MM #	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing
	<p>a minimum gradient of 1 percent to the street or other approved drainage course.</p> <ul style="list-style-type: none"> Utility trench excavations in slope areas or within the zone of influence of structures should be properly backfilled in accordance with the following: <ul style="list-style-type: none"> (a) Pipes shall be bedded with a minimum of 6 inches of pea gravel or approved granular soil. Similar material shall be used to provide a cover of at least 1 foot over the pipe. This backfill shall then be uniformly compacted by mechanical means or jetted to a firm and unyielding condition. (b) Remaining backfill may be fine-grained soils. It shall be placed in lifts not exceeding 6 inches in thickness or as determined appropriate, watered, or aerated to near optimum moisture content, and mechanically completed to a minimum of 90 percent of the laboratory maximum density. (c) Pipes in trenches within 5 feet of the top of slopes or on the face of slopes shall be bedded and backfilled with pea gravel or approved granular soils as described above. The remainder of the trench backfill shall comprise typical on-site fill soil mechanically completed as described in the previous paragraph. 			
HWQ-1	Prior to issuance of building permits, a final water quality control management plan shall be submitted by the project and approved by the City's Public Works Department, and strict adherence to the program is required.	Community Development Dept., Public Works Dept.	Building & Safety Division	Plan check and during construction
NOL-1	<p>As a condition of approval of all grading and building permits, the Project shall comply with the following list of noise reduction measures, subject to inclusion of additional provisions at the discretion of the Building Official as appropriate:</p> <ul style="list-style-type: none"> Excavation, grading, and other noise-intensive construction activities related to the proposed Project shall be restricted to the hours of operation allowed under Section 8.44.090.E of the Municipal Code, which is from 7:00 a.m. to 6 p.m. This Section prohibits unnecessary noise from construction, landscape maintenance or repair. Any deviations from these standards shall require the written approval of the City Building Official. The 	Community Development Dept.	Building & Safety Division	Plan check and during construction

330

MM #	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing
	<p>days and hours shall also apply to any servicing of equipment and to the movement of materials to and from the site. There shall be no grading/construction activities on Sundays or nationally recognized holidays.</p> <ul style="list-style-type: none"> • The developer shall require, as a condition of contract, that all construction equipment operating on the site be equipped with mufflers and sound control devices (e.g., intake silencers and noise shrouds) no less effective than those provided on the original equipment and no equipment shall have an unmuffled exhaust. • The developer shall require all contractors, as a condition of contract, to maintain and tune-up all construction equipment to minimize noise emissions. • Stockpiling and vehicle staging areas shall be located away from occupied residences, and screened from these uses by a solid noise attenuation barrier where necessary to achieve City Municipal Code-required noise attenuation levels. • Solid noise attenuation barriers (temporary barriers or noise curtains) with a sound transmission coefficient (STC) of at least 20 shall be used along Project boundaries adjacent to sensitive receptors, where noise monitoring, performed by a qualified noise monitor, indicates exceedance of City Municipal Code noise levels for more than 15 minutes in any one hour period. • Construction activities that occur outside the allowable hours per City standards 6 P.M. to 7 A.M.) shall require approval of the City Building Official based on demonstration of unusual circumstances and avoidance of significant impacts to neighboring sensitive receptors. Construction noise exceeding City standards (i.e., interior noise in excess of 50 dBA or exterior noise in excess of 65 dBA) and statutory time limits is anticipated, shall require implementation of additional noise attenuation measures such as temporary noise "curtains" to reduce construction noise to meet City Standards. • All stationary construction equipment (e.g., air compressor, generators, etc.) shall be operated as far away from the residential and institutional uses as practicable. If necessary to meet the 			

MM #	Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing
	<p>City's noise standards, the equipment shall be shielded with temporary sound barriers, sound aprons, or sound skins to the satisfaction of the Building Official.</p> <ul style="list-style-type: none"> In areas subject to potentially significant construction noise impacts, the developer shall be required to monitor and document compliance with all applicable noise level limits. Construction haul routes for large equipment and material import/export shall be specified to minimize the use of routes affecting sensitive receptors (e.g., residential, parks, hospitals, schools, convalescent homes, etc.). In all cases, trucks shall utilize a route that is least disruptive to sensitive receptors. Construction trucks shall avoid weekday and Saturday A.M. and P.M. peak hours (7 A.M. to 9 A.M. and 4 P.M. to 6 P.M.). 			
NOI-2	Prior to issuance of any mechanical permits, the City shall review the proper sizing and placement of equipment for Heating, Air Conditioning, and Ventilation in such a manner that their locations are located as far practicable from nearby residences surrounding the project site.	Community Development Dept.	Building & Safety Division	Plan check and during construction
T-1	Prior to approval of any design review or tentative subdivision map for a specific housing project that will result from the adoption of Zone Change No. 13-3502, the applicant shall submit a traffic study for review and approval by the City Engineer. The traffic study shall identify impacts that would result from development of the project and mitigation measures required to comply with City and County level of service standards. Any required improvements needed to maintain acceptable levels of service shall be included as conditions of approval on the tentative map in a manner meeting the approval of the City Engineer. Such mitigation measures/conditions of approval may include, but may not be limited to, providing traffic signal synchronization at Ramsey Street and 8 th Street, and at Ramsey Street and Hargrave Street; road widening along 8 th Street and along Hargrave Street; and installation of traffic signals at the I-10 on- and off-ramps at 8 th Street and at Hargrave Street.	Community Development Dept., City Engineer	Building & Safety Division	Plan check and during construction

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ATTACHMENT 11

**RECORD GAZETTE PROOF OF PUBLICATION OF
THE APRIL 9, 2013 JOINT WORKSHOP**

Record Gazette

218 N. Murray St
Banning, CA 92220
951-849-4586

Proof of Publication

(2015.5 C.C.P.)

No. 86336

City of Banning - Public Meeting Notice 2008-2014 Housing Element Update

State of California)
County of Riverside) ss.

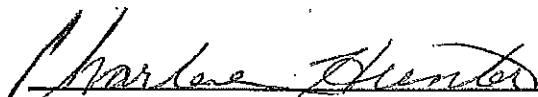
I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above matter. I am the principal clerk of the printer and publisher of Record Gazette, a newspaper published in the English language in the City of Banning, County of Riverside, and adjudicated a newspaper of general circulation as defined by the laws of the state of California by the Superior Court of the County of Riverside, under the date October 14, 1966, Case No. 54737. That the notice, of which the annexed is a copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

03/29, 2013

Executed 03/29, 2013

At Banning, CA

I certify (or declare) under penalty of perjury that the foregoing is true and correct.


Signature

FILED FOR RECORD
CITY OF BANNING
COUNTY OF RIVERSIDE
Housing Element Update
The City of Banning is a
city in the County of Riverside,
California. The City is located
in the San Geronimo Valley
approximately 8.02 acres is
proposed to be rezoned east
of Hargrave Street and north
of Charles Street consisting
of Assessor's parcel numbers
543-090-003, 543-090-004,
543-090-014, 543-090-016,
and 543-090-017; approxi-
mately 19.05 acres west of
San Geronimo Avenue and
south of Porter Street
(south of Banning High
School) consisting of As-
sessor's parcel numbers
543-050-002 and
543-050-003; and, approxi-
mately 18.9 acres south of
Westward Avenue and west
of the prolongation of Porter
Street (west of Banning
High School) consisting of
Assessor's parcel numbers
543-030-003, 543-030-019,
and 543-040-002. The City
Council and Planning Com-
mission will hold a joint
study session to review the
draft Housing Element and
related implementation ac-
tions and provide opportu-
nities for the public to partici-
pate in the Housing Element
update process. All
interested persons are en-
couraged to attend. At this
time the City Council and
Planning Commission will
be conducting an informa-
tional meeting only and no
action is scheduled to take
place regarding this sub-
ject.
Date: Tuesday, April 9,
2013
Time: 3:00 p.m.
Location: City Council
Chambers
99 E. Ramsey Street Ban-
ning, CA 92220
For further information,
please contact Zai Abu
Bakar, Community Devel-
opment Director at
951-922-3131.
Published in The Record
Gazette
No. 86336
03/29, 2013

Ingston Street to the south.
The DC zoning district also
includes the area generally
bordered by San Geronimo
Avenue to the west, the
prolongation of Fay Street
to the east, and Nicolet
Street to the north. Addi-
tionally, approximately 8.02
acres is proposed to be re-
zoned east of Hargrave
Street and north of Charles
Street consisting of Asses-
sor's parcel numbers
543-090-003, 543-090-004,
543-090-014, 543-090-016,
and 543-090-017; approxi-
mately 19.05 acres west of
San Geronimo Avenue and
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951-922-3131.
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No. 86336
03/29, 2013

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ATTACHMENT 12
MAILING LABES FOR THE APRIL 9, 2013
JOINT WORKSHOP


Affidavit

I, Holly Stuart, certify that the Notice of Public Meeting with City Council and Planning Commission to be held on April 9, 2013 for the proposed City of Banning 2008-2014 Housing Element Update was mailed on Thursday, March 28, 2013 to property owners and to those properties within a 300' radius of the below listed properties as shown in the attached.

APN's 543-030-003,-019; 543-040-002

APN's 543-050-002,-003

APN's 543-090-004, 543-090-003,-014, -016, -017



Holly Stuart



Date

300' Radius APN's 543-030-003, -019; 543-040-002

540250054
BANNING LEASED HOUSING ASSOC-I
2905 NORTHWEST BLV NO
PLYMOUTH MN 55441

~~543040001
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730~~

543040002
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

540261057
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

543040012
BANNING UNIFIED SCHOOL DIST
161 W WILLIAMS
BANNING CA 92220

~~543040013
BANNING UNIFIED SCHOOL DIST
161 W WILLIAMS
BANNING CA 92220~~

~~543040014
BANNING UNIFIED SCHOOL DIST
161 W WILLIAMS
BANNING CA 92220~~

543040008
REYNOLDS RESORTS BANNING
32392 S HWY NO
LAGUNA BEACH CA 92651

540262016
SILAKHOM JUTAR
746 JACCARD CIR
BANNING CA 92220

540261053
YANG XENG & TRUE K
724 PREFERRED LN
BANNING CA 92220

540261054
VANNAHONG NANHTHANA ANDIE
742 PREFERRED LN
BANNING CA 92220

540262006
CORIA LARISSA
665 WESTWARD AVE
BANNING CA 92220

540262023
STARLITE MGMT III
4900 SANTA ANITA AVE
EL MONTE CA 91731

~~540262018
STARLITE MGMT II
4900 SANTA ANITA AVE
EL MONTE CA 91731~~

540262022
LABRADA GUADALUPE
751 PREFERRED LN
BANNING CA 92220

540262012
VANG XUA & CHAO
603 W WESTWARD AVE
BANNING CA 92220

540262020
YANG YUATU
501 W WESTWARD AVE
BANNING CA 92220

540262009
YANG XENG
744 POMBRDEN CIR
BANNING CA 92220

540262010
STBLE LAWRENCE M & CAROLE SUB
16055 DOMINICA CIR
HUNTINGTON BEACH CA 92649

540262014
VANG CHOUN
747 JACCARD CIR
BANNING CA 92220

540262011
PHREZ MIKE & CHRISTINA
4840 SPRING VIEW DR
BANNING CA 92220

~~540262015
YANG MENG & SEE X
747 JACCARD CIR
BANNING CA 92220~~

540261055
CHANTHACHAK SAENG & GAIL KEO
762 PREFERRED LN
BANNING CA 92220

540262021
ARANYAPHONG SUSAN S
479 W WESTWARD AVE
BANNING CA 92220

540261056
CHANTHACHAK SAM & KAISONE
780 PREFERRED LN
BANNING CA 92220

540262017
JENNINGS NEBRASKA
754 JACCARD CIR
BANNING CA 92220


540262013
MUNOZ JOSE DE JESUS & MARIA DE
585 W WESTWARD AVE
BANNING CA 92220

~~540262019
STARLITE MGMT II
4900 SANTA ANITA AVE
EL MONTE CA 91731~~

543030001
HEWLETT DONNA B
778 W WESTWARD AVE
BANNING CA 92220

543030017
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

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Use Avery® Template 5160®

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expose Pop-up Edge™

 AVERY® 5160®

543030018
ALVARADO HUGO
654 W WESTWARD AVE
BANNING CA 92220

543030019
MONTANO RODOLFO B
459 E 41ST ST
LOS ANGELES CA 90011

543030004
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

543030016
BANNING UNIFIED SCHOOL DIST
161 W WILLIAMS
BANNING CA 92220

543030003
MONTANO RODOLFO B
459 E 41ST ST
LOS ANGELES CA 90011

543030015
BANNING UNIFIED SCHOOL DIST
161 W WILLIAMS
BANNING CA 92220

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**PUBLIC MEETING NOTICE
CITY OF BANNING 2008-2014 HOUSING ELEMENT UPDATE**

The City of Banning is preparing its General Plan Housing Element update for the 2008-2014 planning period. The Housing Element includes 1) Analysis of the community's demographic trends and housing needs; 2) Review of potential governmental, market, and environmental constraints on the maintenance, improvement and development of housing; 3) An inventory of resources for housing, including land suitable for residential development; 4) Evaluation of accomplishments toward meeting the goals and objectives of the prior Housing Element; 5) A plan for addressing identified needs, including goals, policies, programs and quantified objectives.

The workshop will include a discussion of implementation actions required by state law, including changes to General Plan land use and zoning designations necessary to facilitate the production of housing for all economic segments of the community.

The Draft 2008-2014 Banning Housing Element is available for review at the Community Development Department at 99 E. Ramsey St., Banning, CA 92220, and also may be viewed on the City website at:

<http://www.ci.banning.ca.us/index.aspx?nid=54>

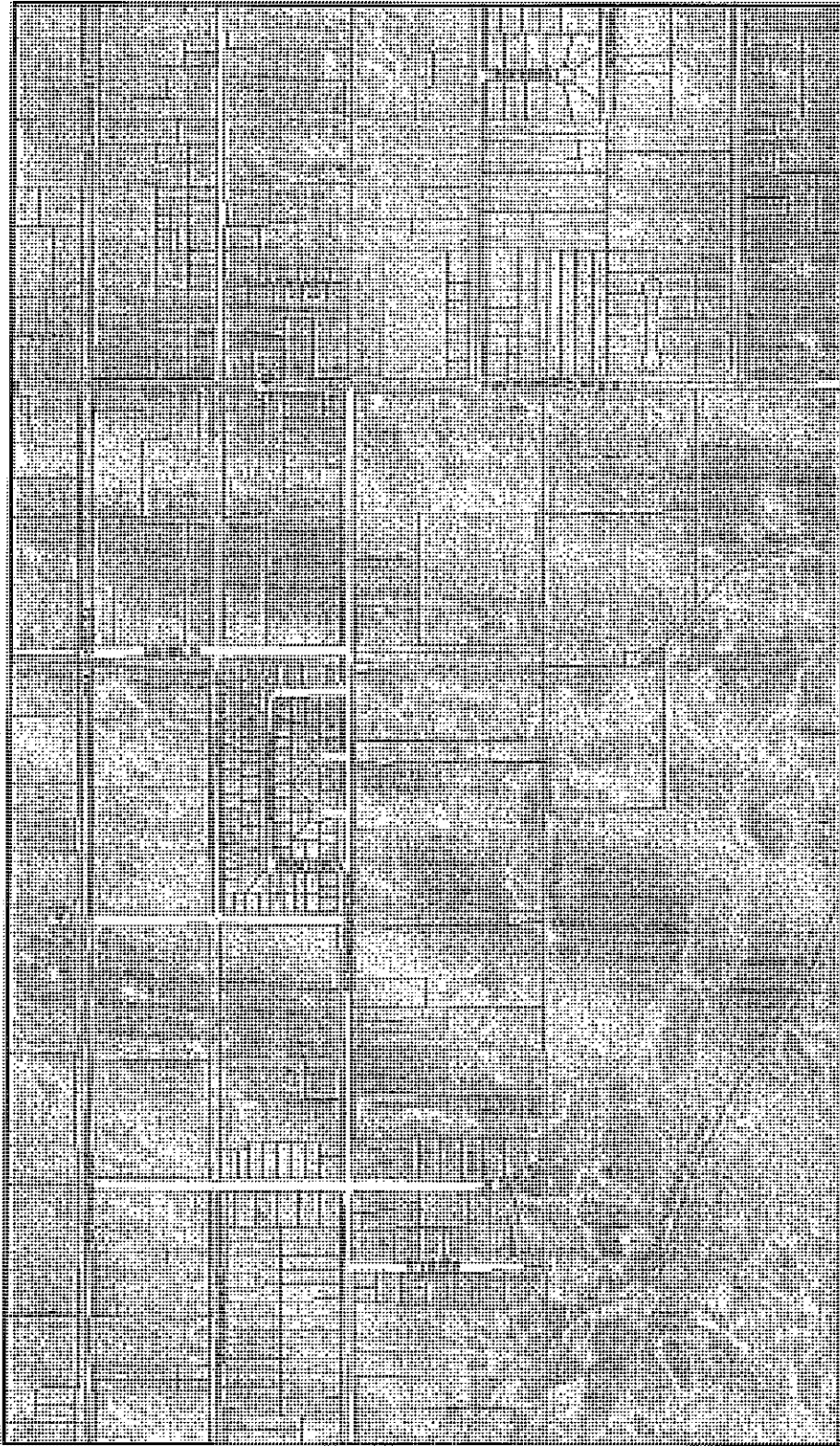
The map on the reverse side shows the locations of properties being considered for rezoning to Very High Density Residential use as part of the Housing Element implementation actions.

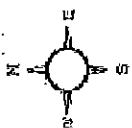

The City Council and Planning Commission will hold a joint study session to review the draft Housing Element and related implementation actions and provide opportunities for the public to participate in the Housing Element update process. All interested persons are encouraged to attend. At this time the City Council and Planning Commission will be conducting an informational meeting only and no action is scheduled to take place regarding this subject.

Date: Tuesday, April 9, 2013
Time: 3:00 p.m.
Location: City Council Chambers
99 E. Ramsey Street
Banning, CA 92220

For further information, please contact Zai Abu Bakar, Community Development Director at 951-922-3131.

VHDR (20-30 du/ac)



1" = 752 ft	APN's 543-030-003, -019; 543-040-002	01/15/2013		
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.				

3001 Radius APN'S 543-050-002, - 003

543040001
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

543040008
REYNOLDS RESORTS BANNING
32392 S HWY NO
LAGUNA BEACH CA 92651

543160009
WILSON JIM H
132 WESLEY ST
BANNING CA 92220

543170001
WILSON JIM H
132 WESLEY ST
BANNING CA 92220

~~543050003
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730~~

~~543050002
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730~~

543170013
DJL PROP
P O BOX 3223
SOUTH EL MONTE CA 91733

543170005
DJL PROP
P O BOX 3223
SOUTH EL MONTE CA 91733

543170004
DJL PROP
P O BOX 3223
SOUTH EL MONTE CA 91733

~~543170015
WILSON JIM H
132 WESLEY ST
BANNING CA 92220~~

543160018
WILSON JIM H
132 E WESLEY ST
BANNING CA 92220

~~543050001
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730~~



**PUBLIC MEETING NOTICE
CITY OF BANNING 2008-2014 HOUSING ELEMENT UPDATE**

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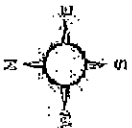

**Location: City Council Chambers
99 E. Ramsey Street
Banning, CA 92220**

For further information, please contact Zai Abu Bakar, Community Development Director at 951-922-3131.

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VHDR (20-30 du/ac)



1" = 752 ft	APN's 543-050-002 -003	01/14/2013		
This map represents a visual display of related geographic information. Data provided herein is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Barling staff for the most up-to-date information.				

300' Radius 543-090-004, 543-090-003, -014, -016, -017

543231011
HOLLY GARYMILES & SANDRA
1073 DRIFTWOOD CIR
BANNING CA 92220

543231012
RAMOS DONALD R
1065 DRIFTWOOD CIR
BANNING CA 92220

543240002
HARBER LAUREN A
1040 CALDERON WAY
BANNING CA 92220

541320012
CARBAJAL MAXIMO PEREZ
P O BOX 630
CABAZON CA 92230

541320013
SMITH JOSEPH A & JUDITH A
1060 E BARBOUR AVE
BANNING CA 92220

541320014
CALDER SHIRLEY M
1725 N SANGORGONIO
BANNING CA 92220

541310016
HMONG ALLIANCE CHURCH OF BANNN
P O BOX 138
BANNING CA 92220

541310022
COX PAUL A & KRISTA
637 S HARGRAVE ST
BANNING CA 92220

541320006
LERMA JESUS F
720 S HARGRAVE ST
BANNING CA 92220

541310019
DELIGHT ARTHUR C & CHARLENE J
209 18TH ST
MANHATTAN BEACH CA 90266

541320010
MORRIS CARL RICHARD
1166 N 4TH ST
BANNING CA 92220

541320011
MORRIS RONALD
12226 CHINABERRY ST
YUCAIPA CA 92399

541320008
JAMES LARRY E
3254 SWEETWATER DR
ONTARIO CA 91761

541310023
DAGNINO FAMILY LIVING TRUST
785 S HARGRAVE ST
BANNING CA 92220

543090017
DEMISSIE BELETTE & AMSALE BERHA
467 N SANGORGONIO AVE
BANNING CA 92220

543090004
KIRSCHNER KHANIM FAWZIA
981 E CHARLES ST
BANNING CA 92220

~~543080008
CITY OF BANNING
CA~~

543230008
SANCHEZ JOSE LUIS & ESPERANZA
941 DRIFTWOOD CIR
BANNING CA 92220

543230007
FELIX THOMAS A & GEORGIA
949 DRIFTWOOD CIR
BANNING CA 92220

543090026
CASH MICHAEL KHANIM
981 E CHARLES ST
BANNING CA 92220

541320005
MILLS NANCY ELIZABETH
6698 NICOLETT ST
RIVERSIDE CA 92504

541320009
MUNOZ ANA
780 S HARGRAVE ST
BANNING CA 92220

541320007
GAMBOA ANGELICA D
3466 BADLEY DR
MIRA LOMA CA 91752

543090016
BEAM GUADALUPE
13856 MEADOW VIEW LN
YUCAIPA CA 92399

543230012
BLACKFORD AMBER R
948 DRIFTWOOD CIR
BANNING CA 92220

543230016
BENTLEY TOM
1075 CHARLES ST
BANNING CA 92220

543090014
FLORES YBSENIA
1330 S HARGRAVE ST
BANNING CA 92220

543230018
ESPINOZA MIGUEL
665 W WESTWARD AVE
BANNING CA 92220

543090003
VELARDE ILSON MISAEAL
544 S 98TH WAY
MESA AZ 85208

543240001
HUERTA GLORIA M & RAMON G
1002 CALDERON WAY
BANNING CA 92220

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543231017
CHAVIRA HUMBERTO BUSTAMANTE
1074 CHARLES ST
BANNING CA 92220

543090021
FEDERAL HOME LOAN MORTGAGE COR
3476 STATEVIEW BLVD
FORT MILL SC 29715

543090023
HAPPY PAWS LTD
P O BOX 0594
ST GEORGE UT 84771

543090022
BANUELOS GUADALUPE R
932 E CHARLES ST
BANNING CA 92220

543090024
HAWVER BUGENB NILE & JANET E K
992 E CHARLES ST
BANNING CA 92220

543230015
MARTINEZ MERCY B
1113 CHARLES ST
BANNING CA 92220

543240010
GUERRERO FERNANDO & LAURA
1003 CALDERON WAY
BANNING CA 92220

543231016
POYLE JAMES M & TESSIE P
1112 CHARLES ST
BANNING CA 92220

543090013
BURGIN BESSIE ANN
837 E BARBOUR
BANNING CA 92220

543231018
CLARKE MATTHEW
1036 CHARLES ST
BANNING CA 92220

543230009
HERNANDEZ HORACIO & DANNY
933 DRIFTWOOD CIR
BANNING CA 92220

543230010
PEREZ MANUEL R & MARIA ELOISA
932 DRIFTWOOD CIR
BANNING CA 92220

543230011
MUTH TRAVIS ELDON & KELLY JO
940 DRIFTWOOD CIR
BANNING CA 92220

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**PUBLIC MEETING NOTICE
CITY OF BANNING 2008-2014 HOUSING ELEMENT UPDATE**

The City of Banning is preparing its General Plan Housing Element update for the 2008-2014 planning period. The Housing Element includes 1) Analysis of the community's demographic trends and housing needs; 2) Review of potential governmental, market, and environmental constraints on the maintenance, improvement and development of housing; 3) An inventory of resources for housing, including land suitable for residential development; 4) Evaluation of accomplishments toward meeting the goals and objectives of the prior Housing Element; 5) A plan for addressing identified needs, including goals, policies, programs and quantified objectives.

The workshop will include a discussion of implementation actions required by state law, including changes to General Plan land use and zoning designations necessary to facilitate the production of housing for all economic segments of the community.

The Draft 2008-2014 Banning Housing Element is available for review at the Community Development Department at 99 E. Ramsey St., Banning, CA 92220, and also may be viewed on the City website at:

<http://www.ci.banning.ca.us/index.aspx?nid=54>

The map on the reverse side shows the locations of properties being considered for rezoning to Very High Density Residential use as part of the Housing Element implementation actions.

The City Council and Planning Commission will hold a joint study session to review the draft Housing Element and related implementation actions and provide opportunities for the public to participate in the Housing Element update process. All interested persons are encouraged to attend. At this time the City Council and Planning Commission will be conducting an informational meeting only and no action is scheduled to take place regarding this subject.

Date: Tuesday, April 9, 2013

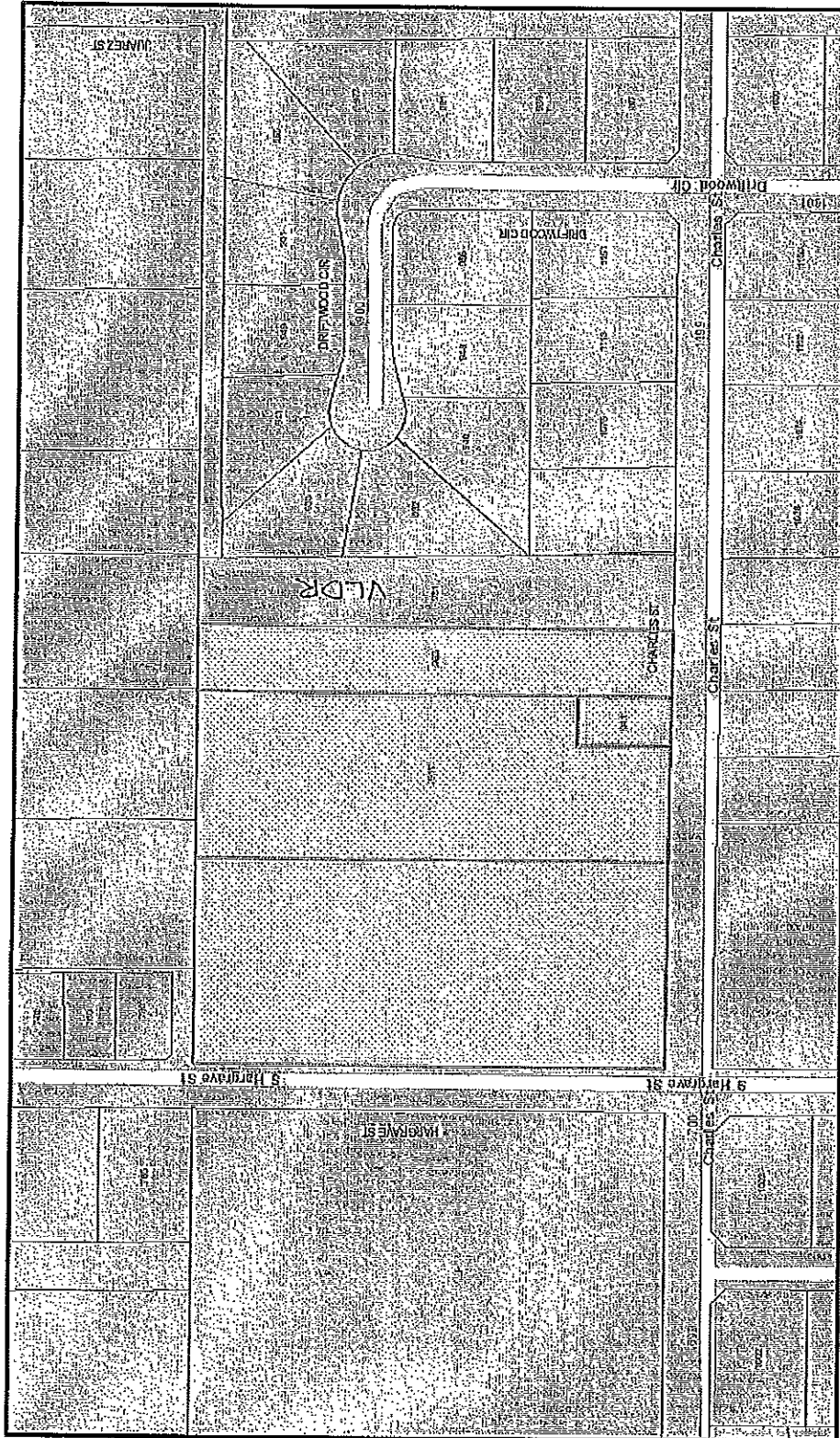
Time: 3:00 p.m.

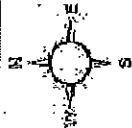

**Location: City Council Chambers
99 E. Ramsey Street
Banning, CA 92220**

For further information, please contact Zai Abu Bakar, Community Development Director at 951-922-3131.

346

VHDR (20-30 du/ac)



1" = 188 ft.	APN'S 543-090-003 -014, 016, -017	07/14/2013		
<p>This map represents a visual display of related geographic information. Data provided herein 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.</p>				

ATTACHMENT 13

**PRESS ENTERPRISE PROOF OF PUBLICATION OF
THE JOINT WORKSHOP DATED APRIL 23, 2013**

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside, CA 92501-3878
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

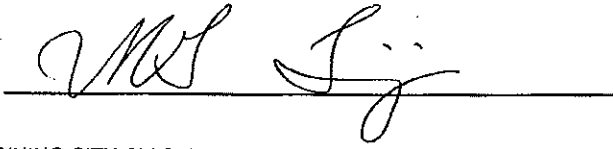
Ad Desc.: /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of February 4, 2013, Case Number RIC 1215735; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

04/13/2013

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: April 15, 2013
At: Riverside, California


BANNING CITY CLERK
99 E RAMSEY ST
BANNING, CA 92220

Ad Number: 0001028894-01

P.O. Number:

Ad Copy:

PUBLIC MEETING NOTICE CITY OF BANNING 2008-2014 HOUSING ELEMENT UPDATE

The City of Banning is preparing its General Plan Housing Element update for the 2008-2014 planning period. The Housing Element includes 1) Analysis of the community's demographic trends and housing needs; 2) Review of potential governmental, market, and environmental constraints on the maintenance, improvement and development of housing; 3) An inventory of resources for housing, including land suitable for residential development; 4) Evaluation of accomplishments toward meeting the goals and objectives of the prior Housing Element; 5) A plan for addressing identified needs, including goals, policies, programs and quantified objectives.

The Draft 2008-2014 Banning Housing Element is available for review at the Community Development Department at 99 E. Ramsey St., Banning, CA 92220, and also may be viewed on the City website at:

<http://www.ci.banning.ca.us/index.aspx?nid=54>

A workshop will be held on Tuesday, April 23, 2013, at 3:00 p.m. at the City Council Chambers, 99 E. Ramsey Street, Banning, CA 92220. The purpose of the workshop is to provide an opportunity for the public to provide input on the draft Housing Element. The workshop is an informational meeting and no action will be taken other than providing staff with direction for sites to be selected for rezoning.

During this workshop the public will have the opportunity to provide input. All interested persons are encouraged to attend. This workshop is an informational meeting and no action will be taken other than providing staff with direction for sites to be selected for rezoning.

Meeting Date: Tuesday, April 23, 2013
Time: 3:00 p.m.
Location: City Council Chambers
99 E. Ramsey Street
Banning, CA 92220

For further information, please contact Zai Abu Baker, Community Development Director at 951-922-3131.

4/13

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ATTACHMENT 14

**RECORD GAZETTE PROOF OF PUBLICATION OF
THE PUBLIC HEARING NOTICE OF THE CITY
COUNCIL MEETING DATED JULY 23, 2013**

Record Gazette
218 N. Murray St.
Proof of Publication
(2015.5 C.C.P.)

CC MEETING - 2008-2014 - 91320

State of California)
County of Riverside) ss.


I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above matter. I am the principal clerk of the printer and publisher of Record Gazette, a newspaper published in the English language in the City of Banning, County of Riverside, and adjudicated a newspaper of general circulation as defined by the laws of the state of California by the Superior Court of the County of Riverside, under the date October 14, 1966; Case No. 54737. That the notice, of which the annexed is a copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

July 12, 2013

Executed on: 07/12/2013

At Banning, CA

I certify (or declare) under penalty of perjury that the foregoing is true and correct.


Signature

NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT THE INITIAL STUDY MITIGATED
NEGATIVE
DECLARATION AND
MITIGATION
MONITORING AND
REPORTING PROGRAM
RELATED TO ADOPTION
OF 2008-2014 BANNING
HOUSING ELEMENT

NOTICE IS HEREBY GIVEN of a Public Hearing before the City of Banning City Council, to be held on Tuesday, July 23, 2013, at 5:00 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider the City Initiated General Plan Amendment and Zone Change to comply with the State Housing and Community Development (HCD) mandate for provision of adequate housing sites for Regional Housing Needs Assessment as follows: GENERAL PLAN AMENDMENT (GPA) NO. 13-2504: An Amendment to the Banning General Plan Land Use and Housing Element to revise policies and maps related to the adoption of the 2008-2014 Housing Element. ZONE CHANGE NO. 13-3502: An amendment to the Banning Zoning Code to modify development standards in the Downtown Commercial (D-C) zone, High Density Residential (HDR) zone; and create a Very High Density Residential (VHDR) zone; and an amendment to the Zoning map to re-zone properties to provide adequate sites to meet the RHNA. 1. Three (3) parcels in the Downtown Commercial district are proposed for re-zoning from the allowable residential density of 18 dwelling units per acre to 20 units per acre for developments with 16 units or more when 50% of units in the development are reserved for lower-income households. These parcels are 541-145-012 (255 E. Ramsey Street); 541-150-004 (447 E. Ramsey Street); and 541-150-010 (553 E. Ramsey Street). 2. Establish a new High Density Residential-20 ("HDR-20") zoning district allowing multi-family residential development by-right at a minimum density of 20 units/acre when 50% of units in the development are reserved for lower-income households, and change the zoning designation for the following properties from HDR to HDR-20 - 537-120-034, 540-083-002, 541-110-013, 532-080-004, 419-140-059, 534-161-010, 537-110-008, and 541-110-009. 3. Create a new Very High Density Residential ("VHDR") General Plan land use category and zoning district, allowing densities of 19-24 units/acre and 20 units/acre by-right when 50% of units in the development are reserved for lower-income households, and apply this designation to the following three properties totalling approximately 44 acres - 537-190-018, 537-190-021, and 537-190-020. To locate the parcels that are referenced in this notice, please go to the Riverside County website and type in "http://www3.tlma.co.riverside.ca.us/pa/rcdis/viewer.htm" in the search engine and follow the instructions on the page. 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 available on the City's website at "http://www.ci.banning.ca.us/index.aspx?nid=65". All parties interested in speaking either in support of or in opposition to any 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 City Clerk 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 Dated: July 8, 2013
Zal Abu Bakar
Community Development Director
Publish: July 12, 2013
Published in The Record
Gazette
No. 91320
07/12, 2013

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ATTACHMENT 15

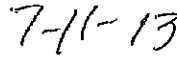
MAILING LABELS FOR THE PUBLIC HEARING
NOTICE OF CITY COUNCIL MEETING
DATED JULY 23, 2013

Affidavit

I, Holly Stuart, certify that the Notice of Public Hearing and Intent to adopt the Initial Study/Mitigated Negative Declaration related to the Adoption of the 2008-2014 Banning Housing Element was mailed United States Postal on June 11, 2013. This notice represents the hearing scheduled before the City Council on July 23, 2013 and included notices to property owners within 300' of the proposed properties to be rezone, as well as, to Responsible Agencies, Trustee Agencies, the Serrano Del Vista community, Sun Lakes General Manager and individuals that previously requested notification. The mailing information is attached hereto by reference.



Holly Stuart
Development Project Coordinator



Date

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State of California
Dept of Transportation/District 8
464 W. 4th St, 6th Floor/MS 726
San Bernardino, CA 92401-1400

Department of Planning &
Economic Development
Attn: Franklin Dancy
49750 Seminole Drive
Cabazon, CA 92330

Calif. Regional Water Quality Control Bd
Santa Ana Basin Region 8
3737 Main Street, Suite 500
Riverside CA 92501-3339

San Geronio Pass Water Agency
1210 Beaumont Avenue
Beaumont CA 92223

Beaumont Unified School District
400 Grace Avenue
Beaumont CA 92223



City of Beaumont
Attn: Planning Department
550 E. 6th Street
Beaumont CA 92223

South Coast AQMD
Office of Planning and Rules
Attn: Steve Smith
21865 E. Copley Drive
Diamond Bar, CA 91765

Soboba Band of Luiseno Indians
Attn: Joseph Ontiveros
P.O. Box 487
San Jacinto, CA 92581

Ken Mullen
1908 W. Westward Ave.
Banning CA 92220

Micale K. Cashe
981 E. Charles St.
Banning CA 92220

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Banning Unified School District
161 W. Williams Street
Banning, CA 92220

County of Riverside
Planning Department
Attn: Keith Gardner
4080 Lemon St., 9th Floor
Riverside, CA 92502-1409

California Regional Water Quality Control
Colorado River Basin Region 7
73-720 Fred Waring Drive, Suite 100
Palm Desert CA 92260

County of Riverside
Auditor-Controller
4080 Lemon St, 11th Flr
Riverside CA 92502-1326

Riverside County Clerk
2720 Gateway Drive
Riverside CA 92507

Riverside Transit Agency
Director of Planning
1825 Third Street
Riverside CA 92507

SCAG
Intergovernmental Review
818 West Seventh Street, 12th Floor
Los Angeles, CA 90017-3435

Don Smith
55 N. 8th Street
Banning CA 92220

Bill Lamb
931 April Lane
Banning CA 92220

Christy Burns
560 Alder Ct.
Banning CA 92220

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Banning Public Library
21 W. Nicolet Street
Banning, CA 92220

Riverside County Flood
Control District
Attn: Stuart McKibben
1995 Market Street
Riverside CA 92501

Verizon of California
Attn: Environmental Review
1980 Orange Tree Lane, Suite 100
Redlands CA 92374

Beaumont-Cherry Valley Recreation &
Parks District
38900 Oak Valley Parkway
Beaumont CA 92223

County of Riverside
Transportation Commission
4080 Lemon St, 3rd Floor
Riverside CA 92502-1090

County of Riverside
Executive Office
4080 Lemon Street, 12th Floor
Riverside CA 92501

Western Riverside Council of
Governments
4080 Lemon Street, 3rd Floor/MS1032
Riverside, CA 92501

Inge Schuler
1030 W. Westward Ave.
Banning CA 92220

Gail Wesson
3400 Wentworth
Hemet, CA 92545

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Banning, CA 92220

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Jack C. Pryor
19024 Ruppert Street
Palm Springs, CA 92262

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Jeremy Wilson
Sun Lakes Country Club
850 Country Club Drive
Banning, CA 92220

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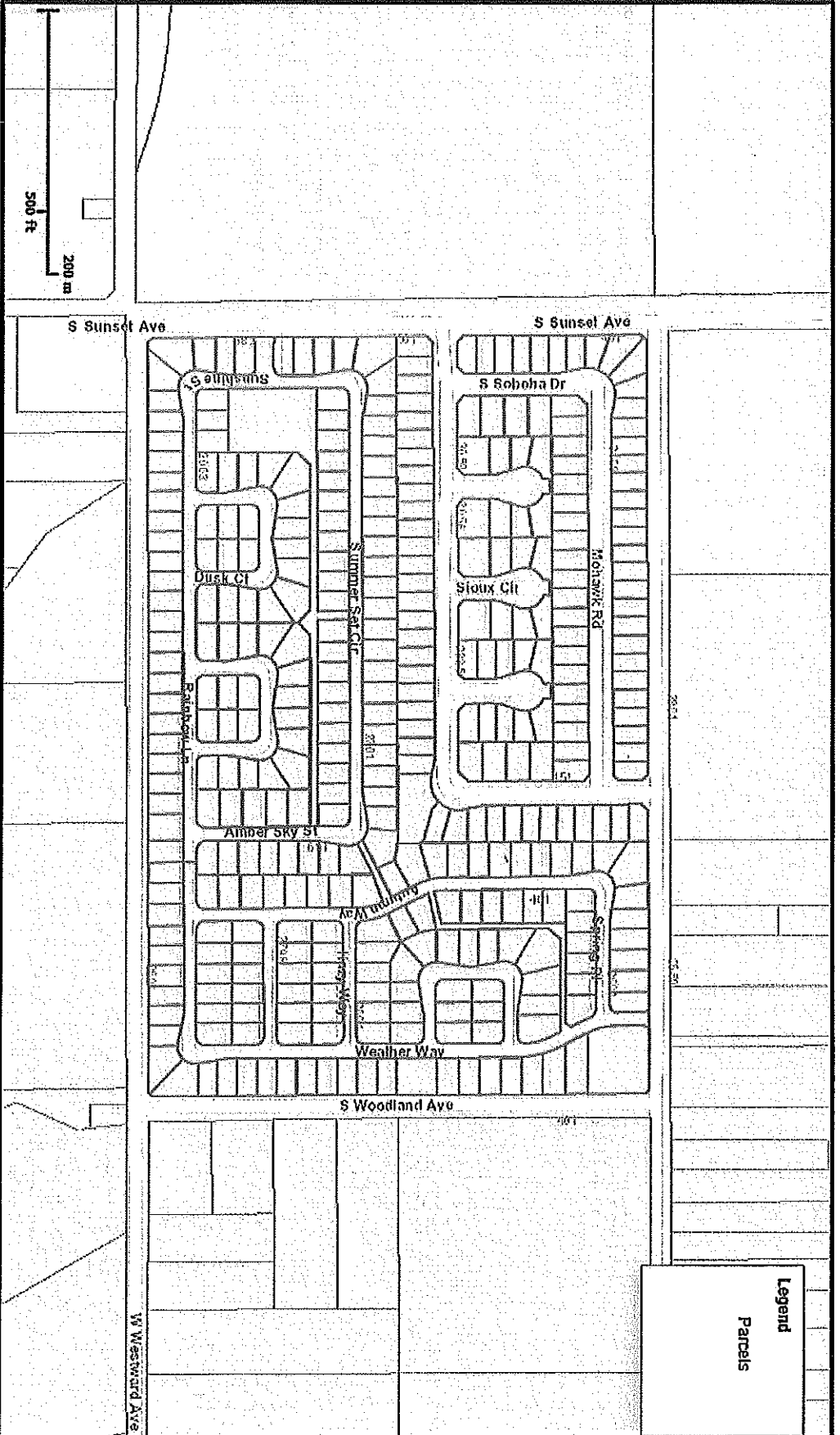
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Serrano Del Vista

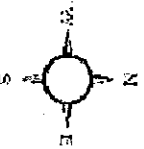
Legend

Parcels



1" = 376 ft

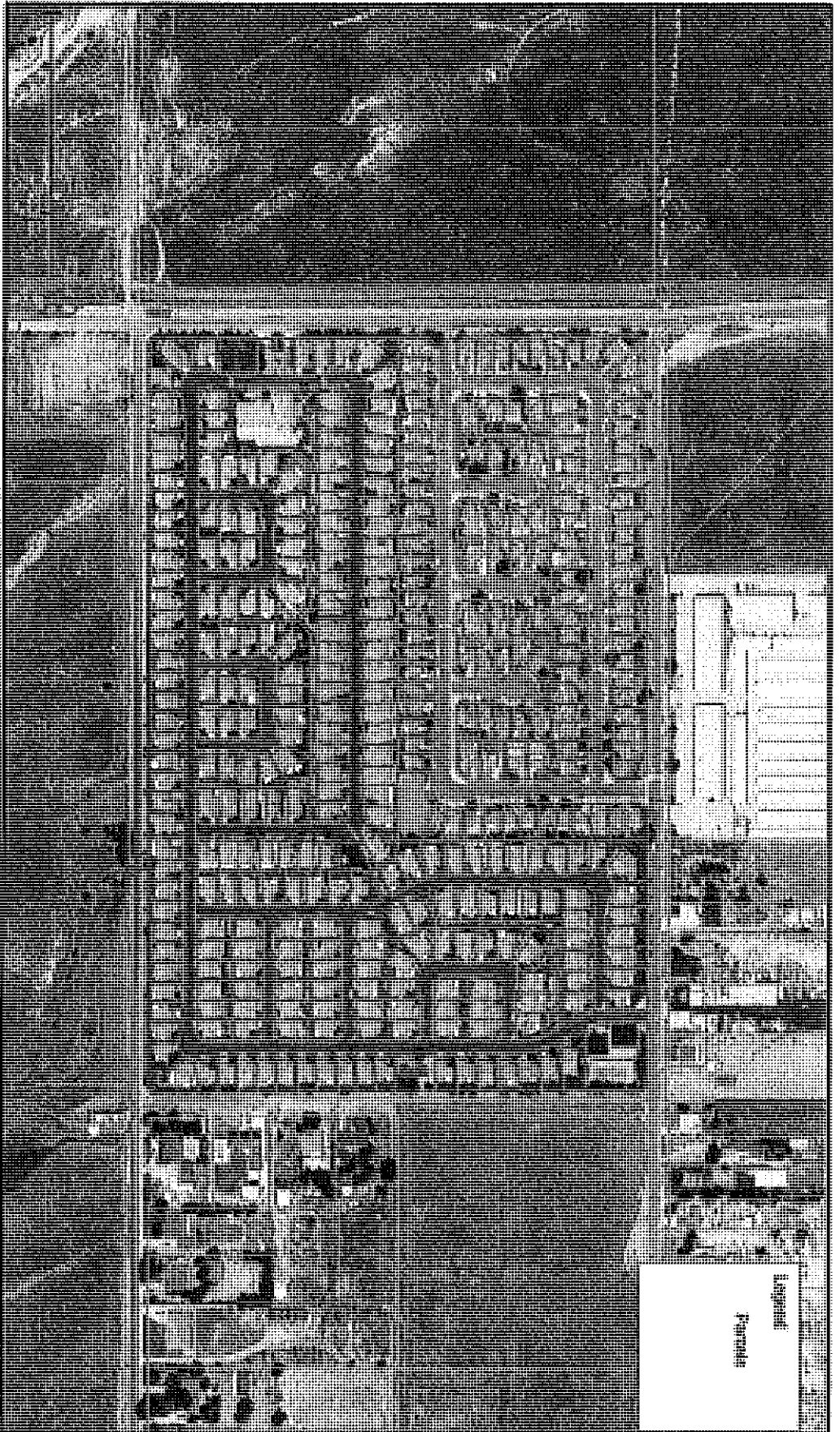
07/08/2013



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356

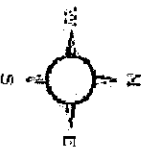
Serrano Del Vista



Legend
Portals

1" = 376 ft

07/08/2013



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538311010
ROMAN MANUEL
3145 MOHAWK DR
BANNING CA 92220

538311014
GUTIERREZ AARON & MIRIAM
3095 MOHAWK RD
BANNING CA 92220

538311015
PADILLA GABRIEL C
3087 MOHAWK RD
BANNING CA 92220

538311030
ROQUE LUZ
2887 MOHAWK RD
BANNING CA 92220

538311012
GARCIA LEANDRO R
3129 MOHAWK RD
BANNING CA 92220

538311020
REAL ESTATE PROP MANAGEMENT
466 N ORANGE ST
REDLANDS CA 92374

538311022
NGUYEN DIANA LAM
3067 SHOREPINE CT
RIVERSIDE CA 92504

538311024
NOVAK MARION
291 COTTONWOOD AVE
RIVERSIDE CA 92506

538311017
VILLEGAS DIEGO
3065 MOHAWK RD
BANNING CA 92220

538311031
MJB ASSOC
2020 E ORANGETHORPE AVE
FULLERTON CA 92831

538311011
SNYDER SAUL
3137 MOHAWK DR
BANNING CA 92220

538331029
HOLLINGSWORTH WADE E & VICTORI
2765 W SPRING PL
BANNING CA 92220

538333001
SERRANO DEL VISTA HOMEOWNERS A
P O BOX 1510
UPLAND CA 91785

538311018
RELIABLE REAL ESTATE & PROP MA
466 N ORANGE ST
REDLANDS CA 92374

538311028
BANK OF NEW YORK MELLON
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

538311013
SARABIA JESUS
3121 MOHAWK RD
BANNING CA 92220

538311027
RELIABLE REAL ESTATE & PROP MA
466 N ORANGE ST
REDLANDS CA 92374

538331035
LANGE MARY R
2661 SPRING PL
BANNING CA 92220

538311021
FENG TRACY
3005 MOHAWK RD
BANNING CA 92220

538332067
SERRANO DEL VISTA HOMEOWNERS A
P O BOX 1510
UPLAND CA 91785

538331034
HANLEY WILLIAM T & LINDA K
2677 SPRINGS PL
BANNING CA 92220

538311032
RELIABLE REAL ESTATE & PROP MA
466 N ORANGE ST
REDLANDS CA 92374

538311019
RELIABLE REAL ESTATE & PROP MA
466 N ORANGE ST
REDLANDS CA 92374

538311026
LANDA JOSE & LUZ MARIA
2937 MOHAWK RD
BANNING CA 92220

538331031
AMADOR TONY E
2723 W SPRING PL
BANNING CA 92220

538313008
GOMEZ ALBERTO CASAS
583 Illinois Ave
Beaumont CA 92223


538313009
TREJO JUAN C & AMANDA
2435 W WESTWARD AVE
BANNING CA 92220

538331033
MCGILL STEPHEN & JANICE
2691 W SPRING PL
BANNING CA 92220

538313010
TREJO JUAN CARLOS & AMANDA
2435 W WESTWARD AVE
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RUANO HERNANY
3046 MOHAWK RD
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HEMET CA 92543

538331028

GOODSON WANDA
431 S AUTUMN WAY
BANNING CA 92220

538332005

JACOB OLAF & RENATE
2706 W SPRING PL
BANNING CA 92220

538332004

GREENE GILBERT
2690 SPRINGS PL
BANNING CA 92220

538332003

HERRERA ALICIA & JOSE
2676 W SPRING PL
BANNING CA 92220

538311008

CASTLEBERRY DOUG
459 SOBOBA DR
BANNING CA 92220

538312003

RIVERA GREGORIO
543 S CHEROKEE CIR
BANNING CA 92220

538332006

GORDON NANCY L
2722 W SPRING PL
BANNING CA 92220

538311023

MARTINEZ JOSE & AGUEDA P
2985 MOHAWK RD
BANNING CA 92220

538311016

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466 N ORANGE ST
REDLANDS CA 92374

538333003

PENA ANTONIO & MARIA J
468 WEATHER WAY
BANNING CA 92220

538332032

RODRIGUEZ LORINA
16403 BAINBROOK AVE
CERRITOS CA 90703

538311007

COOK DIRK & ERIKA
469 SOBOBA DR
BANNING CA 92220

538332066

WILEY MICHAEL L & LANA C
2705 W WINTER CT
BANNING CA 92220

538313018

ORELLANA HERNAN
4768 WINTERGREEN CT
BANNING CA 92220

538332065

BOYD MARY
2660 W SPRING PL
BANNING CA 92220

538312004

QUINTERO GLORIA EUGENIA R
464 NAVAJO DR
BANNING CA 92220

538312007

TREJO JUAN CARLOS & AMANDA
2435 W WESTWARD AVE
BANNING CA 92220

538313019

MARQUEZ ENRIQUE
2928 MOHAWK RD
BANNING CA 92220

538313016

TREJO JUAN C
2435 W WESTWARD AVE
BANNING CA 92220

538332033

TEEGARDEN JOHN & NANCY
2663 WINTER CT
BANNING CA 92220

538313017

RELIABLE REAL ESTATE & PROP MA
466 N ORANGE ST
REDLANDS CA 92374

538312005

STARLITE MGMT II
4900 SANTA ANITA AVE
EL MONTE CA 91731

538313025

HUYNH NIEL KIM
46243 MONTE VISTA DR
INDIO CA 92201

538333002

MILLS HERBERT WRIGHT & SUSANNA
442 WEATHER WAY
BANNING CA 92220

538333004

HAUSER DONALD E & RITA
494 WEATHER WAY
BANNING CA 92220

538313043

GONZALEZ MARIA
497 S SIOUX CIR
BANNING CA 92220

538313034

AQUINO CONSUELO
1565 PEPPER LN
BANNING CA 92220

538313033

EUGENE RICHARD
1558 BANYON
BEAUMONT CA 92223

538332009

SMITH ARTHUR R & EDWINA M
492 AUTUMN WAY
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YUCAIPA CA 92399

538313005
CRUZ ONELIA
2596 TERESA PL
POMONA CA 91766

538313007
JOHNSON ARNITHA
P O BOX 817
SUN CITY CA 92587

538313021
DEROMAN ANDREA T
2896 MOHAWK RD
BANNING CA 92220

538331026
ROSSMAN FREDERICK G & AVIS J
14404 SE WEBSTER RD
MILWAUKIE OR 97267

538313012
TREJO JUAN CARLOS & JOSE JAIRO
2435 W WESTWARD AVE
BANNING CA 92220

538313014
MJB ASSOC
2020 E ORANGETHORPE AVE
FULLERTON CA 92831

538331025
ZIGLER STANLEY & AUDREY RAE
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BANNING CA 92220

538312006
LITTLE LARONDA
490 NAVAJO DR
BANNING CA 92220

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PILLIMUE LIGIA MARIA
2874 MOHAWK DR
BANNING CA 92220

538332008
ROULINAVAGE THEODORE A & BARBA
890 ANNANDALE RD
BEAUMONT CA 92223

538332034
HOUGH CHARLES F & LORA L
2649 WINTER CT
BANNING CA 92220

538313050
GOMEZ JOSE LUIS
5224 HOLLISTER
SANTA BARBARA CA 93111

538311025
BROWN LELAND E
2953 MOHAWK RD
BANNING CA 92220

538312001
GOMEZ REFUGIO SOLORIO
420 NAVAJO DR
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28775 CAMPBELL AVE
MORENO VALLYBY CA 92555

538331018
SALOMON JUNE
591 AUTUMN WAY
BANNING CA 92220

538312031
ROMERO MARIA
3100 W JEFFERSON ST
BANNING CA 92220

538322027
HENDRICKS THOMAS E & MARILYN F
2811 SUMMER SET CIR
BANNING CA 92220

538322017
QUIROGA PAUL
2967 SUMMER SET CIR
BANNING CA 92220

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538322018
LEE SANDRA
2951 SUMMER SET CIR
BANNING CA 92220

538321054
ARMENTA LEO G
3076 SUMMER SET CIR
BANNING CA 92220

538332018
GANTMAN SERGEY
550 S HILL ST
LOS ANGELES CA 90013

538332020
BINNING WILLIAM C
2663 W HAZY WAY
BANNING CA 92220

538322013
MCKINNEY DORIS F
3029 SUMMER SET CIR
BANNING CA 92220

538322022
BROOKS JAMES A & BLANCHE W
2889 SUMMER SET CIR
BANNING CA 92220

538332019
WEISS TERRY C & JUDITH A
2679 W HAZY WAY
BANNING CA 92220

538321053
GREER GLORIA MAE
3060 SUMMER SET CIR
BANNING CA 92220

538322006
SHESGREEN WILLIAM & JACKLYN
3141 SUMMER SET CIR
BANNING CA 92220

538332008
ALLEN LAVERN E & VIOLET R
3105 SUMMER SET CIR
BANNING CA 92220

538332017
SCRIMSHIRE RICHARD
2707 W HAZY WAY
BANNING CA 92220

538322015
DAY DONALD F & AUDREY A
2999 SUMMER SET CIR
BANNING CA 92220

538322024
KADOW EUGENE V & RONNA L
2857 SUMMER SET CIR
BANNING CA 92220

538322020
GUSTIN EARL J & HELEN J EOFF
2919 SUMMER SET CIR
BANNING CA 92220

538333010
SMOTHERS MAXINE C
654 WEATHER WAY
BANNING CA 92220

538321048
CLARK GRAYDON J & EVA T
2984 SUMMER SET CIR
BANNING CA 92220

538321042
KIMURA TAKAYUKI T
2890 SUMMER SET CIR
BANNING CA 92220

538321040
KELLY MOGUEL ESTHER O
2858 SUMMER SET CIR
BANNING CA 92220

538331036
MEDEL YILMA
655 AUTUMN PL
BANNING CA 92220

538321057
PRICE JAMES L & ANNE K
3120 SUMMER SET CIR
BANNING CA 92220

538321055
READ DALE F & MELODY
2311 SW 7TH ST
BATTLE GROUND WA 98604

538321050
WADDELL CARMELA M
3014 SUMMER SET CIR
BANNING CA 92220

538332044
CIHLAR JANICE M FAMILY LIVING
2694 W HAZY WAY
BANNING CA 92220

538321071
SERRANO DEL VISTA HOMEOWNERS A
P O BOX 1510
UPLAND CA 91785

538332046
ANDERSON TOM K & JOANNE L
2724 W HAZY WAY
BANNING CA 92220

538331004
RAMSEY GRACE
692 AMBER SKY ST
BANNING CA 92220

538333009
CHRISTENSEN ROBERT L
638 WEATHER WAY
BANNING CA 92220

538331002
SERRANO DEL VISTA HOMEOWNERS A
P O BOX 1510
UPLAND CA 91785

538322004
CLIFFORD GARY M & PATRICIA
651 SUNSHINE ST
BANNING CA 92220

538333011
KASSEBAUM LARRY A
668 WEATHER WAY
BANNING CA 92220

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538321075
SERRANO DEL VISTA HOMEOWNERS A
P O BOX 1510
UPLAND CA 91785

538321045
KINNEY NORMAN R & ARLENE M
2934 SUMMER SET CIR
BANNING CA 92220

538321044
SEMIC STANLEY & BARBARA J
2299 WAILIEA BEACH DR
BANNING CA 92220

538321046
YOUNG HARRISON V & LINDA D
2952 SUMMER SET CIR
BANNING CA 92220

538331003
DAMI RONALD W
678 AMBER SKY ST
BANNING CA 92220

538321038
CURRIE ERNEST E & DANIELLE R
P O BOX 108
TRABUCO CANYON CA 92678

538321037
SCOTT DANIELL GERTRUDE L
2812 SUMMER SET CIR
BANNING CA 92220

538321039
FENSKE CONSTATNCE
2842 SUMMER SET CIR
BANNING CA 92220

538321052
HUFF AIDA BEATRICE
3044 SUMMER SET CIR
BANNING CA 92220

538321051
KOZAREC JEAN R
3030 SUMMER SET CIR
BANNING CA 92220

538332041
PALMER JERRIE
2648 W HAZY WAY
BANNING CA 92220

538321072
HATCH WILLIAM R
1837 MESA DR
PALM SPRINGS CA 92264

538332042
BUZARD FRED C & ELEANOR L
2664 W HAZY WAY
BANNING CA 92220

538322002
BRANCH MARIE V
683 SUNSHINE ST
BANNING CA 92220

538332047
THOMAS GLENN E
2725 CLEAR CT
BANNING CA 92220

538332048
HITZ JOANNE C
2709 CLEAR CT
BANNING CA 92220

538332049
ESQUIVEL ARTHUR & ALICE P
2695 CLEAR CT
BANNING CA 92220

538321011
GREGORY LEWIS C
3011 WHIRLWIND CIR
BANNING CA 92220

538333031
GEMMELL WILLIAM J & KAREN
581 S WOODLAND AVE
BANNING CA 92220

538312016
CASTELLANOS OCTAVIO & MARIA
2906 W JEFFERSON ST
BANNING CA 92220

538312018
TRUJILLO LUCILA
2932 W JEFFERSON ST
BANNING CA 92220

538312026
RIVERA UZIEL
543 S CHEROKEE CIR
BANNING CA 92220

538312024
VELASCO ALEJANDRO MACIAS
3012 W JEFFERSON ST
BANNING CA 92220

538332022
ARKLE DORIS B
2652 GUSTY WAY
BANNING CA 92220

538312033
ROCHA JUAN C & IMELDA
646 N BLANCHARD ST
BANNING CA 92220

538332024
BAHENA ERIKA ELIZABETH
2682 W GUSTY WAY
BANNING CA 92220

538312035
GANCI LINDA
7704 LOTUS CIR
BUENA PARK CA 90620

538322005
KINSEY JOHN P & CATHERINE L
1668 TAYLOR AVE
CORONA CA 92882

538322014
PARTON JOHN S & PAULA L
3013 SUMMER SET CIR
BANNING CA 92220

538322007
SORIA VIRGINIA R
743 S VANCOUVER AVE
LOS ANGELES CA 90022

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538333012
LESTI ANGELO & PAULA M
686 WEATHER WAY
BANNING CA 92220

538322003
SCHIPPER ERNEST G & JEAN M
671 SUNSHINE ST
BANNING CA 92220

538322016
WEITZ IRWIN & VELMA J
2983 SUMMER SET CIR
BANNING CA 92220

538322023
GALLUP CARL P
2873 SUMMER SET CIR
BANNING CA 92220

538321056
MARTINEZ GILBERT M & HENRIETTA
3106 SUMMER SET CIR
BANNING CA 92220

538332021
SPSSM INV VI
4900 SANTA ANITA NO
EL MONTE CA 91731

538331016
THOMAS BOBBY JOE & SHIRLEY MAR
677 AUTUMN WAY
BANNING CA 92220

538321049
BIERING PAUL R & EARLYNE W
3000 SUMMER SET CIR
BANNING CA 92220

538321047
HARJEHAUSEN HAROLD E & ESTA M
2968 SUMMER SET CIR
BANNING CA 92220

538322021
SOWERS JOHN STEPHEN & SONJA DA
2905 SUMMER SET CIR
BANNING CA 92220

538333013
DUNAWAY JENNIFER R
698 WEATHER WAY
BANNING CA 92220

538321009
BLACKMAN JOYCE G
3045 WHIRLWIND CIR
BANNING CA 92220

538321041
WALLING BYRNA DEANE
2874 SUMMER SET CIR
BANNING CA 92220

538332043
TORRES R SUE
2680 W HAZY WAY
BANNING CA 92220

538331015
BOBENG EUGENE A & DORENE J
9754 LARCH AVE
BLOOMINGTON CA 92316

538321043
REED FRANKLIN D & JANET M
2906 SUMMERSET CIR
BANNING CA 92220

538332045
WESTRICK CHARLES W & FERNE G
3027 WHIRLWIND CIR
BANNING CA 92220

538321010
ESSE ROSE ANN
3027 WHIRLWIND CIR
BANNING CA 92220

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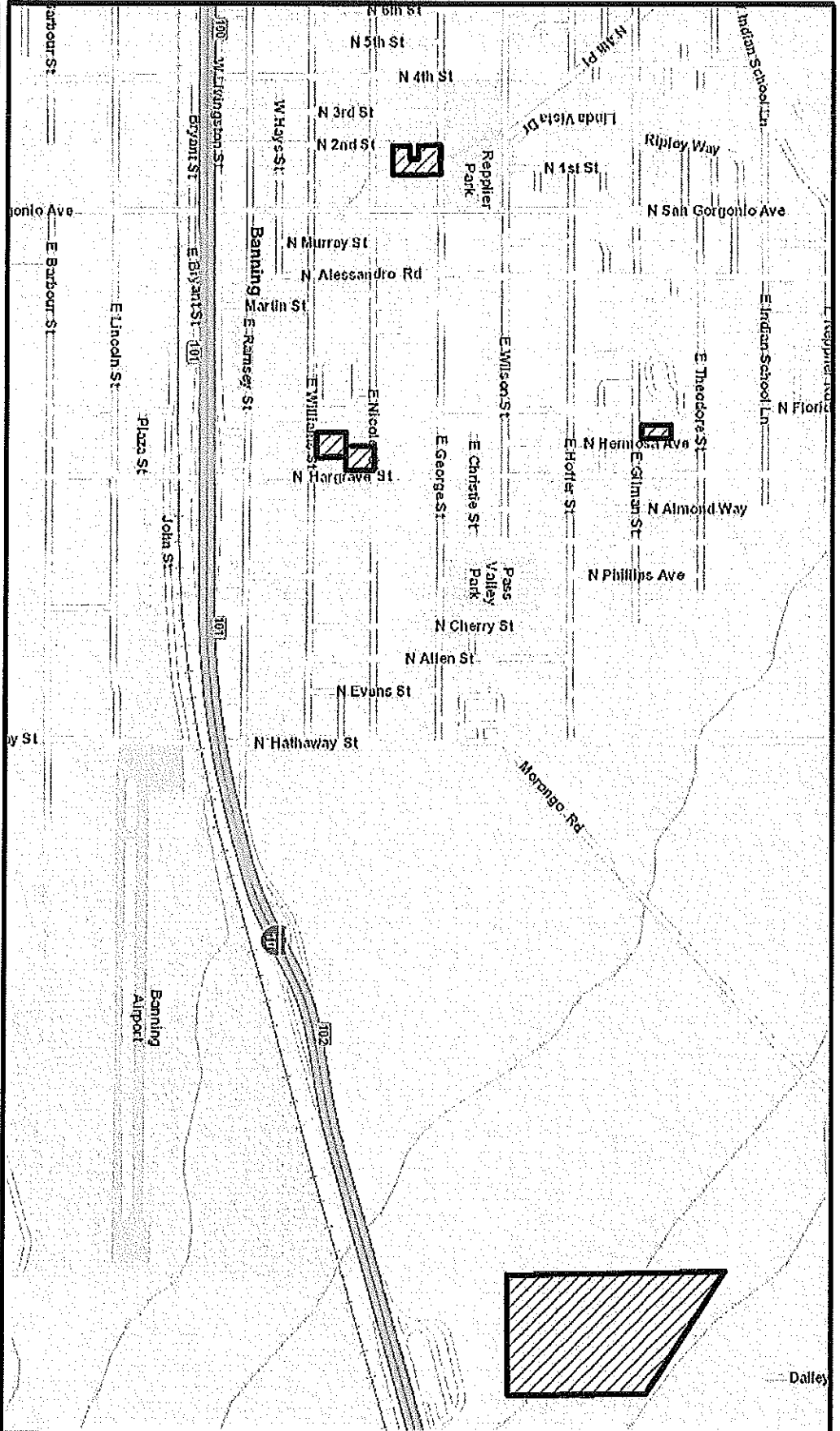
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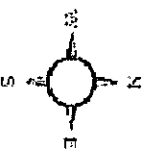
HDR zoning district (east)



1" = 1,505 ft

8 Parcels
(5 shown for
east)

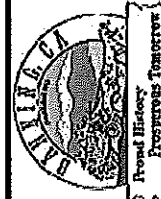
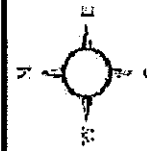
07/03/2013



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.

[illegible]

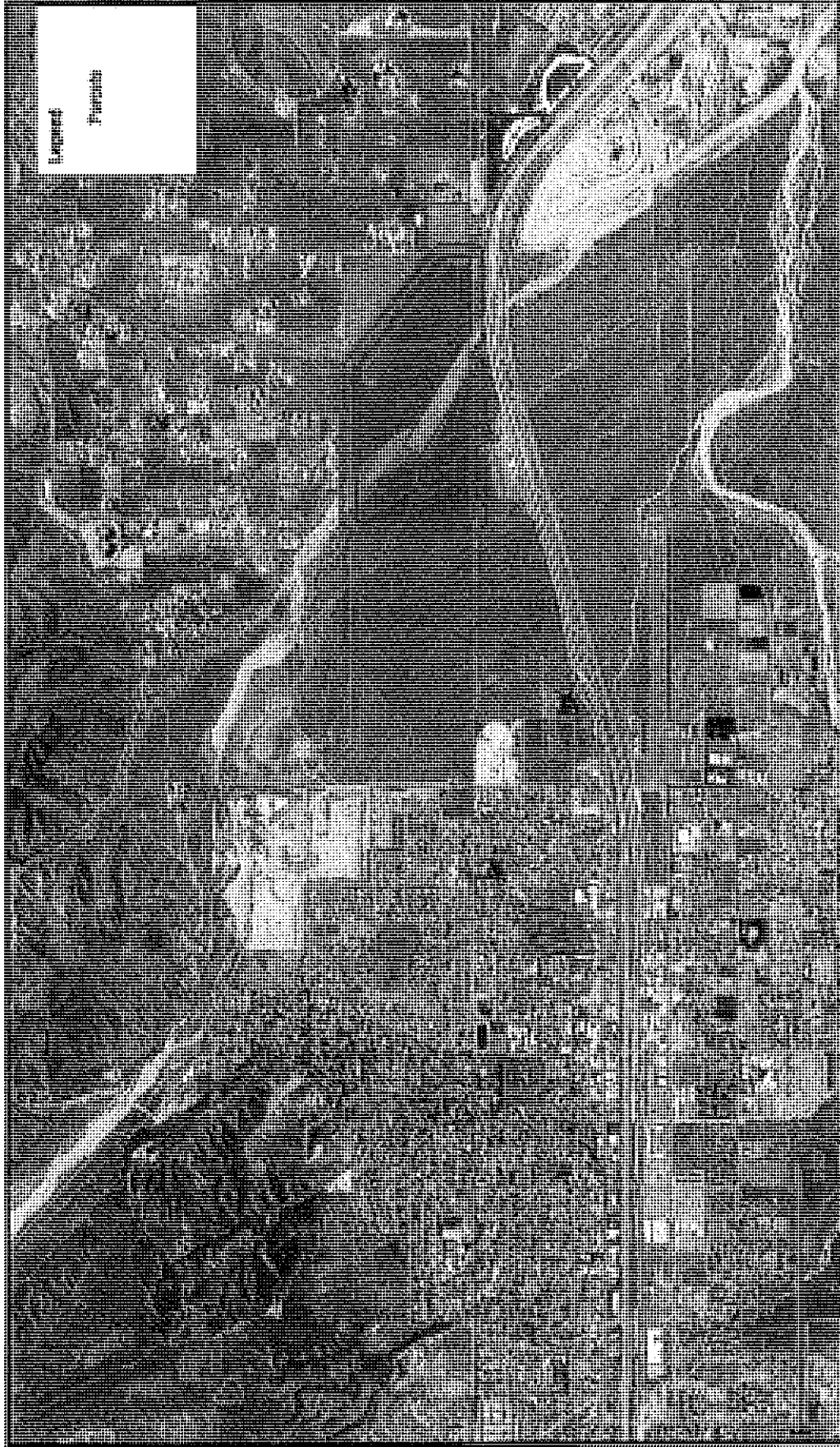
07/08/2013


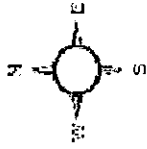


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HDR Zoning District (East)



		<p>07/08/2013</p>	<p>1" = 3,009 ft</p>
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519110018
STATE OF CALIF HWY
CA

519060016
USA INDIAN RES 519
CA

519110039
CHEVRON USA INC
P O BOX 1392
BAKERSFIELD CA 93302

532090021
STATE OF CALIF
464 W 4TH ST
SAN BERNARDINO CA 92401

532090001
USA MORONGO BAND CAHUILLA MISS
11581 POTRERO RD
BANNING CA 92223

534290094
SERENA VISTA HOMEOWNERS ASSN
895 N PALM CANYON DR
PALM SPRINGS CA 92262

534162005
RICHTER CHAD P
1322 N HERMOSA AVE
BANNING CA 92220

534162020
BERMUDEZ ALFREDO
1323 N HARGRAVE ST
BANNING CA 92220

534290011
TAYLOR ROBERT M & NANCY S
505 S VILLA REAL NO
ANAHEIM HILLS CA 92807

534162006
PONGO ZSUZSANNA & BILL S
1306 N HERMOSA AVE
BANNING CA 92220

534290014
PETTY MYRLE R
P O BOX 1528
BANNING CA 92220

534290015
FAHMY RICHARD F & SARAH D
8214 E BLACKWILLOW NO
ANAHEIM HILLS CA 92808

534162007
MOHR STACY DENAE & GORDON JAME
1290 N HERMOSA AVE
BANNING CA 92220

534162018
ARROYO JOSE GUADALUPE
1293 N HARGRAVE ST
BANNING CA 92220

534290019
SIVALINGAM GEETHA
1220 VIS SERENA AVE
BANNING CA 92220

534161009
MATHIS MICHAEL E & SABINA E
P O BOX 7793
REDLANDS CA 92375

534162015
WALTON ALVIN & KATHRINE M
1109 N WEAVER ST
BANNING CA 92220

534290093
SERENA VISTA HOMEOWNERS ASSN
895 N PALM CANYON DR
PALM SPRINGS CA 92262

534290029
TAYLOR ROBERT M & NANCY S
505 S VILLA REAL NO
ANAHEIM HILLS CA 92807

534290025
MAURER HEIDI F
14691 LEON PL
TUSTIN CA 92780

534290021
NAHID INC
P O BOX 1242
TUSTIN CA 92781

534290020
TAYLOR ROBERT M
1216 VIS SERENA AVE
BANNING CA 92220

534290022
CUNNINGHAM JENNIFER
3137 N HEARTHSIDE
ORANGE CA 92865

534290017
KING STEVEN P
209 MOONBY AVE
SYRACUSE NY 13206

534162012
NUNEZ SALVADOR & CRISTINA
1210 N HERMOSA AVE
BANNING CA 92220

534162014
SCOTT THEODORE & HILDA
1233 N HARGRAVE ST
BANNING CA 92220

534290023
WANG XIAO YE
1665 MOSS ROSE WAY
BEAUMONT CA 92223

534290027
TAYLOR ROBERT M & NANCY S
505 S VILLA REAL NO
ANAHEIM HILLS CA 92807

534290026
GALLEGOS JOHN
7 LYON RD
RANCHO MIRAGE CA 92270

534162010
CHAVOLLA RAUL
1242 N HERMOSA AVE
BANNING CA 92220

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534162013
HABITAT FOR HUMANITY SAN GORGO
P O BOX 269
BANNING CA 92220

534193008
HENDERSON RICHARD & PATRICIA A
1173 N FLORIDA ST
BANNING CA 92220

534162019
RANNEY DONALD F & PATRICIA A
43741 CITRUS VIEW DR
HEMET CA 92544

534290012
SAENZ DAVID A & ELIZABETH
1334 VIS SERENA AVE
BANNING CA 92220

534194009
DANIELS MARSHAY
652 E GILMAN ST
BANNING CA 92220

534194008
KRAMER LEO & SHIRLEY
300 S HIGHLAND SPGS
BANNING CA 92220

534290013
KEHIA YAN ROBERT H & ARDYCE M
11 TAWNY PORT
DANA POINT CA 92629

534161010
MATHIS MICHAEL E & SABINA E
P O BOX 7793
REDLANDS CA 92375

534290016
PURI ANIL & SEAN DAVID
19121 BARRETT LN
SANTA ANA CA 92705

534162017
LOPEZ MOISES
1277 N HARGRAVE ST
BANNING CA 92220

534162008
JOHNSON MELBA
1274 N HERMOSA AVE
BANNING CA 92220

534290018
GARCIA LAURA
31795 AVE XIMINO
CATHEDRAL CITY CA 92234

534195001
MORRA TONY A & TERRI J
1180 N HERMOSA AVE
BANNING CA 92220

534194007
KRAMER LEO & SHIRLEY
300 S HIGHLAND SPRINGS AVE
BANNING CA 92220

534195008
LAOASTIDA HECTOR
1185 N HARGRAVE ST
BANNING CA 92220

534194003
VAQUERANO JOSE ADAN
1925 S OAKLAND AVE
ONTARIO CA 91762

534195007
LUONO JESSICA
1161 N HARGRAVE AVE
BANNING CA 92220

534195002
AKBARPOUR AMIN
1285 AMIN CIR
CORONA CA 92881

534194002
CASTRELLON JAVIER & FABIAN
1158 FLORIDA ST
BANNING CA 92220

534194006
KRAMER LEO & SHIRLEY
300 S HIGHLAND SPRINGS AVE
BANNING CA 92220

534194004
BRANKOVIC ZORAN RON
7806 W 79TH ST
PLAYA DEL REY CA 90293

534195003
LOPEZ JOSE
11743 BELMONTE RD
FONTANA CA 92337

534194001
LOPEZ ALFONZO & MARIA O
1174 N FLORIDA ST
BANNING CA 92220

534162009
ESPINOZA AARON E
1258 N HERMOSA AVE
BANNING CA 92220

534162011
U S BANK NATL ASSN
7255 BAYMEADOWS WAY
JACKSONVILLE FL 32256

534290028
WALKER ANONA B
1213 VIS SERENA AVE
BANNING CA 92220

534290024
BOURGEOIS THEODORE J
14691 LEON PL
TUSTIN CA 92780

534195004
INLAND EMPIRE GROUP INC
4959 PALO VERDE ST
MONTCLAIR CA 91763

540070014
CITY OF BANNING
1434 W RAMSEY ST
BANNING CA 92220

540082005
FRANZ MARK D & PENNY R
542 N 3RD ST
BANNING CA 92220

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540083001
BLESSED KATERI TEKAKWITHA CATH
1201 E HIGHLAND AVE
SAN BERNARDINO CA 92404

540082006
ARIAS SARA ISABEL R
16121 VIA ALAMITOS
SAN LORENZO CA 94580

540082013
NIEMI RICHARD D & KATHLEEN N
4279 EVERGREEN LN
BANNING CA 92220

540083004
DEMISSIE BELETE & AMSALE BERHA
469 N SAN GORGONIO AVE
BANNING CA 92220

540082011
LAMBERT GARY R & DEBORAH A
39883 HIGH ST
CHERRY VALLEY CA 92223

540082008
ESCUDERO VICTOR H & HAE J
3080 ROCKY LN
ONTARIO CA 91761

540082010
ESCUDERO VICTOR H & HAE J
3080 ROCKY LN
ONTARIO CA 91761

540152018
DELGADO DANIEL
661 E KINGSLEY AVE
POMONA CA 91767

540083009
BANNINO UNION HIGH SCHOOL LIBR
CA

540083007
BANNING LIBRARY DIST
21 NICOLET ST
BANNING CA 92220

540153001
BETHANY BIBLE CHURCH OF BANNIN
375 N SAN GORGONIO AVE
BANNING CA 92220

540082012
LYNCH ROBERT L
24832 VOLGA ST
HEMET CA 92544

540082007
ESCUDERO VICTOR H & HAE J
3080 ROCKY LN
ONTARIO CA 91761

541081012
RANNEY DONALD F & PATRICIA A
43741 CITRUS VIEW DR
HEMET CA 92544

540082009
ESCUDERO VICTOR H & HAE J
3080 ROCKY LN
ONTARIO CA 91761

541081011
GRIJALVA ARMAND C
18602 E MESACALERO ST
ROWLAND HEIGHTS CA 91748

541121032
CHARLES CHEN & ASSOC
1721 W GARVEY AVE
ALHAMBRA CA 91803

541121001
RIVAS ARMANDO & CARMEN
378 N HARORAVE ST
BANNING CA 92220

541110007
DAVIS TONY F
3919 FERNDAL AVE
SAN BERNARDINO CA 92404

540083003
BLESSED KATERI TEKAKWITHA CATH
1201 E HIGHLAND AVE
SAN BERNARDINO CA 92404

541110008
DAVIS PATRICIA ANN
694 E NICOLET ST
BANNING CA 92220

541110009
YSAIS REY & MARGARET
8457 SARAH ST
ROSEMEAD CA 91770

541081014
INTIHILATVONGAY BOUNTEUM TIM
5357 MOUNTAIN VW
RIVERSIDE CA 92504

540152017
DELGADO DANIEL
661 E KINGSLEY AVE
POMONA CA 91767

540153006
BANNING SCHOOL DIST
CA

541081013
AGUILAR FRANCISCO
425 N ALMOND WAY
BANNING CA 92220

541121034
MILIAN RAFAEL & LUCY B
681 N MORONGO AVE
BANNING CA 92220

541110006
OARCIA JOSE LUIS & NORMA A
630 E NICOLET ST
BANNING CA 92220

541081009
FAWCETT MARK
746 W SHAW NO
CLOVIS CA 92316

541081010
SMITH BRUCE W & PAUL H
13234 TWINFLOWER CT
MORENO VALLEY CA 92553

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541081015
STRINGER CHRISTI LYNN
8736 W RAMSEY ST
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532080005
USA MORONGO BAND CAHUILLA MISS
11581 POTRERO RD
BANNING CA 92223

532090011
CUNNINGHAM SHARON A MARSHALL
3429 BRITTAN AVE
SAN CARLOS CA 94070

532090016
USA INDIAN-RES 532
CA

532090023
STATE OF CALIF
464 W 4TH ST
SAN BERNARDINO CA 92401

532090024
STATE OF CALIF
464 W 4TH ST
SAN BERNARDINO CA 92401

532090019
USA BIA
CA

532080001
USA MORONGO BAND CAHUILLA MISS
11581 POTRERO RD
BANNING CA 92223

532090014
USA INDIAN-RES 532
CA

534161006
RODRIGUEZ GUADALUPE
656 E THEODORE ST
BANNING CA 92220

534290096
SERENA VISTA HOMEOWNERS ASSN
895 N PALM CANYON DR
PALM SPRINGS CA 92262

534290008
VISTA SERENA HOMEOWNERS ASSN
75178 GERALD FORD NO B1
PALM DESERT CA 92211

534161007
IBARRA BENJAMIN M & JUANITA G
686 E THEODORE ST
BANNING CA 92220

534162003
YANG ANPEE
1354 N HERMOSA AVE
BANNING CA 92220

534290005
VISTA SERENA HOMEOWNERS ASSN
75178 GERALD FORD NO B1
PALM DESERT CA 92211

534290006
VISTA SERENA HOMEOWNERS ASSN
75178 GERALD FORD NO B1
PALM DESERT CA 92211

534162002
WESTON TEDDIE R
1353 N HARGRAVE ST
BANNING CA 92220

534162002
RAMOS VICTOR M
1368 N HERMOSA AVE
BANNING CA 92220

534162021
INFANTE FRANK
1331 N HARGRAVE ST
BANNING CA 92220

534161008
MATHIS MICHAEL E & SABINA E
P O BOX 7793
REDLANDS CA 92375

534290007
VISTA SERENA HOMEOWNERS ASSN
75178 GERALD FORD NO B1
PALM DESERT CA 92211

534162004
BOWEN CRAIG E
1338 N HERMOSA AVE
BANNING CA 92220

534290009
VISTA SERENA HOMEOWNERS ASSN
75178 GERALD FORD NO B1
PALM DESERT CA 92211

534290010
VISTA SERENA HOMEOWNERS ASSN
75178 GERALD FORD NO B1
PALM DESERT CA 92211

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FIRST BAPTIST CHURCH OF BANNING
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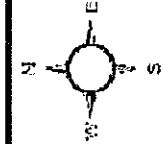
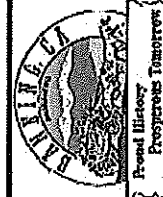
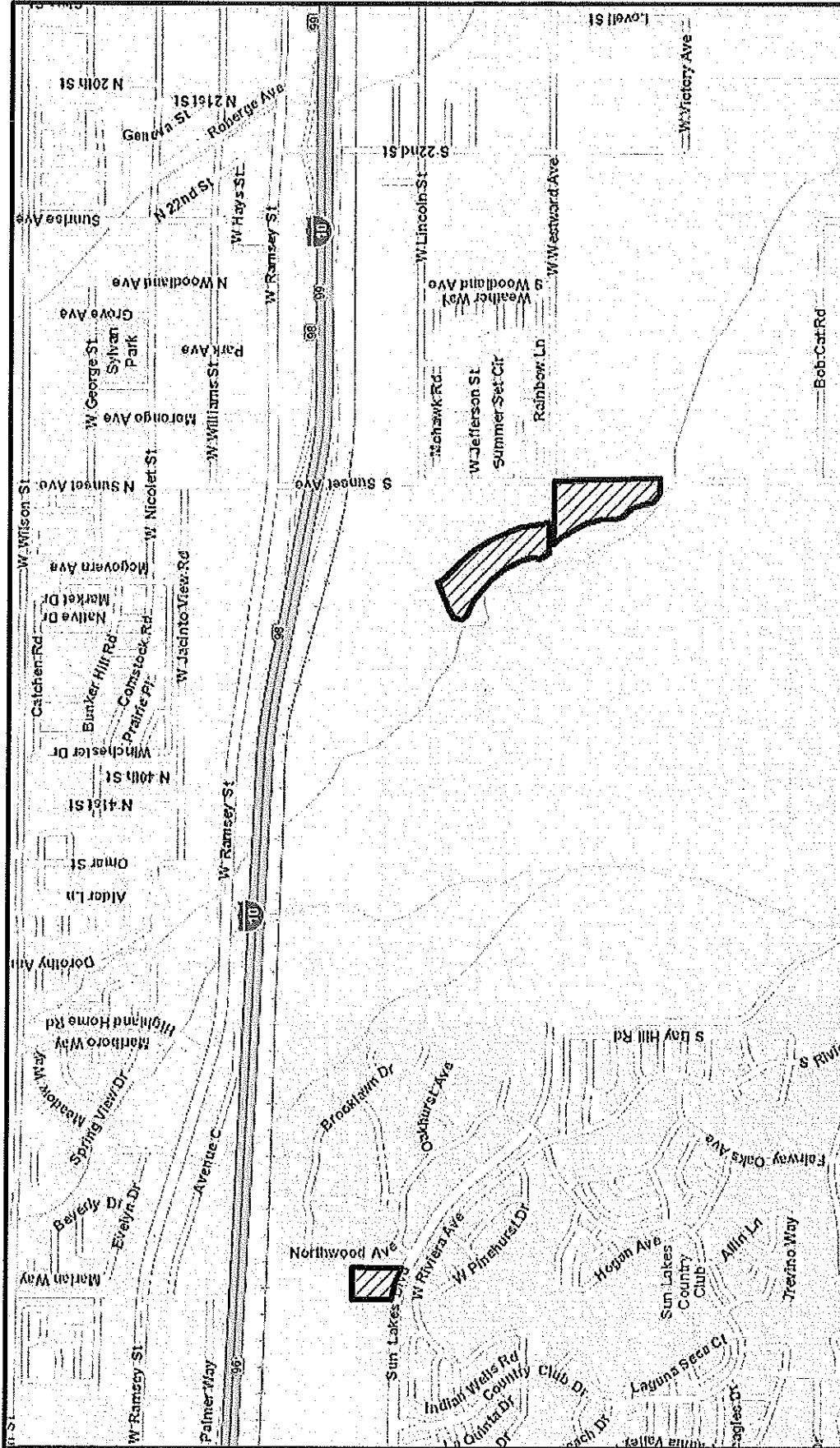
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VULCAN IRON & STEEL CO INC
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USA MORONGO INDIAN RES 532
CA

HDR zoning district (west)



07/03/2013

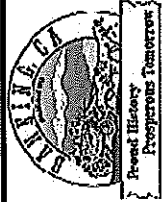
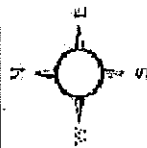
8 Parcels
(3 shown for west)

1" = 1,505 ft

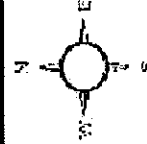
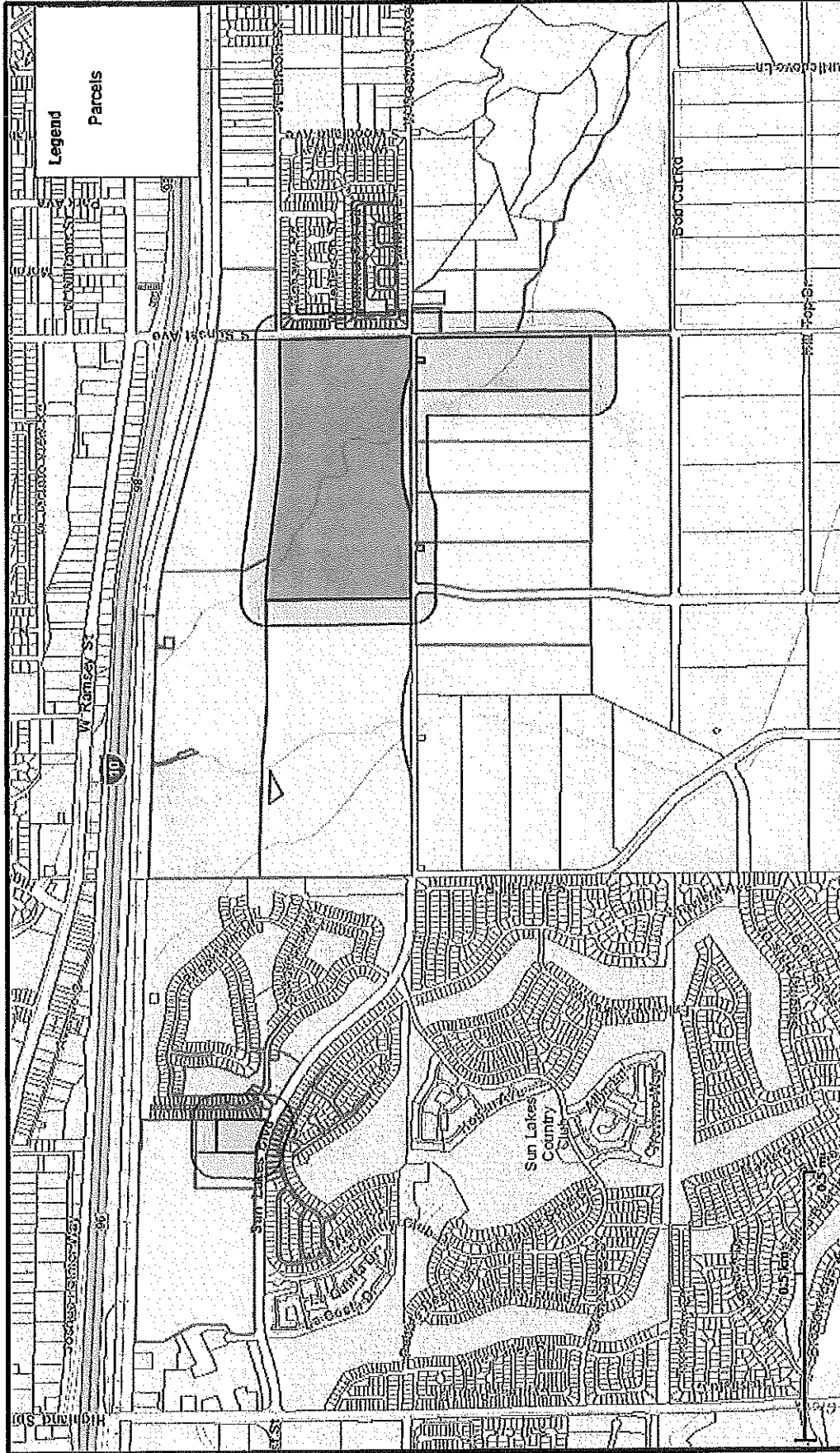
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HDR Zoning District (West)



		<p>07/08/2013</p>	<p>1" = 1,505 ft</p>
<p>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.</p>			

HDR Zoning District (West)




07/08/2013

1" = 1,505 ft

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419140059
RCCI
4411 POINT FOSDICK NO
GIG HARBOR WA 98335

419400089
SUN LAKES COUNTRY CLUB HOMEOWN
5062 ROLLING HILLS AVE
BANNING CA 92220

419140054
SUN LAKES COUNTRY CLUB HOMEOWN
850 S COUNTRY CLUB DR
BANNING CA 92220

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FORNATARO WILLIAM & NANCY
531 NORTHWOOD AVE
BANNING CA 92220

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BAUERSFELD GERDA E
554 NORTHWOOD AVE
BANNING CA 92220

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WALTERS JO ANN
567 NORTHWOOD AVE
BANNING CA 92220

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WHEMPNER LYLE S
578 NORTHWOOD AVE
BANNING CA 92220

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GOSS DAWN E
543 NORTHWOOD AVE
BANNING CA 92220

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BANNING CA 92220

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FORD ROGER J & NANCY A
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BANNING CA 92220

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BANNING CA 92220

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JACKSON SIGNE GLADYS
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BANNING CA 92220

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RANDEL JOHN F & NINA JEAN
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SUN CITY WEST AZ 85375

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BANNING CA 92220

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VANVLIET HENDRIK L & JACOB C
5801 SUN LAKES BLV NO
BANNING CA 92220

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537120024
CITY OF BANNING
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BANNING CA 92220

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LENNAR HOMES OF CALIF INC
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BANNING CA 92220

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SCOTTSDALE AZ 85258

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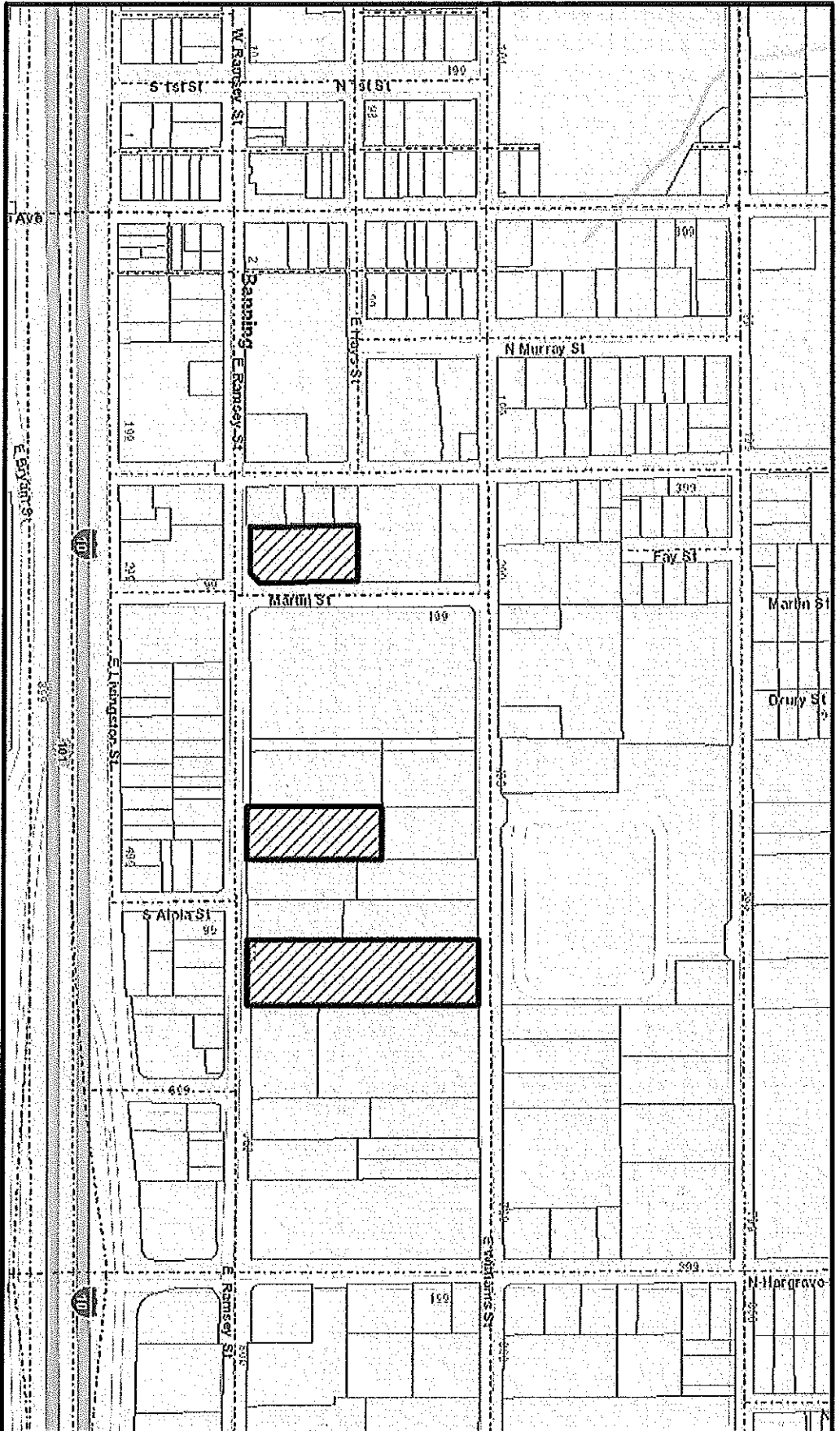
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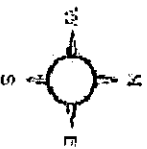
DC zoning district



1" = 376 ft

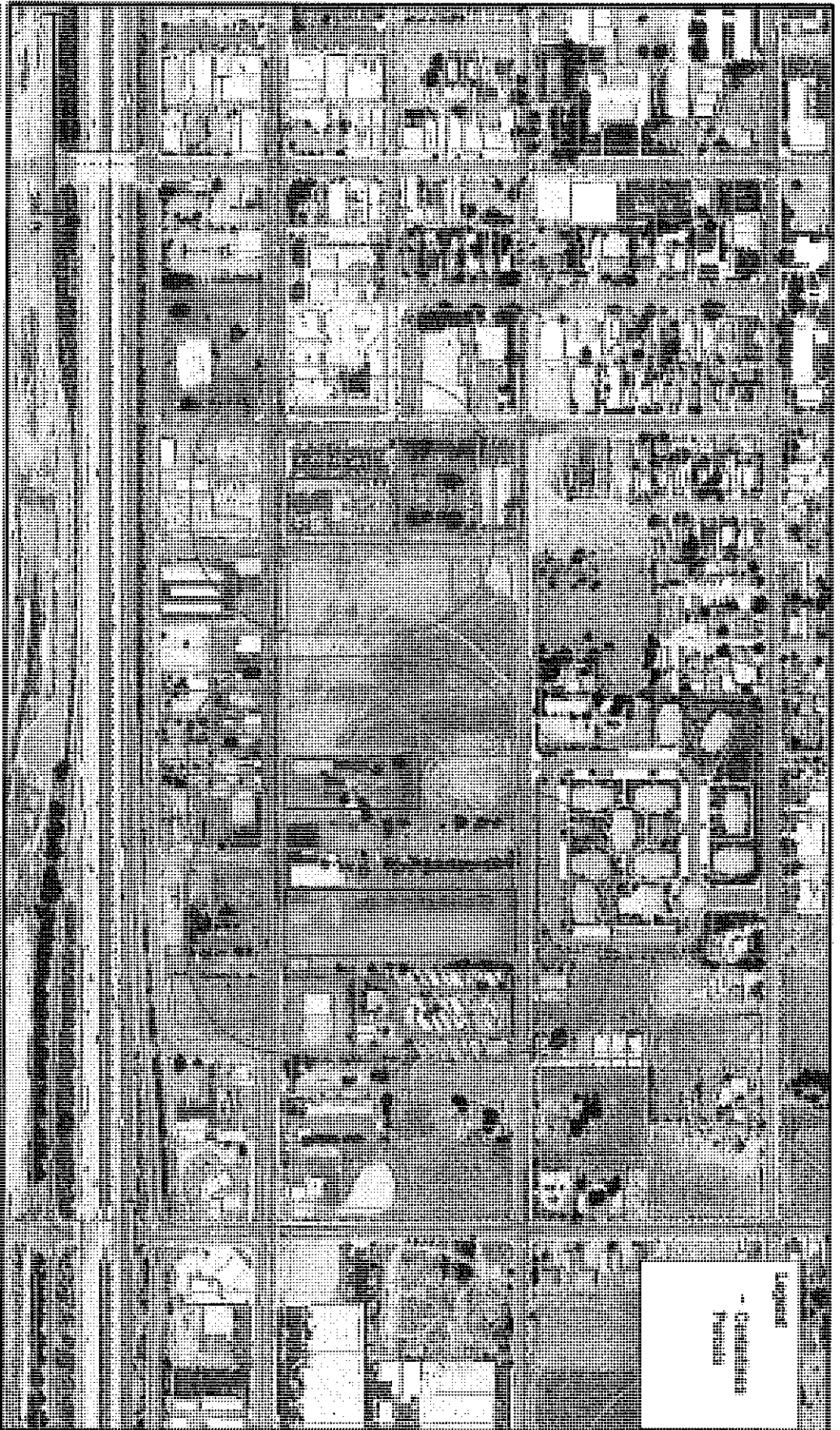
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07/03/2013



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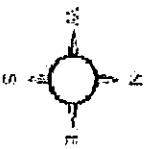
Downtown Commercial District



Legend
 - Contour
 - Parcel

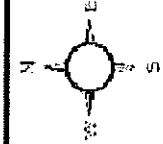
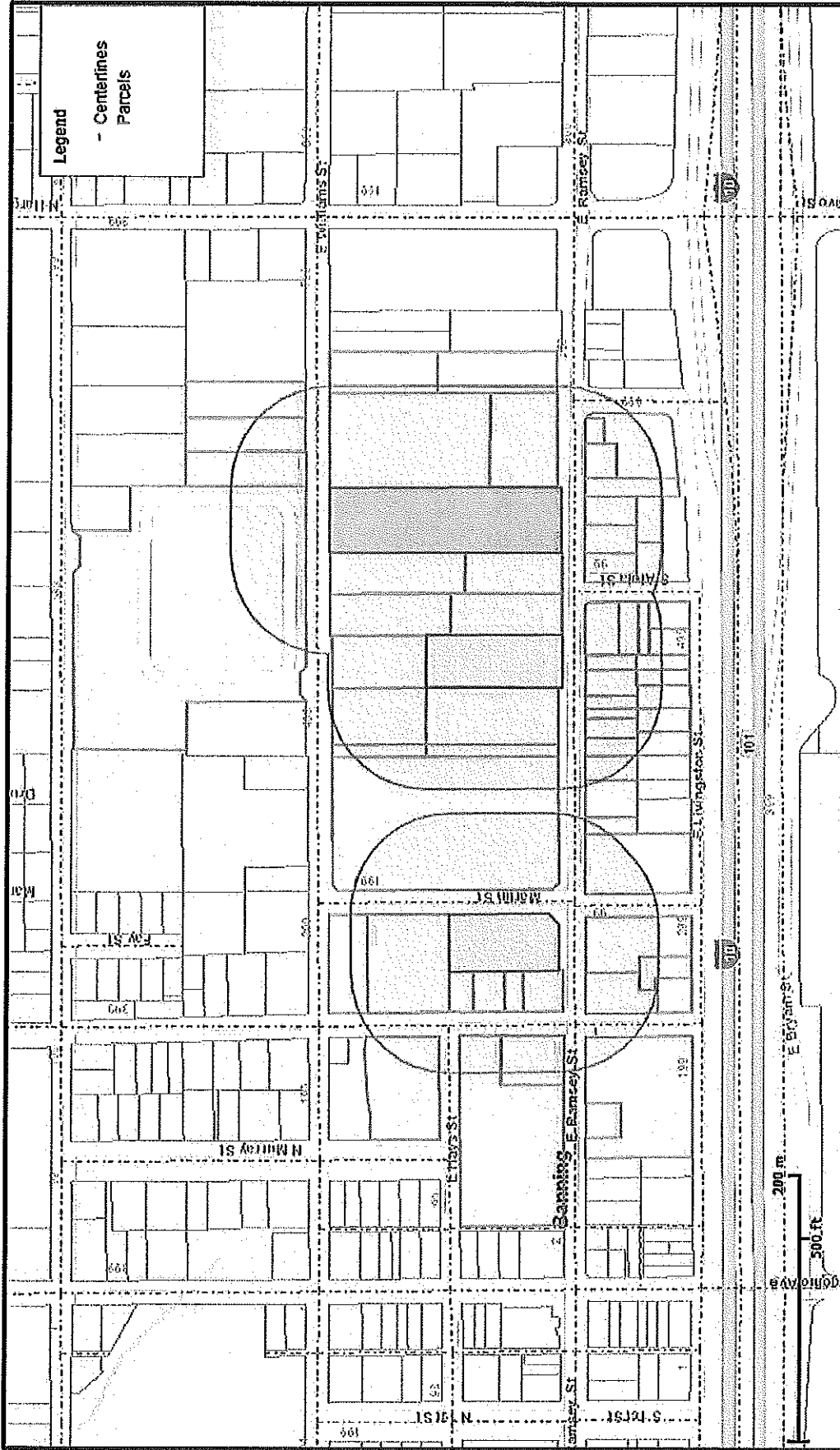
1" = 376 ft

07/08/2013



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Downtown Commercial District




07/08/2013

1" = 376 ft

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GALVAN NOEMI
1153 LISA LN
BANNING CA 92220

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CLARK JOE & J ROBERT
22362 BEAR CREEK DR
MURRIETA CA 92562

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BAGNARA UMBERTO P & CATHERINE
607 E WILLIAMS ST
BANNING CA 92220

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ROBERTS EDWARD E
685 E RAMSEY ST
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CITY OF BANNING
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SAN DIEGO CA 92120

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BANNING CA 92220

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MURRIETA CA 92562

541191015
RAMSARAN MELIDA
11254 MEDLOW LN
OAK HILLS CA 92345


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541191013
PRISTINE BUILDERS INC
700 E RDLANDS BLV NO U318
REDLANDS CA 92373

541191017
PRISTINE BUILDERS INC
700 E RDLANDS BLV NO U318
REDLANDS CA 92373

541183003
CITY OF BANNING
P O BOX 9988
BANNING CA 92220

541191008
CLUB LATINO AMERICANO
485 S FLORIDA
BANNING CA 92220

541191018
PRISTINE BUILDERS INC
700 E RDLANDS BLV NO U318
REDLANDS CA 92373

541191002
VALDIVIA SALVADOR R & THERESA
40630 LINCOLN ST
CHERRY VALLEY CA 92223

541191004
STEWART GEORGE J & IRENA
866 E WILSON ST
BANNING CA 92220

541183002
CITY OF BANNING
P O BOX 9988
BANNING CA 92220

541192005
TREJO JUAN CARLOS & AMANDA
2435 W WESTWARD AVE
BANNING CA 92220

541192004
JONES DOUGLAS C & TERRENCE B
3500 TACHEVAH NO
PALM SPRINGS CA 92262

541191009
IBARRA JUANITA
425 E LIVINGSTON ST
BANNING CA 92220

541191016
REYES LUZ
948 N 4TH ST
BANNING CA 92220

541191020
COCCARO ARTHUR R & EILEEN J
867 MESA GRANDE DR
PALM DESERT CA 92211

541192009
LIVACICH FRANK S & GAYNELL G
2655 VIS DE VICTORIA
RIVERSIDE CA 92506

541191014
SE CALIF CONFER OF SEVENTH DAY
11330 PIERCE ST
RIVERSIDE CA 92515

541150028
CITY OF BANNING
99 E RAMSEY ST
BANNING CA 92220

541150027
CITY OF BANNING
99 E RAMSEY ST
BANNING CA 92220

541150025
CITY OF BANNING
99 E RAMSEY ST
BANNING CA 92220

541150004
MUFTI HINA
1621 BRYAN
TUSTIN CA 92780

541150006
MACIAS MANUEL & BERTHA A
100 N EUCALYPTUS DR
ANAHEIM CA 92808

541150029
CITY OF BANNING
99 E RAMSEY ST
BANNING CA 92220

541192008
LIVACICH FRANK S & GAYNELL G
2655 VIS DE VICTORIA
RIVERSIDE CA 92506

541192006
REINER JEFF M & DINA I
P O BOX 4
BANNING CA 92220

541142013
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

541145009
CITY OF BANNING
P O BOX 998
BANNING CA 92220

541143010
CITY OF BANNING
P O BOX 998
BANNING CA 92220

541143011
CITY OF BANNING
99 E RAMSEY ST
BANNING CA 92220

541145012
ORTIZ BOGAR
255 E RAMSEY ST
BANNING CA 92220

541145011
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

541184004
SO CALIF BAPTIST CONVENTION
970 VILLAGE OAKS DR
COVINA CA 91724

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541191001
CHOATE LILY CHRISTINA
402 E RAMSEY ST
BANNING CA 92220

541146004
STATE OF CALIF COURTS
455 GOLDEN GATE AVE
SAN FRANCISCO CA 94102

541181028
CITY OF BANNING
99 E RAMSEY ST
BANNING CA 92220

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CITY OF BANNING
99 E RAMSEY ST
BANNING CA 92220

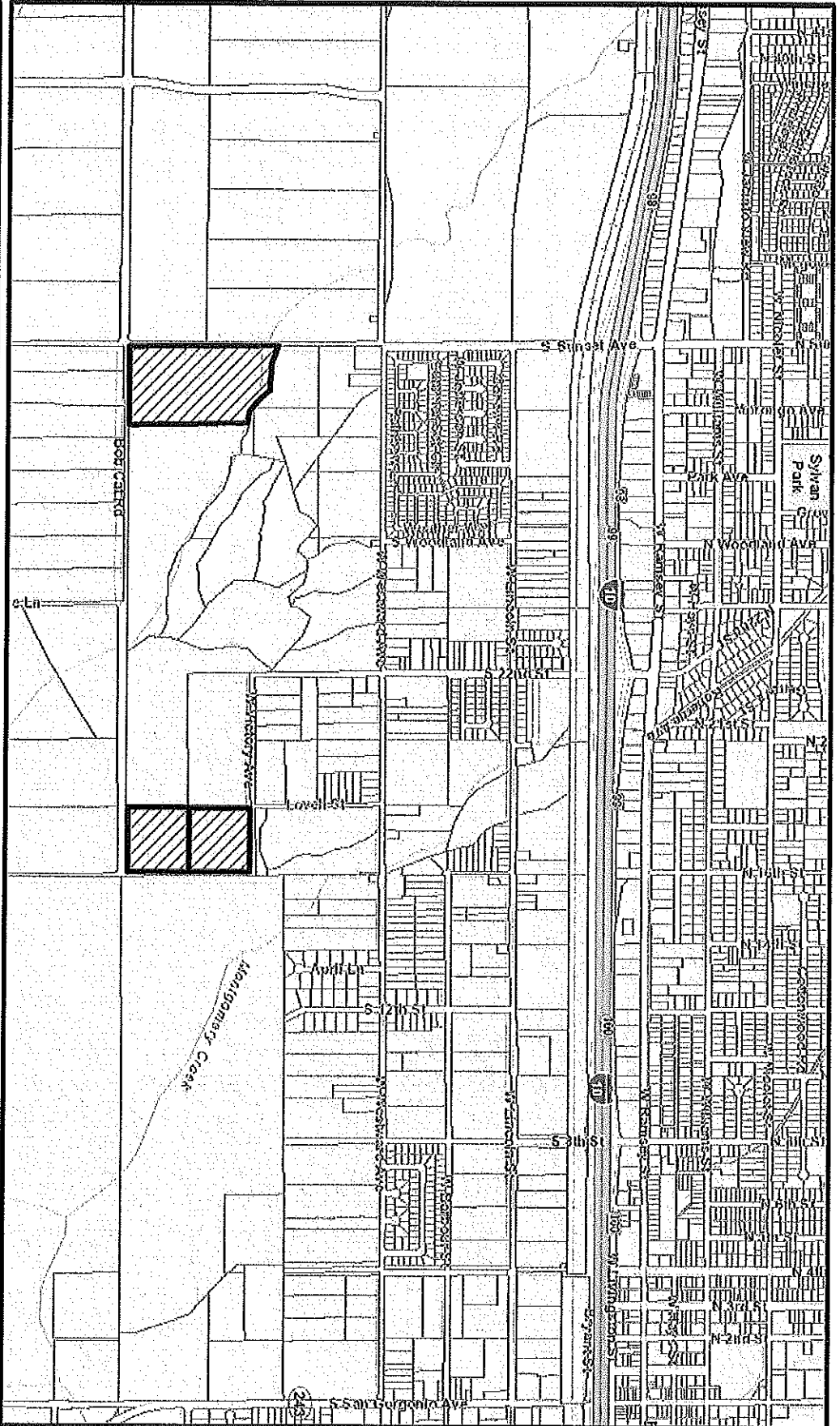
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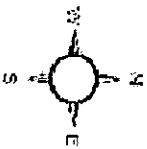
Proposed VHDR zoning district



1" = 1,505 ft

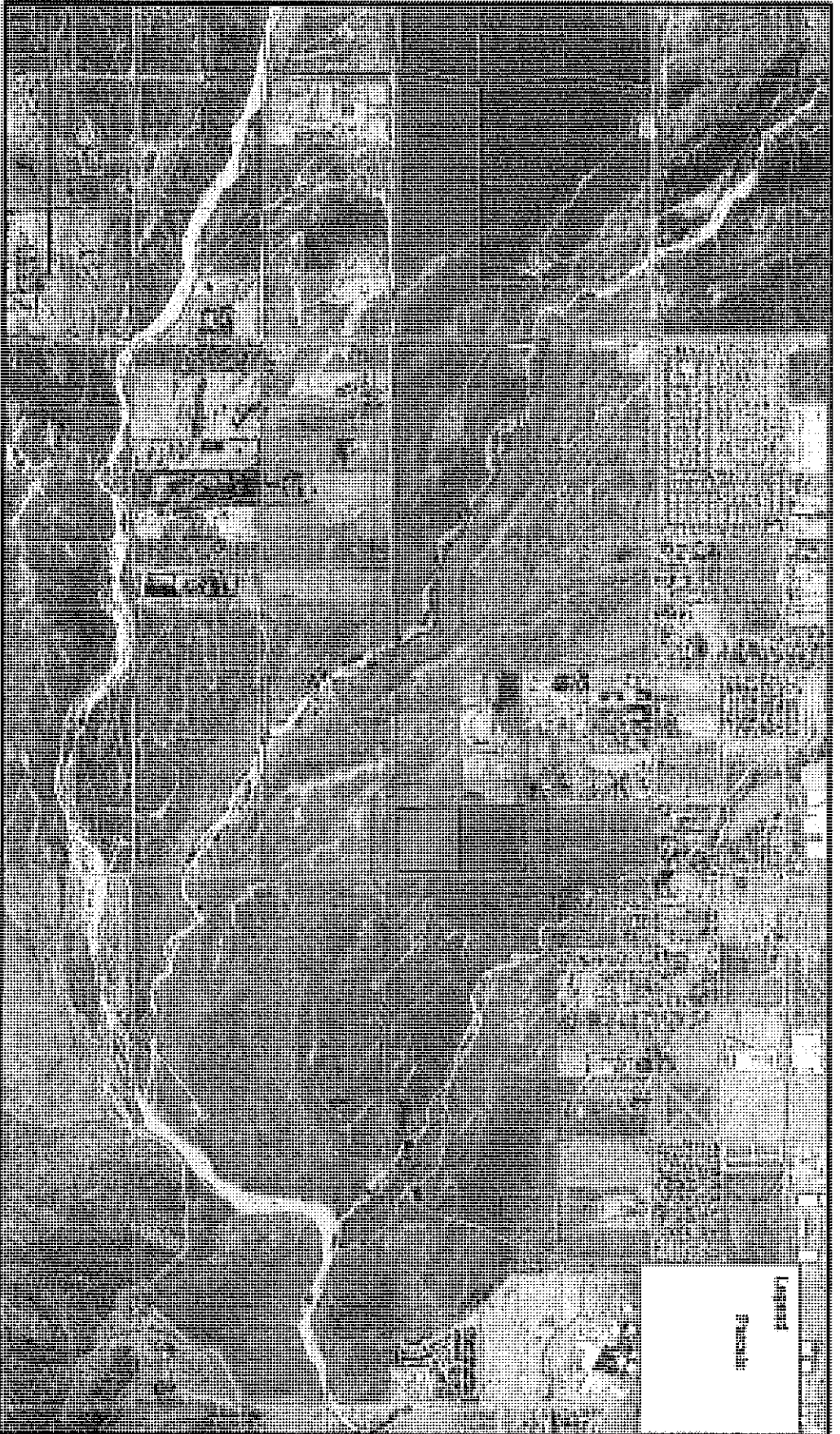
3 Parcels

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.

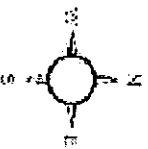
Very High Density Residential



1" = 1,505 ft

Sub Title

07/08/2013

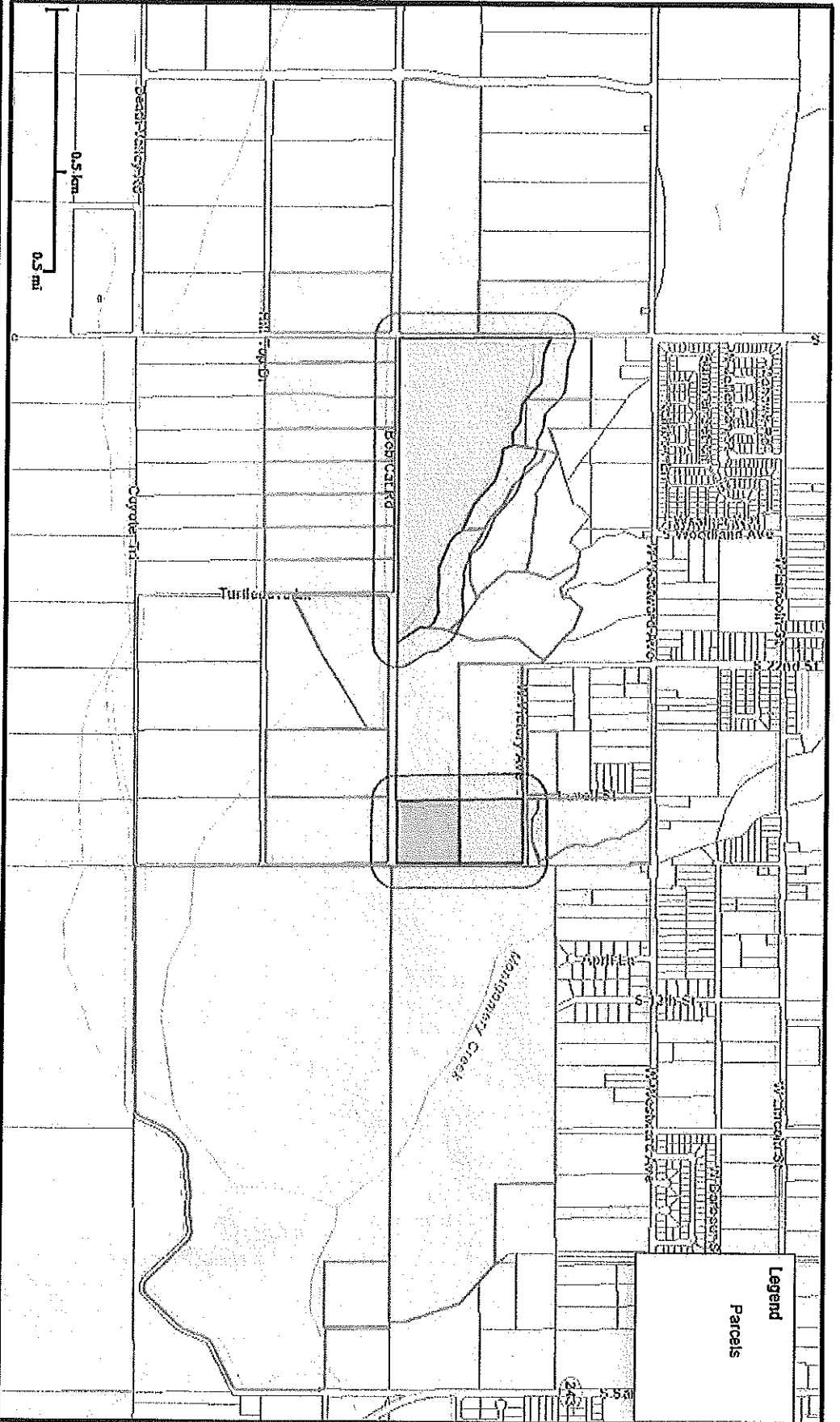


This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Banning Staff for the most up-to-date information.

Legend

Very High Density Residential

Very High Density Residential



1" = 1,505 ft	Sub Title	07/08/2013		
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537170002
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

543040001
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

537170003
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

537140009
MT SAN JACINTO COMMUNITY COLLEGE
1499 N STATE ST
SAN JACINTO CA 92583

537120034
LENNAR HOMES OF CALIF INC
391 N MAIN ST
CORONA CA 92880

537190003
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

537190018
BANNING LAND FUND
14725 SE 36TH ST
BELLEVUE WA 98006

537190022
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

537180004
BROCKUS DENIS E & ANGIE
1829 W VICTORY AVE
BANNING CA 92220

537120036
LENNAR HOMES OF CALIF INC
391 N MAIN ST
CORONA CA 92880

537200033
BANNING LAND FUND
14725 SE 36TH ST
BELLEVUE WA 98006

537190005
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

537130019
ALGEA ROBERT E & JUDY K
P O BOX 871
BEAUMONT CA 92223

537190002
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

537140010
MT SAN JACINTO COMMUNITY COLLEGE
1499 N STATE ST
SAN JACINTO CA 92583

537190004
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

537140011
MT SAN JACINTO COMMUNITY COLLEGE
1499 N STATE ST
SAN JACINTO CA 92583

537200034
BANNING LAND FUND
14725 SE 36TH ST
BELLEVUE WA 98006

537200031
BANNING LAND FUND
14725 SE 36TH ST
BELLEVUE WA 98006

537200020
PHILLIPS BRUCE N & GLENDA M
43344 HILLTOP DR
BANNING CA 92220

537200029
BRAY KATHIE
43091 BOBCAT RD
BANNING CA 92220

537200019
WESSMAN JOHN
300 S PALM CANYON DR
PALM SPRINGS CA 92262

537190016
CITY OF BANNING
P O BOX 998
BANNING CA 92220

537200006
LAWRENCE KELLY
43030 HILLTOP DR
BANNING CA 92220

537200028
MACIAS EZEQUIEL & RAQUEL V
43145 BOB CAT RD
BANNING CA 92220

537200022
BRUNEY JOSEPH G & ELAINE H
5108 E CRESCENT DR
ANAHEIM CA 92807

543050001
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

537190020
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

537190021
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

537200013
FIEDLER FRITZ G & INGEBORG
43320 HILLTOP DR
BANNING CA 92220

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537200021

DIAZ LISANDRO M & EVANGELINA

11561 POES ST

ANAHEIM CA 92802

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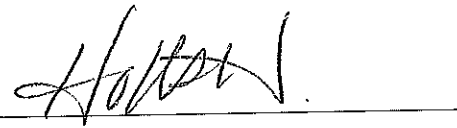
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ATTACHMENT 16

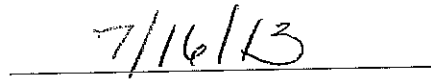
**MAILING LABELS FOR THE REVISED PUBLIC
HEARING NOTICE OF CITY COUNCIL MEETING
DATED TUESDAY, JULY 23, 2013**

Affidavit

I, Holly Stuart, certify that the Revised Notice of Public Hearing and Intent to adopt the Initial Study/Mitigated Negative Declaration related to the Adoption of the 2008-2014 Banning Housing Element was mailed United States Postal on June 16, 2013. This notice represents the hearing scheduled before the City Council on July 23, 2013 and included notices to property owners within 300' of the proposed properties to be rezone, as well as, to Responsible Agencies, Trustee Agencies, the Serrano Del Vista community, Sun Lakes General Manager and individuals that previously requested notification. The mailing information is attached hereto by reference.



Holly Stuart
Development Project Coordinator



Date

*******REVISED PUBLIC HEARING NOTICE*******

**NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT THE INITIAL STUDY/MITIGATED
NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM
RELATED TO ADOPTION OF 2008-2014 BANNING HOUSING ELEMENT**

NOTICE IS HEREBY GIVEN of a Public Hearing before the City of Banning City Council, to be held on **TUESDAY, JULY 23, 2013**, at 5:00 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider the City initiated General Plan Amendment and Zone Change to comply with the State Housing and Community Development (HCD) mandate for provision of adequate housing sites for Regional Housing Needs Assessment as follows:

GENERAL PLAN AMENDMENT (GPA) NO. 13-2504: An Amendment to the Banning General Plan Land Use and Housing Element to revise policies and maps related to the adoption of the 2008-2014 Housing Element.

ZONE CHANGE NO. 13-3502: An amendment to the Banning Zoning Code to modify development standards in the Downtown Commercial (D-C) zone, High Density Residential (HDR) zone; and create a Very High Density Residential (VHDR) zone; and an amendment to the Zoning map to re-zone properties to provide adequate sites to meet the RHNA.

1. Three (3) parcels in the Downtown Commercial district are proposed for re-zoning from the allowable residential density of 18 dwelling units per acre to 20 units per acre for developments with 16 units or more when 50% of units in the development are reserved for lower-income households. These parcels are 541-145-012 (255 E. Ramsey Street); 541-150-004 (447 E. Ramsey Street), and 541-150-010 (553 E. Ramsey Street).
2. Establish a new High Density Residential-20 ("HDR-20") zoning district allowing multi-family residential development by-right at a minimum density of 20 units/acre when 50% of units in the development are reserved for lower-income households, and change the zoning designation for the following properties from HDR to HDR-20 - 537-120-034, 540-083-002, 541-110-013, 532-080-004, 419-140-059, 534-161-010, 537-110-008, and 541-110-009.
3. Create a new *Very High Density Residential* ("VHDR") General Plan land use category and zoning district, allowing densities of 19-24 units/acre and 20 units/acre by-right when 50% of units in the development are reserved for lower-income households, and apply this designation to the following three properties totaling approximately 44 acres - 537-190-018, 537-190-021, and 537-190-020.

To locate the parcels that are referenced in this notice, please go to the Riverside County website and type in <http://www3.tlma.co.riverside.ca.us/pa/rcdis/viewer.htm> in the search engine and follow the instructions on the page. 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 available on the City's website at www.ci.banning.ca.us/index.aspx?nid=65.

All parties interested in speaking either in support of or in opposition to any 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 City Clerk 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: July 8, 2013
Published in the Record Gazette: July 12, 2013

399

State of California
Dept of Transportation/District 8
464 W. 4th St, 6th Floor/MS 726
San Bernardino, CA 92401-1400

Banning Unified School District
161 W. Williams Street
Banning, CA 92220

Banning Public Library
21 W. Nicolet Street
Banning, CA 92220

Department of Planning &
Economic Development
Attn: Franklin Dancy
49750 Seminole Drive
Cabazon, CA 92330

County of Riverside
Planning Department
Attn: Keith Gardner
4080 Lemon St., 9th Floor
Riverside, CA 92502-1409

Riverside County Flood
Control District
Attn: Stuart McKibben
1995 Market Street
Riverside CA 92501

Calif. Regional Water Quality Contrl Bd
Santa Ana Basin Region 8
3737 Main Street, Suite 500
Riverside CA 92501-3339

California Regional Water Quality Contrl
Colorado River Basin Region 7
73-720 Fred Waring Drive, Suite 100
Palm Desert CA 92260

Verizon of California
Attn: Environmental Review
1980 Orange Tree Lane, Suite 100
Redlands CA 92374

San Geronio Pass Water Agency
1210 Beaumont Avenue
Beaumont CA 92223

County of Riverside
Auditor-Controller
4080 Lemon St, 11th Flr
Riverside CA 92502-1326

Beaumont-Cherry Valley Recreation &
Parks District
38900 Oak Valley Parkway
Beaumont CA 92223

Beaumont Unified School District
400 Grace Avenue
Beaumont CA 92223

Riverside County Clerk
2720 Gateway Drive
Riverside CA 92507

County of Riverside
Transportation Commission
4080 Lemon St, 3rd Floor
Riverside CA 92502-1090

City of Beaumont
Attn: Planning Department
550 E. 6th Street
Beaumont CA 92223

Riverside Transit Agency
Director of Planning
1825 Third Street
Riverside CA 92507

County of Riverside
Executive Office
4080 Lemon Street, 12th Floor
Riverside CA 92501

South Coast AQMD
Office of Planning and Rules
Attn: Steve Smith
21865 E. Copley Drive
Diamond Bar, CA 91765

SCAG
Intergovernmental Review
818 West Seventh Street, 12th Floor
Los Angeles, CA 90017-3435

Western Riverside Council of
Governments
4080 Lemon Street, 3rd Floor/MS1032
Riverside, CA 92501

Soboba Band of Luiseno Indians
Attn: Joseph Ontiveros
P.O. Box 487
San Jacinto, CA 92581

Don Smith
55 N. 8th 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
3400 Wentworth
Hemet, CA 92545

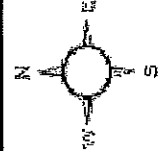
Micale K. Cashe
981 E. Charles St.
Banning CA 92220

Christy Burns
560 Alder Ct.
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



8 Parcels
(3 shown for
west)

$$V = 1,505 \text{ ft}$$

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538311010
ROMAN MANUEL
3145 MOHAWK DR
BANNING CA 92220

538311014
GUTIERREZ AARON & MIRIAM
3095 MOHAWK RD
BANNING CA 92220

538311015
PADILLA GABRIEL C
3087 MOHAWK RD
BANNING CA 92220

538311030
ROQUE LUZ
2887 MOHAWK RD
BANNING CA 92220

538311012
GARCIA LEANDRO R
3129 MOHAWK RD
BANNING CA 92220

538311020
REAL ESTATE PROP MANAGEMENT
466 N ORANGE ST
REDLANDS CA 92374

538311022
NGUYEN DIANA LAM
3067 SHOREPINE CT
RIVERSIDE CA 92504

538311024
NOVAK MARION
291 COTTONWOOD AVE
RIVERSIDE CA 92506

538311017
VILLEGAS DIEGO
3065 MOHAWK RD
BANNING CA 92220

538311031
MJB ASSOC
2020 E ORANGETHORPE AVE
FULLERTON CA 92831

538311011
SNYDER SAUL
3137 MOHAWK DR
BANNING CA 92220

538331029
HOLLINGSWORTH WADE E & VICTORI
2765 W SPRING PL
BANNING CA 92220

538333001
SERRANO DEL VISTA HOMEOWNERS A
P O BOX 1510
UPLAND CA 91785

538311018
RELIABLE REAL ESTATE & PROP MA
466 N ORANGE ST
REDLANDS CA 92374

538311028
BANK OF NEW YORK MELLON
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

538311013
SARABIA JESUS
3121 MOHAWK RD
BANNING CA 92220

538311027
RELIABLE REAL ESTATE & PROP MA
466 N ORANGE ST
REDLANDS CA 92374

538331035
LANGE MARY R
2661 SPRING PL
BANNING CA 92220

538311021
FENG TRACY
3005 MOHAWK RD
BANNING CA 92220

538332067
SERRANO DEL VISTA HOMEOWNERS A
P O BOX 1510
UPLAND CA 91785

538331034
HANLEY WILLIAM T & LINDA K
2677 SPRINGS PL
BANNING CA 92220

538311032
RELIABLE REAL ESTATE & PROP MA
466 N ORANGE ST
REDLANDS CA 92374

538311019
RELIABLE REAL ESTATE & PROP MA
466 N ORANGE ST
REDLANDS CA 92374

538311026
LANDA JOSE & LUZ MARIA
2937 MOHAWK RD
BANNING CA 92220

538331031
AMADOR TONY E
2723 W SPRING PL
BANNING CA 92220

538313008
GOMEZ ALBERTO CASAS
583 Illinois Ave
Beaumont CA 92223

538313009
TREJO JUAN C & AMANDA
2435 W WESTWARD AVE
BANNING CA 92220

538331033
MCGILL STEPHEN & JANICE
2691 W SPRING PL
BANNING CA 92220

538313010
TREJO JUAN CARLOS & AMANDA
2435 W WESTWARD AVE
BANNING CA 92220

538313011
RUANO HERNANY
3046 MOHAWK RD
BANNING CA 92220

538312002
RUANO HERNANY
878 DOUGLAS CT
HEMET CA 92543

538331028
GOODSON WANDA
431 S AUTUMN WAY
BANNING CA 92220

538332005
JACOB OLAF & RENATE
2706 W SPRING PL
BANNING CA 92220

538332004
GREENE GILBERT
2690 SPRINGS PL
BANNING CA 92220

538332003
HERRERA ALICIA & JOSE
2676 W SPRING PL
BANNING CA 92220

538311008
CASTLEBERRY DOUG
459 SOBOBA DR
BANNING CA 92220

538312003
RIVERA GREGORIO
543 S CHEROKEE CIR
BANNING CA 92220

538332006
GORDON NANCY L
2722 W SPRING PL
BANNING CA 92220

538311023
MARTINEZ JOSE & AGUEDA P
2985 MOHAWK RD
BANNING CA 92220

538311016
RELIABLE REAL ESTATE & PROP MA
466 N ORANGE ST
REDLANDS CA 92374

538333003
PENA ANTONIO & MARIA J
468 WEATHER WAY
BANNING CA 92220

538332032
RODRIGUEZ LORINA
16403 BAINBROOK AVE
CERRITOS CA 90703

538311007
COOK DIRK & ERIKA
469 SOBOBA DR
BANNING CA 92220

538332066
WILEY MICHAEL L & LANA C
2705 W WINTER CT
BANNING CA 92220

538313018
ORELLANA HERNAN
4768 WINTERGREEN CT
BANNING CA 92220

538332065
BOYD MARY
2660 W SPRING PL
BANNING CA 92220

538312004
QUINTERO GLORIA EUGENIA R
464 NAVAJO DR
BANNING CA 92220

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TREJO JUAN CARLOS & AMANDA
2435 W WESTWARD AVE
BANNING CA 92220

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MARQUEZ ENRIQUE
2928 MOHAWK RD
BANNING CA 92220

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TREJO JUAN C
2435 W WESTWARD AVE
BANNING CA 92220

538332033
TEEGARDEN JOHN & NANCY
2663 WINTER CT
BANNING CA 92220

538313017
RELIABLE REAL ESTATE & PROP MA
466 N ORANGE ST
REDLANDS CA 92374

538312005
STARLITE MGMT II
4900 SANTA ANITA AVE
EL MONTE CA 91731

538313025
HUYNH NIEL KIM
46243 MONTE VISTA DR
INDIO CA 92201

538333002
MILLS HERBERT WRIGHT & SUSANNA
442 WEATHER WAY
BANNING CA 92220

538333004
HAUSER DONALD E & RITA
494 WEATHER WAY
BANNING CA 92220

538313043
GONZALEZ MARIA
497 S SIOUX CIR
BANNING CA 92220

538313034
AQUINO CONSUELO
1565 PEPPER LN
BANNING CA 92220

538313033
EUGENE RICHARD
1558 BANYON
BEAUMONT CA 92223

538332009
SMITH ARTHUR R & EDWINA M
492 AUTUMN WAY
BANNING CA 92220

404

538312008
VANARSDALL RONALD
31510 YUCAIPA BLVD
YUCAIPA CA 92399

538313005
CRUZ ONELIA
2596 TERESA PL
POMONA CA 91766

538313007
JOHNSON ARNITHA
P O BOX 817
SUN CITY CA 92587

538313021
DEROMAN ANDREA T
2896 MOHAWK RD
BANNING CA 92220

538331026
ROSSMAN FREDERICK G & AVIS J
14404 SE WEBSTER RD
MILWAUKIE OR 97267

538313012
TREJO JUAN CARLOS & JOSE JAIRO
2435 W WESTWARD AVE
BANNING CA 92220

538313014
MJB ASSOC
2020 E ORANGETHORPE AVE
FULLERTON CA 92831

538331025
ZIGLER STANLEY & AUDREY RAE
483 S AUTUMN WAY
BANNING CA 92220

538312006
LITTLE LARONDA
490 NAVAJO DR
BANNING CA 92220

538313023
PILLIMUE LIGIA MARIA
2874 MOHAWK DR
BANNING CA 92220

538332008
ROULINAVAGE THEODORE A & BARBA
890 ANNANDALE RD
BEAUMONT CA 92223

538332034
HOUGH CHARLES F & LORA L
2649 WINTER CT
BANNING CA 92220

538313050
GOMEZ JOSE LUIS
5224 HOLLISTER
SANTA BARBARA CA 93111

538311025
BROWN LELAND E
2953 MOHAWK RD
BANNING CA 92220

538312001
GOMEZ REFUGIO SOLORIO
420 NAVAJO DR
BANNING CA 92220

538311009
GOMEZ JOSE A & ROSA L
1225 DAY ST
MORENO VALLEY CA 92557

538331032
ARONICA CHARLES J
2707 SPRING PL
BANNING CA 92220

538311029
SOLIS EMILIA
2895 MOHAWK RD
BANNING CA 92220

538331030
DEAUX AURORA P
2739 W SPRING PL
BANNING CA 92220

538332030
WARD FORREST & FRANCES FAMILY
501 BRBEZY CIR
BANNING CA 92220

538311004
TROXEL ROBERT E & HILDA N
2732 CASTLE ROCK RD
DIAMOND BAR CA 91765

538313045
RIVERA JOSE MANUEL & ANA ROSA
709 SPRUCE PL
BEAUMONT CA 92223

538313053
RIVERA JOSE MANUEL & ANA ROSA
709 SPRUCE PL
BEAUMONT CA 92223

538332011
PEARCE HOWARD ROY
PO BOX 290489
PHELAN CA 92329

538331023
BOUGH HELEN
513 S AUTUMN WAY
BANNING CA 92220

538313052
QAZI AHSAN & NAWAZISH
9361 BEAUVIEW DR
CHERRY VALLEY CA 92223

538313049
RIVERA JOSE MANUEL & ANA ROSA
709 SPRUCE PL
BEAUMONT CA 92223

538313048
COURTRIGHT MORTON W & EDELGARD
852 VIA PANORAMA
BANNING CA 92220

538333005
GREET JAMES A & GEORGIANNA
522 WEATHER WAY
BANNING CA 92220

538332036
MORENO HENRY R & ESPERANZA
2664 WINTER CT
BANNING CA 92220

538313035
QAZI AHSAN & NAWAZISH
9361 BEAUVIEW DR
CHERRY VALLEY CA 92223

538313041
QAZI AHSAN & NAWAZISH
9361 BEAUVIEW DR
CHERRY VALLEY CA 92223

538313026
TAPIA FRANCISCO
511 NAVAJO DR
BANNING CA 92220

538313031
RAMIREZ JAIME & AURORA
13047 HEYWOOD ST
VICTORVILLE CA 92392

538313030
CERVANTES RAFAEL URENDA
534 S CHEYENNE CIR
BANNING CA 92220

538312009
RENDON MARTIN
530 NAVAJO DR
BANNING CA 92220

538313040
SPSSM INV VI
7900 SANTA ANITA AVE
EL MONTE CA 91731

538313054
RIVERA ANA LISSETE
543 S CHEROKEE CIR
BANNING CA 92220

538313046
GOMEZ JOSE LUIS
5224 HOLLISTER
SANTA BARBARA CA 93111

538313027
GAUFF RICHARD
22277 SCOTT WAY
PERRIS CA 92570

538313002
RAMIREZ ALEJANDRO GARCIA
528 S SOBOBA DR
BANNING CA 92220

538313047
NGUYEN DIANA LAM
3067 SHOREPINE CT
RIVERSIDE CA 92504

538333006
FLEMMINGS JACK
538 WEATHER WAY
BANNING CA 92220

538332029
GARCIA MANUEL ALBERTO & MARY L
P O BOX 367
BANNING CA 92220

538332012
BENEDICT JAMES A & REBECCA
538 AUTUMN WAY
BANNING CA 92220

538311001
LLANOS ENRIQUE
545 S SOBOBA DR
BANNING CA 92220

538313028
MEISSNER LARRY D & MARLENE R
543 NAVAJO DR
BANNING CA 92220

538312010
BRACAMONTES LORENA
2217 W RAMSEY ST
BANNING CA 92220

538321024
REED HUGH W
2899 CLOUDY CIR
BANNING CA 92220

538313029
QAZI AHSAN & NAWAZISH
9361 BEAUVIEW DR
CHERRY VALLEY CA 92223

538313038
PEREZ JOSE LUIS
3100 PUENTE
FULLERTON CA 92835

538332038
STETTLER RONNALD R & PEGGY M
2683 W GUSTY WAY
BANNING CA 92220

538312012
JOHNSON LOUIS & RUBY
570 NAVAJO DR
BANNING CA 92220

538333008
PATALANO SAMUEL J
38594 FLORENCE ST
BEAUMONT CA 92223

538331020
CONWILL ALISON K
561 S AUTUMN WAY
BANNING CA 92220

538332050
MCAVOY PATRICIA C
2681 CLEAR CT
BANNING CA 92220

538331005
RITTER SHIRLEY L
708 AMBER SKY ST
BANNING CA 92220

538322001
SERRANO DEL VISTA HOMEOWNERS A
P O BOX 1510
UPLAND CA 91785

538332013
MCLAUGHLIN CAROL M
554 AUTUMN WAY
BANNING CA 92220

538313039
GUERRERO LAURA
542 S SIOUX CIR
BANNING CA 92220

538333007
GRIDER LESLIE M
554 WEATHER WAY
BANNING CA 92220

538321025
FANT DONALD D & DELIA P
412 GOODRICH ROCK
BEAUMONT CA 92223

538332027
SHELTON KEVIN & GAIL
555 BREEZY CIR
BANNING CA 92220

538313024
MENDOZA JOSE L & EVANGELINA
P O BOX 637
BANNING CA 92220

538331027
PATRICK DAVID
453 AUTUMN WAY
BANNING CA 92220

538313015
MARTINEZ MERCEDES K
2988 MOHAWK RD
BANNING CA 92220

538313020
NIKRAVESH MICHAEL & DORIS K
12501 CHANDLER BLV NO
VALLEY VILLAGE CA 91607

538311006
ESPINOZA BELEN
481 S SOBOBA DR
BANNING CA 92220

538313006
GAMBOA IRMA AGUILAR
3112 MOHAWK RD
BANNING CA 92220

538313022
MUNOZ GEORGINA BARAJAS
2888 MOHAWK RD
BANNING CA 92220

538332007
BALLARD LINDY W & DIANE L
2738 W SPRING PL
BANNING CA 92220

538313013
DELGADO JOCELYN
1844 CYPRESS AVE
LOS ANGELES CA 90065

538321012
BRISTOLL ROSELINE
2993 WHIRLWIND CIR
BANNING CA 92220

538321066
CASBY BARBARA E
734 DAYBREAK WAY
BANNING CA 92220

538321023
DELUCIA NINA MARIE
2917 CLOUDY CIR
BANNING CA 92220

538321014
MADRID CHARLES & MARIA
710 DUSK CT
BANNING CA 92220

538321007
JACKSON GERALD LEE & MAUREEN K
709 STORMIE WAY
BANNING CA 92220

538321073
ACHAM WERNER & MAGDALENA
2969 WHIRLWIND CIR
BANNING CA 92220

538321028
ZLOMKE GUADALUPE
716 MOONLIGHT CT
BANNING CA 92220

538321021
TORO RALPH P & DENISE A
711 DAYBREAK WAY
BANNING CA 92220

538331012
BLOOMINGDALE ROBERT C & JULIA
761 AUTUMN WAY
BANNING CA 92220

538332054
RAY ELEANOR M
6901 BALTUSROL RD
FT WORTH TX 76132

538332053
DOMINGO VIRGILIO C
2648 CLEAR CT
BANNING CA 92220

538321033
OLIVAN DANIEL & DELENA I
753 AMBER SKY ST
BANNING CA 92220

538313042
QAZI AHSAN & NAWAZISH
9361 BEAUVIEW DR
CHERRY VALLEY CA 92223

538313004
LOYOLA MARIA E
498 S SOBOBA ST
BANNING CA 92220

538313051
MALONE CHARLIE G
6721 TARGHEE CT
LAS VEGAS NV 89156

538313003
MERCADO FELIPE
1043 QUAIL DR
FAIRFIELD CA 94533

538313044
QAZI AHSAN & NAWAZISH
9361 BEAUVIEW DR
CHERRY VALLEY CA 92223

538313032
RAMIREZ AURORA & JAIME M
13047 HEYWOOD ST
VICTORVILLE CA 92392

538331011
FERNANDEZ JOE
777 S AUTUMN WAY
BANNING CA 92220

538311005
LIMON SERGIO & FATIMA
1529 GILLESPIE ST
SANTA BARBARA CA 93101

538332063
DELGADO VIDAL G & JEANETTE J
2661 W RAINBOW LN
BANNING CA 92220

538331024
LEE SUN CHING
16642 LANDMARK AVE
YORBA LINDA CA 92866

538321059
GONZALEZ ELENA
744 STORMIE WAY
BANNING CA 92220

538332010
AUZENNE DAVID A & DOLORES A
506 AUTUMN WAY
BANNING CA 92220

538332062
YUCHNIEWICZ JACQUELINE L
2675 RAINBOW LN
BANNING CA 92220

538321005
JOHNSON CHARLIE
743 STORMIE WAY
BANNING CA 92220

538332064
ROA GILBERT R
2645 W RAINBOW LN
BANNING CA 92220

538332040
BARTLETT KIMBALL C & JULIA B
2651 W GUSTY WAY
BANNING CA 92220

538331021
BUGG DOROTHY O
545 S AUTUMN WAY
BANNING CA 92220

538311003
WANG SANDRA
126 BUCKEYE ST
LA PUENTE CA 91744

538313036
REYNOSO MELQUIADES
1151 ZIRCON ST
CORONA CA 92882

538312011
SECRETARY HOUSING & URBAN DEV
4400 WILL ROGERS PKWY
OKLAHOMA CITY OK 73108

538321026
GUSTAFSON DON A
35403 BIRCHWOOD ST
YUCAIPA CA 92399

538321027
BARBA EDWARD W & ESTELLE M
2843 CLOUDY CIR
BANNING CA 92220

538331013
LOZANO MANUEL & PHEBIE DAY
743 S AUTUMN WAY
BANNING CA 92220

538321061
SALCIDO DANNY & EVA
731 DUSK CT
BANNING CA 92220

538323030
FULBRIGHT ANN M
757 SUNSHINE ST
BANNING CA 92220

538333018
HAINES EVELYN JEAN
776 WEATHER WAY
BANNING CA 92220

538332057
BOBENG OFELIA & JOHN W
2708 CLEAR CT
BANNING CA 92220

538321036
ESPINOZA DELIA
699 AMBER SKY ST
BANNING CA 92220

538321067
HENDON PATRICIA MAE
735 MOONLIGHT CT
BANNING CA 92220

538331014
MCGEE JANE LOUISE
2540 E HIGHLAND AVE
HIGHLAND CA 92346

538321030
LENE CLAUDIA M
750 MOONLIGHT CT
BANNING CA 92220

538331006
MCGARY PATRICK H & ANN D
722 AMBER SKY ST
BANNING CA 92220

538333016
MARCHESE RICHARD
746 WEATHER WAY
BANNING CA 92220

538321003
ANTRIM ROBERT L & FLORENCE I
3091 RAINBOW LN
BANNING CA 92220

538321002
FORTON DELBERT JOSEPH & CHRIST
3107 RAINBOW LN
BANNING CA 92220

538321034
FRAUSTO JUAN J & MARIA ANA
737 AMBER SKY ST
BANNING CA 92220

408

538321064
MEANS SHIRLEY
766 DAYBREAK WAY
BANNING CA 92220

538332055
FLORES GEORGE & DIANNE A
2680 CLEAR CT
BANNING CA 92220

538321019
WARDELL MICHAEL J & KAY L
749 DAYBREAK WAY
BANNING CA 92220

538331009
BATRES NIKKI
770 AMBER SKY ST
BANNING CA 92220

538331007
EBERHARDT SETH O & MYRNA
738 AMBER SKY ST
BANNING CA 92220

538321015
ARMANI PASCU SILVIA CATHERINE
732 DUSK CT
BANNING CA 92220

538321020
BONELLI JEAN E
733 DAYBREAK WAY
BANNING CA 92220

538321029
BRASSY SANDRA L
736 MOONLIGHT CT
BANNING CA 92220

538323016
DECKER CHARLES M & JOSEPHINE
3016 RAINBOW LN
BANNING CA 92220

538323015
PASALIS ALEXANDRIA S
3002 RAINBOW LN
BANNING CA 92220

538323006
KASPER AUGUST M
2864 W RAINBOW LN
BANNING CA 92220

538323028
SERRANO DEL VISTA HOMEOWNERS A
P O BOX 1510
UPLAND CA 91785

538332060
BENNETT NOVELL
2707 W RAINBOW LN
BANNING CA 92220

538333017
TULLEDGE HAROLD & SHARON TRUST
760 WEATHER WAY
BANNING CA 92220

538333022
COYLE SONIA F
P O BOX 863
BANNING CA 92220

538323024
KUSEN KENNETH A & LUCILLE
3146 RAINBOW LN
BANNING CA 92220

538331008
CARRIZAL SALVADOR & ELAINE
754 AMBER SKY ST
BANNING CA 92220

538323005
BENINK KARL & JOHANNA
2850 W RAINBOW LN
BANNING CA 92220

538323004
MILLER ROBERT L
2836 W RAINBOW LN
BANNING CA 92220

538321065
BRADY RONALD K & ROBIN L
750 DAYBREAK WAY
BANNING CA 92220

538333028
STIGGERS JOCELYN RENEE
3521 KINGS WAY
OLYMPIA WA 98501

538321068
ALCAZAR JESUS R & MARIA G
751 MOONLIGHT CT
BANNING CA 92220

538321058
JAMES JEFF & DEDA
12918 4TH ST
YUCAIPA CA 92399

538321063
VANCURA MILOS & HEIDI M
763 DUSK CT
BANNING CA 92220

538321004
HOGAN VERNA
761 STORMIE WAY
BANNING CA 92220

538323031
SERRANO DEL VISTA HOMEOWNERS A
P O BOX 1510
UPLAND CA 91785

538321001
ALVISO ANTHONY J & HOPE M
3123 RAINBOW LN
BANNING CA 92220

538321017
RICHARDS CLAUDE E & JANIS A
764 DUSK CT
BANNING CA 92220

538323021
COUGHLIN ROBERT J & ELEANOR C
3090 RAINBOW LN
BANNING CA 92220

538321031
MCGINNIS P L & LAWRENCE W
768 MOONLIGHT CT
BANNING CA 92220

538323011
COVERT BARBARA PENNY
2942 RAINBOW LN
BANNING CA 92220

538321069
CUMISKEY OK
767 S MOONLIGHT CT
BANNING CA 92220

538333019
CASTILLO ROBERT P & ANGELA
798 WEATHER WAY
BANNING CA 92220

538323029
MONTECINOS BARBARA F
783 SUNSHINE ST
BANNING CA 92220

538323022
FERRARO CURTIS RAY
3108 RAINBOW LN
BANNING CA 92220

538323012
JIMENEZ VIDAL J & ANTHONY
15357 MURIETA SOUTHPARK
RANCHO MURIETA CA 95683

538323020
CELESTIAL ROWENA PALLA
3078 RAINBOW LN
BANNING CA 92220

538323009
HARRIS SHARON K
2910 W RAINBOW LN
BANNING CA 92220

538323014
PEREZ ROSARIO A
2986 RAINBOW LN
BANNING CA 92220

538323008
ABNER BEVERLY
2896 W RAINBOW LN
BANNING CA 92220

538323018
DETAR LAUREN M
3046 RAINBOW LN
BANNING CA 92220

538333025
BRAATZ SONJA INGA
2706 W RAINBOW LN
BANNING CA 92220

538333024
BOWMAN BRADEN M
2690 W RAINBOW LN
BANNING CA 92220

538323010
CHRISTIANSON ROBERTA
2926 W RAINBOW LN
BANNING CA 92220

538323001
BROOKS LOUIS O & ELLEN L
2784 RAINBOW LN
BANNING CA 92220

538333020
SEDDON WALTER J
2620 RAINBOW LN
BANNING CA 92220

538333027
DECOUD EUGENE S & SYLVIA ANN
2736 W RAINBOW LN
BANNING CA 92220

538333029
CRAIGIE MARY L
208 POR LA MAR CIR
SANTA BARBARA CA 93103

538333021
WYSS PATRICIA L
2644 RAINBOW LN
BANNING CA 92220

538323003
SHEARMAN CAROL & GERALD
2820 RAINBOW LN
BANNING CA 92220

538311002
GARCIA ISMAEL
2391 HAMILTON AVE
EL CENTRO CA 92243

538332035
PEREZ HENRY & CYNTHIA
2650 WINTER CT
BANNING CA 92220

538332028
BEAUCHESNE RICHARD & CHERYL
539 BREEZY CIR
BANNING CA 92220

538313037
TREJO JUAN CARLOS
2435 W WESTWARD AVE
BANNING CA 92220

538332037
LETENDRE ROBERT & SHARON
2680 WINTER CT
BANNING CA 92220

538313001
RINGGOLD NELSON H & COULA
1047 VIA PANORAMA
BANNING CA 92220

538331022
RIOS ANGEL & PATSY RUTH
529 S AUTUMN WAY
BANNING CA 92220

538332039
MASON MARGARET L
2665 W GUSTY WAY
BANNING CA 92220

538332052
CODELLA JAMES & DEBRA
2649 CLEAR CT
BANNING CA 92220

538333014
EMANUELSON RICHARD & BOLIVIA
716 WEATHER WAY
BANNING CA 92220

538333015
ELLISON LINDA J & CLIFFORD
728 WEATHER WAY
BANNING CA 92220

538332051
DELEON ALFREDO B & VICTORIA C
4010 BEMIS ST
LOS ANGELES CA 90039

538321074
VOLLMER JOHN W & JANICE N
2941 CLOUDY CIR
BANNING CA 92220

538332058
GRIEGO STEPHEN F & KATHLEEN P
26205 W MILESTONE DR
PLAINFIELD IL 60585

538321035
BISHOP WILLIAM D & DIANA J
717 AMBER SKY ST
BANNING CA 92220

538321060
DOMINGO TERESITA A
728 STORMIE WAY
BANNING CA 92220

538321016
COOPER DELBERT D & NANCY L
748 DUSK CT
BANNING CA 92220

538332061
MEANOR JOHN PRICE
2691 W RAINBOW LN
BANNING CA 92220

538332056
SENDIS ANDRES & SOCORRO
2694 CLEAR CT
BANNING CA 92220

538321006
KORTES VIRGINIA LEE
190 SILVER PINE LN
DANVILLE CA 94506

538321062
DUNAHOO RANDY C
745 DUSK CT
BANNING CA 92220

538321032
BLACKMON JAMES A & DIANE M
769 AMBER SKY ST
BANNING CA 92220

538332059
MIDANI MARWAN H
2723 W RAINBOW LN
BANNING CA 92220

538321018
NEGRON RAFAEL & ANNA
765 DAYBREAK WAY
BANNING CA 92220

538323017
OLDHAM RALPH LEE
3030 RAINBOW LN
BANNING CA 92220

538323002
JANDREAU ONEIL J & BRIGITTE B
2802 RAINBOW LN
BANNING CA 92220

538323019
ROSS LUCILLE
3062 RAINBOW LN
BANNING CA 92220

538323007
HUERTA SHEILA H
2880 RAINBOW LN
BANNING CA 92220

538331010
BOEGLIN FRANK R & VIOLET M
791 AUTUMN WAY
BANNING CA 92220

538333023
MORALES RENE & NATIVIDAD
2674 W RAINBOW LN
BANNING CA 92220

538323013
SCHMIDT JOAQUIN & TRESA M
2972 RAINBOW LN
BANNING CA 92220

538333026
SEIP LEROY N & CYNTHIA A
2722 W RAINBOW LN
BANNING CA 92220

538323023
MOREAU DANIEL PIERRE
8347 GRENOBLE ST
SUNLAND CA 91040

538312037
PEACOCK VALLEY PROTECTIVE ASSO
P O BOX 248
SAN MARCOS CA 92069

538312017
NORAVONG SOMPHONE & KHAMPHOUVA
2914 W JEFFERSON ST
BANNING CA 92220

538312019
GOMEZ JOSE LUIS
5224 HOLLISTER
SANTA BARBARA CA 93111

538332014
MIRARCHI CELESTINO & PATRICIA
584 AUTUMN WAY
BANNING CA 92220

538332026
ADAMSON ROBERT E & SHIRLEE V
593 BREEZY CIR
BANNING CA 92220

538312021
GOMEZ JOSE
5224 HOLLISTER AVE
SANTA BARBARA CA 93111

538312013
TORRES JESUS & YOLANDA
2864 W JEFFERSON ST
BANNING CA 92220

411

538332025
MAESTAZ JUANITA J
2698 W GUSTY WAY
BANNING CA 92220

538312027
GOMEZ JOSE LUIS
3056 W JEFFERSON ST
BANNING CA 92220

538312028
SAMONTE FRANCISVIC S & LISA L
491 QUINCE ST
CHULA VISTA CA 91911

538322010
PIETROMONACO FRANCES
3075 SUMMER SET CIR
BANNING CA 92220

538322011
DAGE WILLIAM H & SHARI D
921 CRYSTAL VIEW DR
PARKER AZ 85344

538312020
LIMON SERGIO
1529 GILLESPIE ST
SANTA BARBARA CA 93101

538312023
PEREZ JOSE FRANCO
9761 BROOKLINE AVE
DSRT HOT SPGS CA 92240

538331019
CRIPE STEPHEN H
577 S AUTUMN WAY
BANNING CA 92220

538312022
FERNANDEZ MANUEL & MARIA L
2986 W JEFFERSON ST
BANNING CA 92220

538312025
JENISON NORMAN R & JANET L
P O BOX 2527
BLUE JAY CA 92317

538312036
GANCI LINDA
6870 ORAN CIR
BUENA PARK CA 90621

538312034
RINGGOLD NELSON H & COULA
1047 VIA PANORAMA
BANNING CA 92220

538312032
ESCOBOSA JASON C
3116 W JEFFERSON ST
BANNING CA 92220

538312029
BURRIS ROBERT F & SALLY M
9470 BYHAM LN
CHERRY VALLEY CA 92223

538332023
TOLONE SALVATORE & IRENE
2666 W GUSTY WAY
BANNING CA 92220

538312015
HONG CALVIN W
2896 W JEFFERSON ST
BANNING CA 92220

538322009
DARNELL ROBERT C & JAQUITA
3089 SUMMER SET CIR
BANNING CA 92220

538332015
DEKRAMER BERNICE C
P O BOX 7496
REDLANDS CA 92375

538312014
WEEKS STEPHEN JAMES & LISA ANN
694 N SIMS ST
BANNING CA 92220

538322019
TIMBLIN JAN
13915 BOLO CT
BEAUMONT CA 92223

538322012
LARSEN PAUL & ALICE L
3043 SUMMER SET CIR
BANNING CA 92220

538322026
GAUDREAU PIERRE A
2827 SUMMER SET CIR
BANNING CA 92220

538322025
BEARMAN GLENN D & MAUREEN A
2841 SUMMER SET CIR
BANNING CA 92220

538332016
MCCLOUGHLIN FRANCIS B & MARY M
2723 W HAZY WAY
BANNING CA 92220

538331001
JAEP PAUL
2797 SUMMER SET CIR
BANNING CA 92220

538312030
CALVERT CURT & PATRICIA LYNN
28775 CAMPBELL AVE
MORENO VALLEY CA 92555

538331018
SALOMON JUNE
591 AUTUMN WAY
BANNING CA 92220

538312031
ROMERO MARIA
3100 W JEFFERSON ST
BANNING CA 92220

538322027
HENDRICKS THOMAS E & MARILYN F
2811 SUMMER SET CIR
BANNING CA 92220

538322017
QUIROGA PAUL
2967 SUMMER SET CIR
BANNING CA 92220

412

538322018 LEE SANDRA 2951 SUMMER SET CIR BANNING CA 92220	538321054 ARMENTA LEO G 3076 SUMMER SET CIR BANNING CA 92220	538332018 GANTMAN SERGEY 550 S HILL ST LOS ANGELES CA 90013
538332020 BINNING WILLIAM C 2663 W HAZY WAY BANNING CA 92220	538322013 MCKINNEY DORIS F 3029 SUMMER SET CIR BANNING CA 92220	538322022 BROOKS JAMES A & BLANCHE W 2889 SUMMER SET CIR BANNING CA 92220
538332019 WEISS TERRY C & JUDITH A 2679 W HAZY WAY BANNING CA 92220	538321053 GREER GLORIA MAE 3060 SUMMER SET CIR BANNING CA 92220	538322006 SHESGREEN WILLIAM & JACKLYN 3141 SUMMER SET CIR BANNING CA 92220
538322008 ALLEN LAVERNE E & VIOLET R 3105 SUMMER SET CIR BANNING CA 92220	538332017 SCRIMSHIRE RICHARD 2707 W HAZY WAY BANNING CA 92220	538322015 DAY DONALD F & AUDREY A 2999 SUMMER SET CIR BANNING CA 92220
538322024 KADOW EUGENE V & RONNA L 2857 SUMMER SET CIR BANNING CA 92220	538322020 GUSTIN EARL J & HELEN J BOFF 2919 SUMMER SET CIR BANNING CA 92220	538333010 SMOTHERS MAXINE C 654 WEATHER WAY BANNING CA 92220
538321048 CLARK GRAYDON J & EVA T 2984 SUMMER SET CIR BANNING CA 92220	538321042 KIMURA TAKAYUKI T 2890 SUMMER SET CIR BANNING CA 92220	538321040 KELLY MOGUEL ESTHER O 2858 SUMMER SET CIR BANNING CA 92220
538331036 MEDEL VILMA 655 AUTUMN PL BANNING CA 92220	538321057 PRICE JAMES L & ANNE K 3120 SUMMER SET CIR BANNING CA 92220	538321055 READ DALE F & MELODY 2311 SW 7TH ST BATTLE GROUND WA 98604
538321050 WADDELL CARMELA M 3014 SUMMER SET CIR BANNING CA 92220	538332044 CIHLAR JANICE M FAMILY LIVING 2694 W HAZY WAY BANNING CA 92220	538321071 SERRANO DEL VISTA HOMEOWNERS A P O BOX 1510 UPLAND CA 91785
538332046 ANDERSON TOM K & JOANNE L 2724 W HAZY WAY BANNING CA 92220	538331004 RAMSEY GRACE 692 AMBER SKY ST BANNING CA 92220	538333009 CHRISTENSEN ROBERT L 638 WEATHER WAY BANNING CA 92220
538331002 SERRANO DEL VISTA HOMEOWNERS A P O BOX 1510 UPLAND CA 91785	538322004 CLIFFORD GARY M & PATRICIA 651 SUNSHINE ST BANNING CA 92220	538333011 KASSEBAUM LARRY A 668 WEATHER WAY BANNING CA 92220

538321075 SERRANO DEL VISTA HOMEOWNERS A P O BOX 1510 UPLAND CA 91785	538321045 KINNEY NORMAN R & ARLENE M 2934 SUMMER SET CIR BANNING CA 92220	538321044 SEMIC STANLEY & BARBARA J 2299 WAILIEA BEACH DR BANNING CA 92220
538321046 YOUNG HARRISON V & LINDA D 2952 SUMMER SET CIR BANNING CA 92220	538331003 DAMI RONALD W 678 AMBER SKY ST BANNING CA 92220	538321038 CURRIE ERNEST E & DANIELLE R P O BOX 108 TRABUCO CANYON CA 92678
538321037 SCOTT DANIELL GERTRUDE L 2812 SUMMER SET CIR BANNING CA 92220	538321039 FENSKE CONSTATNCE 2842 SUMMER SET CIR BANNING CA 92220	538321052 HUFF AIDA BEATRICE 3044 SUMMER SET CIR BANNING CA 92220
538321051 KOZAREC JEAN R 3030 SUMMER SET CIR BANNING CA 92220	538332041 PALMER JERRIE 2648 W HAZY WAY BANNING CA 92220	538321072 HATCH WILLIAM R 1837 MESA DR PALM SPRINGS CA 92264
538332042 BUZARD FRED C & ELEANOR L 2664 W HAZY WAY BANNING CA 92220	538322002 BRANCH MARIE V 683 SUNSHINE ST BANNING CA 92220	538332047 THOMAS GLENN E 2725 CLEAR CT BANNING CA 92220
538332048 HITZ JOANNE C 2709 CLEAR CT BANNING CA 92220	538332049 ESQUIVEL ARTHUR & ALICE P 2695 CLEAR CT BANNING CA 92220	538321011 GREGORY LEWIS C 3011 WHIRLWIND CIR BANNING CA 92220
538333031 GEMMELL WILLIAM J & KAREN 581 S WOODLAND AVE BANNING CA 92220	538312016 CASTELLANOS OCTAVIO & MARIA 2900 W JEFFERSON ST BANNING CA 92220	538312018 TRUJILLO LUCILA 2932 W JEFFERSON ST BANNING CA 92220
538312026 RIVERA UZIEL 543 S CHEROKEE CIR BANNING CA 92220	538312024 VELASCO ALEJANDRO MACIAS 3012 W JEFFERSON ST BANNING CA 92220	538332022 ARKLE DORIS B 2652 GUSTY WAY BANNING CA 92220
538312033 ROCHA JUAN C & IMELDA 646 N BLANCHARD ST BANNING CA 92220	538332024 BAHENA ERIKA ELIZABETH 2682 W GUSTY WAY BANNING CA 92220	538312035 GANCI LINDA 7704 LOTUS CIR BUENA PARK CA 90620
538322005 KINSER JOHN P & CATHERINE L 1668 TAYLOR AVE CORONA CA 92882	538322014 PARTON JOHN S & PAULA L 3013 SUMMER SET CIR BANNING CA 92220	538322007 SORIA VIRGINIA R 743 S VANCOUVER AVE LOS ANGELES CA 90022

414

538333012
LESTI ANGELO & PAULA M
686 WEATHER WAY
BANNING CA 92220

538322003
SCHIPPER ERNEST G & JEAN M
671 SUNSHINE ST
BANNING CA 92220

538322016
WEITZ IRWIN & VELMA J
2983 SUMMER SET CIR
BANNING CA 92220

538322023
GALLUP CARL P
2873 SUMMER SET CIR
BANNING CA 92220

538321056
MARTINEZ GILBERT M & HENRIETTA
3106 SUMMER SET CIR
BANNING CA 92220

538332021
SPSSM INV VI
4900 SANTA ANITA NO
EL MONTE CA 91731

538331016
THOMAS BOBBY JOE & SHIRLEY MAR
677 AUTUMN WAY
BANNING CA 92220

538321049
BIERING PAUL R & EARLYNE W
3000 SUMMER SET CIR
BANNING CA 92220

538321047
HARJEHAUSEN HAROLD E & ESTA M
2968 SUMMER SET CIR
BANNING CA 92220

538322021
SOWERS JOHN STEPHEN & SONJA DA
2905 SUMMER SET CIR
BANNING CA 92220

538333013
DUNAWAY JENNIFER R
698 WEATHER WAY
BANNING CA 92220

538321009
BLACKMAN JOYCE G
3045 WHIRLWIND CIR
BANNING CA 92220

538321041
WALLING BYRNA DEANE
2874 SUMMER SET CIR
BANNING CA 92220

538332043
TORRES R SUE
2680 W HAZY WAY
BANNING CA 92220

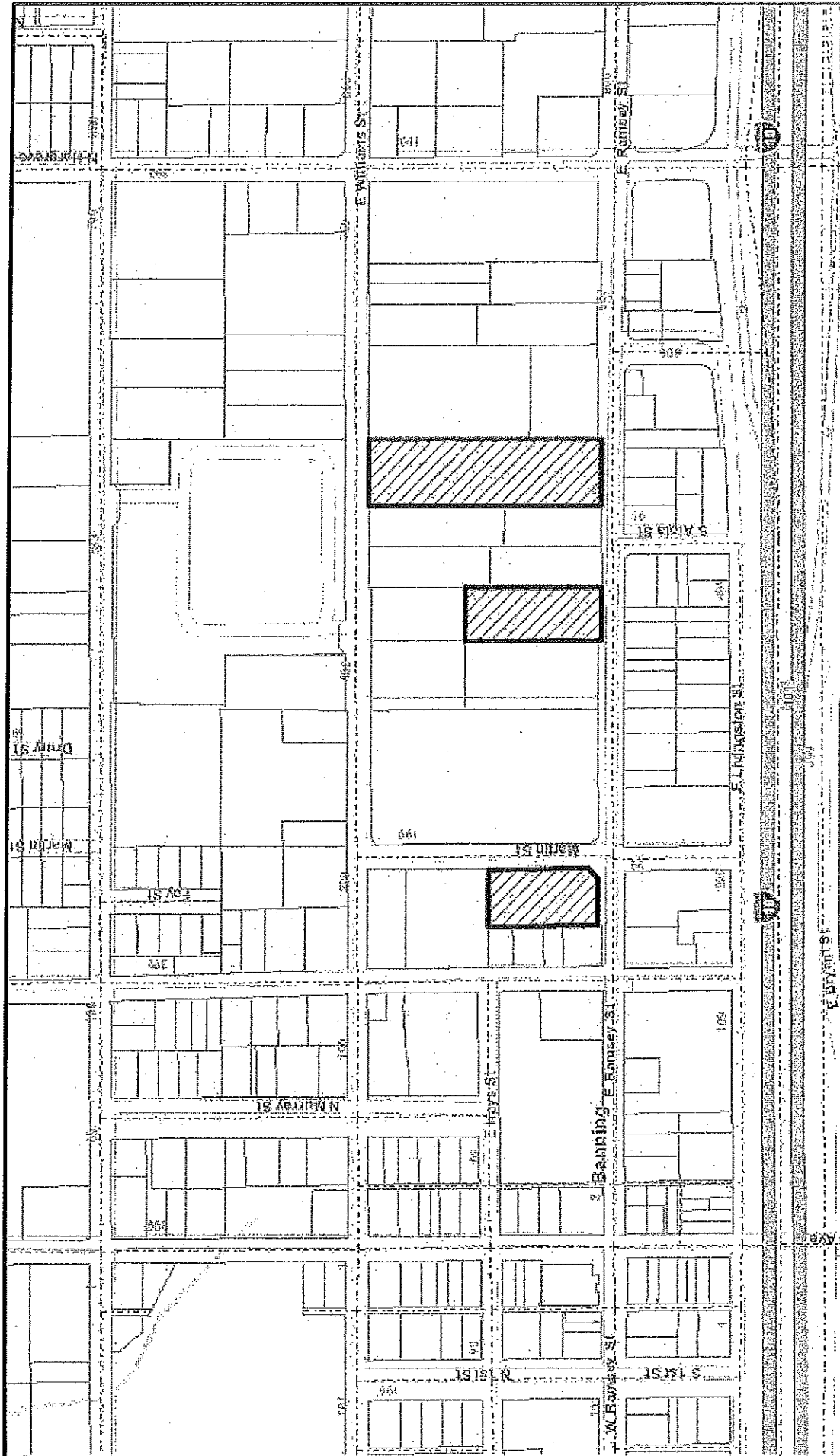
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BOBENG EUGENE A & DORENE J
9754 LARCH AVE
BLOOMINGTON CA 92316

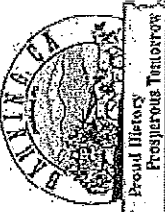
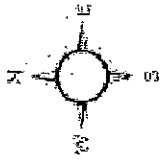
538321043
REED FRANKLIN D & JANET M
2906 SUMMERSSET CIR
BANNING CA 92220

538332045
WESTRICK CHARLES W & FERNE G
2708 W HAZY WAY
BANNING CA 92220

538321010
ESSE ROSE ANN
3027 WHIRLWIND CIR
BANNING CA 92220

DC zoning district



		<p>07/03/2013</p>	<p>3 Parcels</p>	<p>1" = 376 ft</p>
<p>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.</p>				

541110021
PEPPERTREE OF BANNING
330 W VICTORIA ST
GARDENA CA 90248

541110011
PENSCO TRUST CO
4000 MING AVE
BAKERSFIELD CA 93309

541110012
GALVAN NOEMI
1153 LISA LN
BANNING CA 92220

541145001
CLARK JOE & J ROBERT
22362 BEAR CREEK DR
MURRIETA CA 92562

541110010
BAGNARA UMBERTO P & CATHERINE
607 E WILLIAMS ST
BANNING CA 92220

541150013
ROBERTS EDWARD E
685 E RAMSEY ST
BANNING CA 92220

541145010
~~CITY OF BANNING
99 E RAMSEY ST
BANNING CA 92220~~

541145008
~~CITY OF BANNING
99 E RAMSEY ST
BANNING CA 92220~~

541191007
CHAVEZ FRANCISCO JAVIER
1289 W NICOLET ST
BANNING CA 92220

541150008
ESPOSITO FRANK & RITA
3960 S HIGUERA ST
SAN LUIS OBISPO CA 93401

541150017
MAROSZ THOMAS W & KATHLEEN A
6076 CAMINO LARGO
SAN DIEGO CA 92120

541150011
FRUNEUX MARCO & EDITH S
1870 PAGE AVE
FULLERTON CA 92833

541150007
CHAPPEL CHARLES E
992 W HOFFER ST
BANNING CA 92220

541145006
~~CITY OF BANNING
99 E RAMSEY ST
BANNING CA 92220~~

541150010
DBBF ENTERPRISES
P O BOX 207
BONSALL CA 92003

541183004
~~CITY OF BANNING
99 E RAMSEY ST
BANNING CA 92220~~

541184001
WON SOON OK
310 E RAMSEY ST
BANNING CA 92220

541183001
HUANG FREDERICK H L & AUDIE P
2062 FOOTHILL BLVD
SANTA ANA CA 92705

541184002
~~WON SOON OK
310 E RAMSEY ST
BANNING CA 92220~~

541150009
~~CHAPPEL CHARLES E & WINNIE M
992 W HOFFER ST
BANNING CA 92220~~

541150022
PHAM BINH THANH
227 ROCKRIVER RD
DIAMOND BAR CA 91765

541191003
STEWART JABAR
971 E WILSON
BANNING CA 92220

541191019
~~CHAVEZ FRANCISCO JAVIER
1289 W NICOLET ST
BANNING CA 92220~~

541192007
LIVACICH FRANK S & GAYNELL G
2655 VIS DE VICTORIA
RIVERSIDE CA 92506

541184003
EXETER 10144 DE
402 W BROADWAY
SAN DIEGO CA 92101

541192002
GALVAN RAUL J
2240 JORNADA DR
PERRIS CA 92571

541191012
GARCIA CARMEN S & PORFIRIO S
648 ALDER CT
BANNING CA 92220

541192003
TREJO JUAN CARLOS & AMANDA
2435 W WESTWARD AVE
BANNING CA 92220

541192001
GALVAN RAUL J
26257 CHIVE ST
MURRIETA CA 92562

541191015
RAMSARAN MELIDA
11254 MEDLOW LN
OAK HILLS CA 92345

541191013
PRISTINE BUILDERS INC
700 E RDLANDS BLV NO U318
REDLANDS CA 92373

541191017
PRISTINE BUILDERS INC
700 E RDLANDS BLV NO U318
REDLANDS CA 92373

541183003
CITY OF BANNING
P O BOX 9988
BANNING CA 92220

541191008
CLUB LATINO AMERICANO
485 S FLORIDA
BANNING CA 92220

541191018
PRISTINE BUILDERS INC
700 E RDLANDS BLV NO U318
REDLANDS CA 92373

541191002
VALDIVIA SALVADOR R & THERESA
40630 LINCOLN ST
CHERRY VALLEY CA 92223

541191004
STEWART GEORGE J & IRENA
866 E WILSON ST
BANNING CA 92220

541183002
CITY OF BANNING
P O BOX 9988
BANNING CA 92220

541192005
TREJO JUAN CARLOS & AMANDA
2435 W WESTWARD AVE
BANNING CA 92220

541192004
JONES DOUGLAS C & TERRENCE B
3500 TACHEVAH NO
PALM SPRINGS CA 92262

541191009
IBARRA JUANITA
425 E LIVINGSTON ST
BANNING CA 92220

541191016
REYES LUZ
948 N 4TH ST
BANNING CA 92220

541191020
COCCARO ARTHUR R & EILEEN J
867 MESA GRANDE DR
PALM DESERT CA 92211

541192009
LIVACICH FRANK S & GAYNELL G
2655 VIS DE VICTORIA
RIVERSIDE CA 92506

541191014
SE CALIF CONFER OF SEVENTH DAY
11330 PIERCE ST
RIVERSIDE CA 92515

541150028
CITY OF BANNING
99 E RAMSEY ST
BANNING CA 92220

541150027
CITY OF BANNING
99 E RAMSEY ST
BANNING CA 92220

541150025
CITY OF BANNING
99 E RAMSEY ST
BANNING CA 92220

541150004
MUFTI HINA
1621 BRYAN
TUSTIN CA 92780

541150006
MACIAS MANUEL & BERTHA A
100 NEUCALYPTUS DR
ANAHEIM CA 92808

541150029
CITY OF BANNING
99 E RAMSEY ST
BANNING CA 92220

541192008
LIVACICH FRANK S & GAYNELL G
2655 VIS DE VICTORIA
RIVERSIDE CA 92506

541192006
REINER JEFF M & DINA I
P O BOX 4
BANNING CA 92220

541142013
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

541145009
CITY OF BANNING
P O BOX 998
BANNING CA 92220

541143010
CITY OF BANNING
P O BOX 998
BANNING CA 92220

541143011
CITY OF BANNING
99 E RAMSEY ST
BANNING CA 92220

541145012
ORTIZ BOGAR
255 E RAMSEY ST
BANNING CA 92220

541145011
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

541184004
SO CALIF BAPTIST CONVENTION
970 VILLAGE OAKS DR
COVINA CA 91724



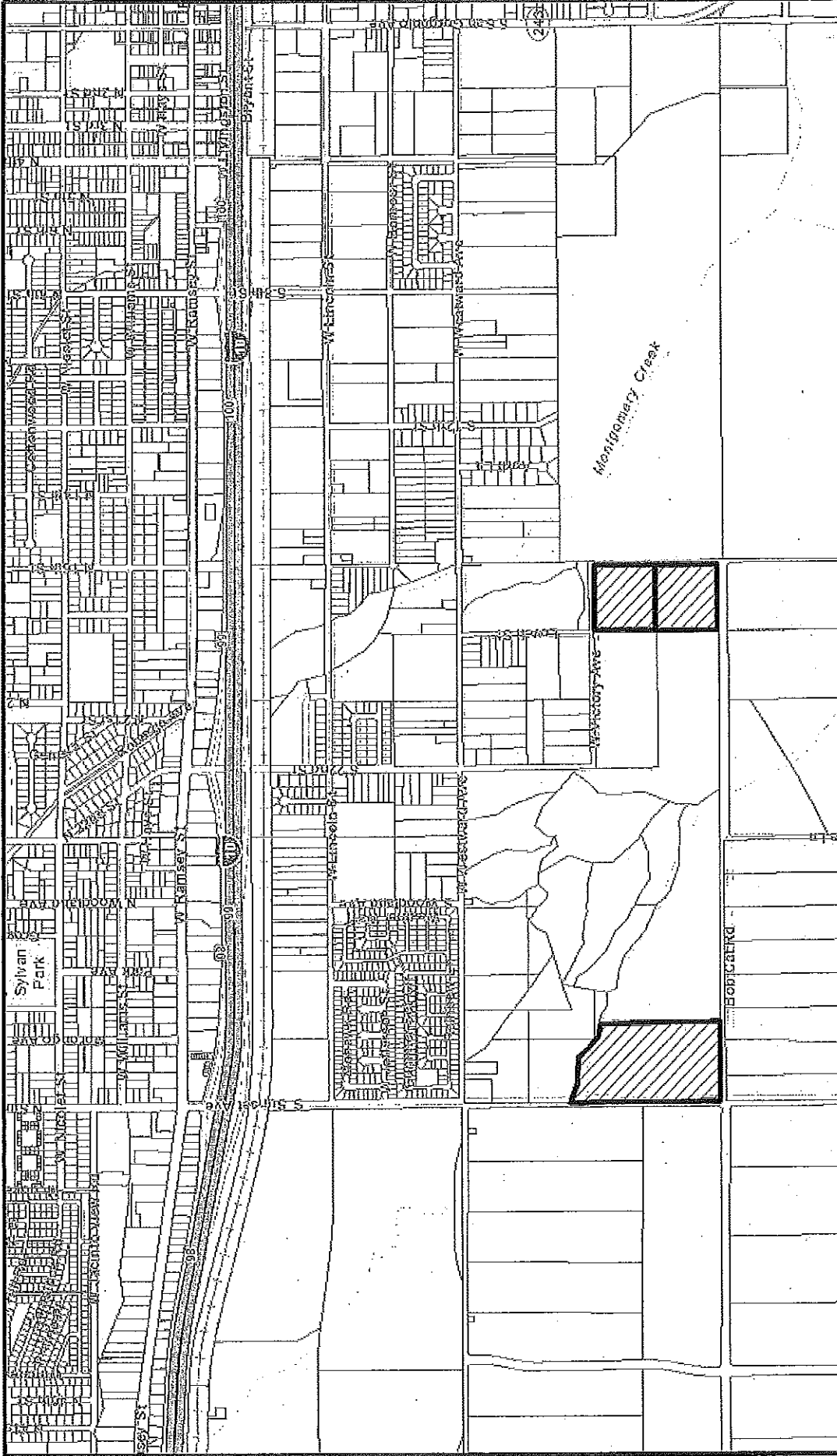
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CHOATE LILY CHRISTINA
402 E RAMSEY ST
BANNING CA 92220

541146004
STATE OF CALIF COURTS
455 GOLDEN GATE AVE
SAN FRANCISCO CA 94102

541181028
CITY OF BANNING
99 E RAMSEY ST
BANNING CA 92220

541150026
CITY OF BANNING
99 E RAMSEY ST
BANNING CA 92220

Proposed VHDR zoning district



		<p>07/03/2013</p>	<p>3 Parcels</p>	<p>1" = 1,505 ft</p>
<p>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.</p>				

537170002
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

543040001
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

537170003
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

537140009
MT SAN JACINTO COMMUNITY COLLEGE
1499 N STATE ST
SAN JACINTO CA 92583

537120034
LENNAR HOMES OF CALIF INC
391 N MAIN ST
CORONA CA 92880

537190003
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

537190018
BANNING LAND FUND
14725 SE 36TH ST
BELLEVUE WA 98006

537190022
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

537180004
BROCKUS DENIS E & ANGIE
1829 W VICTORY AVE
BANNING CA 92220

537120036
LENNAR HOMES OF CALIF INC
391 N MAIN ST
CORONA CA 92880

537200033
BANNING LAND FUND
14725 SE 36TH ST
BELLEVUE WA 98006

537190005
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

537130019
ALGEA ROBERT E & JUDY K
P O BOX 871
BEAUMONT CA 92223

537190002
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

537140010
MT SAN JACINTO COMMUNITY COLLEGE
1499 N STATE ST
SAN JACINTO CA 92583

537190004
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

537140011
MT SAN JACINTO COMMUNITY COLLEGE
1499 N STATE ST
SAN JACINTO CA 92583

537200034
BANNING LAND FUND
14725 SE 36TH ST
BELLEVUE WA 98006

537200031
BANNING LAND FUND
14725 SE 36TH ST
BELLEVUE WA 98006

537200020
PHILLIPS BRUCE N & GLENDA M
43344 HILLTOP DR
BANNING CA 92220

537200029
BRAY KATIE
43091 BOBCAT RD
BANNING CA 92220

537200019
WESSMAN JOHN
300 S PALM CANYON DR
PALM SPRINGS CA 92262

537190016
CITY OF BANNING
P O BOX 998
BANNING CA 92220

537200006
LAWRENCE KELLY
43030 HILLTOP DR
BANNING CA 92220

537200028
MACIAS EZEQUIEL & RAQUEL V
43145 BOB CAT RD
BANNING CA 92220

537200022
BRUNEY JOSEPH G & ELAINE H
5108 E CRESCENT DR
ANAHEIM CA 92807


543050001
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

537190020
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

537190021
BANNING LAND FUND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

537200013
FIEDLER FRITZ G & INGEBORG
43320 HILLTOP DR
BANNING CA 92220

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537200021

DIAZ LISANDRO M & EVANGELINA

11561 POES ST

ANAHEIM CA 92802

537190019

BANNING LAND FUND

10621 CIVIC CENTER DR

RANCHO CUCAMONGA CA 91730

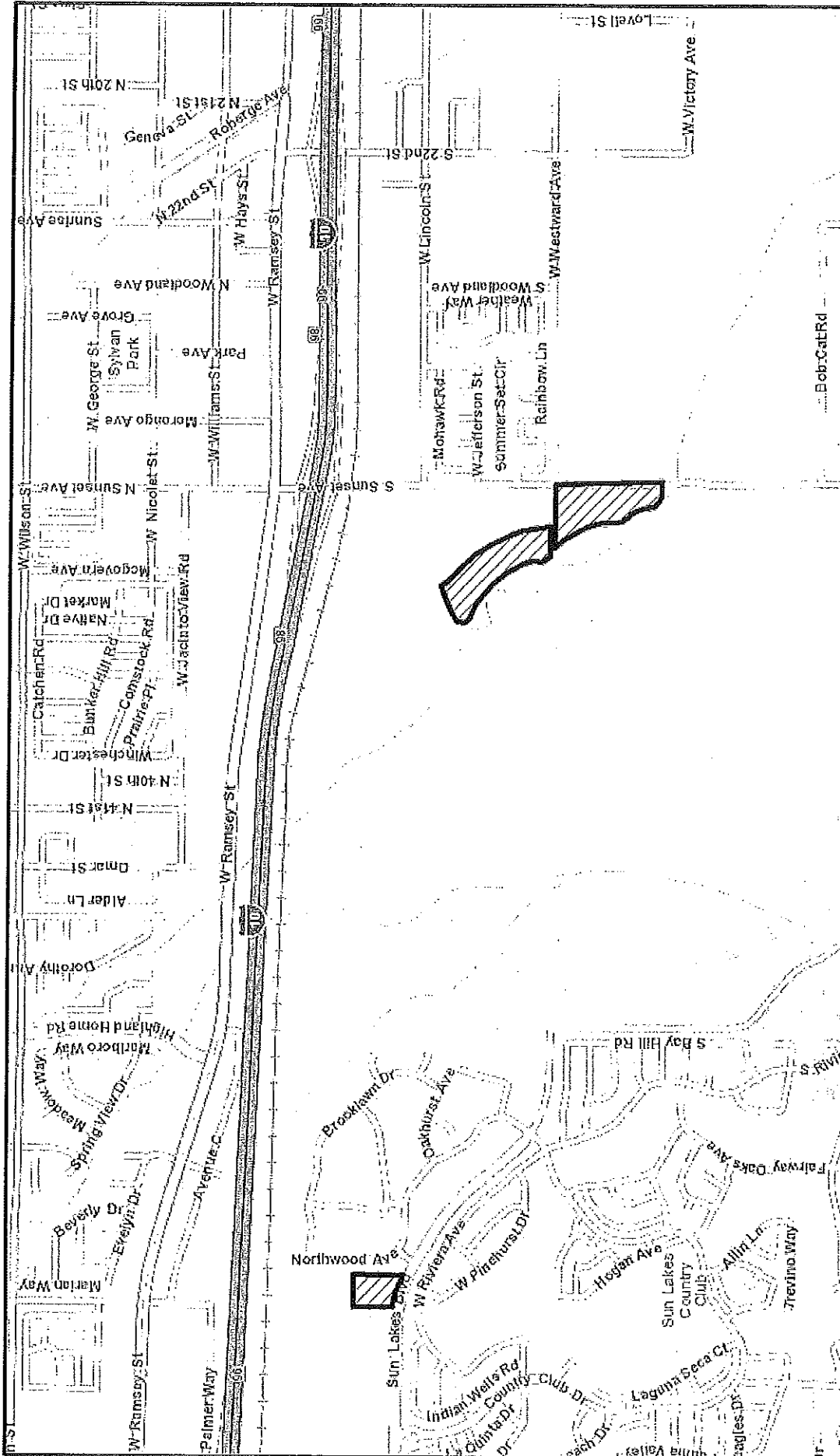
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Utilisez le gabarit AVERY® 5160®


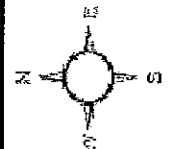
 Sens de
chargement

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révéler le rebord Pop-up™

429
www.avery.com
1-800-GO-AVERY

HDR zoning district (west)



		<p>07/03/2013</p>	<p>8 Parcels (3 shown for west)</p>	<p>1" = 1,505 ft</p>
<p>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.</p>				

419320089
SUN LAKES COUNTRY CLUB HOMEOWN
P O BOX 19672
IRVINE CA 92713

419140059
RCCI
4411 POINT FOSDICK NO
GIG HARBOR WA 98335

419400089
SUN LAKES COUNTRY CLUB HOMEOWN
5062 ROLLING HILLS AVE
BANNING CA 92220

419140054
SUN LAKES COUNTRY CLUB HOMEOWN
850 S COUNTRY CLUB DR
BANNING CA 92220

419400041
FORNATARO WILLIAM & NANCY
531 NORTHWOOD AVE
BANNING CA 92220

419400030
BAUERSFELD GERDA B
554 NORTHWOOD AVE
BANNING CA 92220

419400038
WALTERS JO ANN
567 NORTHWOOD AVE
BANNING CA 92220

419400032
WHEMPNER LYLE S
578 NORTHWOOD AVE
BANNING CA 92220

419400040
GOSS DAWN E
543 NORTHWOOD AVE
BANNING CA 92220

419300001
GILBERT JOHN & PAULINE M
5609 RIVIERA AVE
BANNING CA 92220

419320069
FORD ROGER J & NANCY A
5589 RIVIERA AVE
BANNING CA 92220

419300004
MATTEGIT HORST E & SUSANNE
5647 RIVIERA AVE
BANNING CA 92220

419300002
CRAWFORD LARRY A & KATHYRN L
5621 RIVIERA AVE
BANNING CA 92220

419320071
PARCHMENT LOLA J
5561 RIVIERA AVE
BANNING CA 92220

419320072
JACKSON SIGNE GLADYS
5547 RIVIERA AVE
BANNING CA 92220

419320070
RANDEL JOHN F & NINA JEAN
5575 RIVIERA AVE
BANNING CA 92220

419400042
CAVE JANICE J
519 NORTHWOOD AVE
BANNING CA 92220

419400029
SAX DENISE E & EUGENE L
542 NORTHWOOD AVE
BANNING CA 92220

419400043
WORGULL SHIRLEY A
507 NORTHWOOD AVE
BANNING CA 92220

419400028
NOEL LEON P & NOELLA B
530 NORTHWOOD AVE
BANNING CA 92220

419400031
GIORDANO JANET L
566 NORTHWOOD AVE
BANNING CA 92220

419400039
JENNINGS CHARLES C
555 NORTHWOOD AVE
BANNING CA 92220

419400037
BURKE CARMEN
14722 W TOMAHAWK WAY
SUN CITY WEST AZ 85375

419400035
RAWLE JOHN A & KAY A
614 NORTHWOOD AVE
BANNING CA 92220

419370033
PRESLEY OF SOUTHERN CALIFORNIA
4490 VON KARMAN AVE
NEWPORT BEACH CA 92660

419300005
HEINS ROBERT & LORNA
5659 RIVIERA AVE
BANNING CA 92220

419320073
DAVIDE QUIMBY
5533 RIVIERA AVE
BANNING CA 92220

419300003
JOHNSON HUNTER
2828 LA CIMA RD
CORONA CA 92879

419400021
HOUSER VIRGIL R & RITA J
446 NORTHWOOD AVE
BANNING CA 92220

419400022
VANVLIET HENDRIK L & JACOBA C
5801 SUN LAKES BLV NO
BANNING CA 92220

419400051
MOORE PATRICIA BURKE
411 NORTHWOOD AVE
BANNING CA 92220

419400046
BEASLEY CLARA BETH
471 NORTHWOOD AVE
BANNING CA 92220

419140062
MLD BANNING INV
18818 TELLER AVE
IRVINE CA 92612

419400023
PERKINS CELIA F
470 NORTHWOOD AVE
BANNING CA 92220

419400044
PHILLIPS RUTH
495 NORTHWOOD AVE
BANNING CA 92220

419400048
BELANGER SHARLENE M
447 NORTHWOOD AVE
BANNING CA 92220

419400045
CONTRERAS DAVID
P O BOX 579
PALM SPRINGS CA 92263

419320074
HARTMAN ROBERT D & KATHLEEN AN
5519 RIVIERA AVE
BANNING CA 92220

419400026
BAINTER WENDELL S
506 NORTHWOOD AVE
BANNING CA 92220

419400027
HUNTER MILDRED L
518 NORTHWOOD AVE
BANNING CA 92220

419400049
ALLEN CLIFFORD JAMES
435 NORTHWOOD AVE
BANNING CA 92220

419400024
TREACY MYRNA E
482 NORTHWOOD AVE
BANNING CA 92220

419400047
GABRIEL ELPIDIO T & EDNA B
459 NORTHWOOD AVE
BANNING CA 92220

419400050
BOMAR ROBERT JAMES & EVA
423 NORTHWOOD AVE
BANNING CA 92220

419320076
MELTVEDT BONNIE B
5491 RIVIERA AVE
BANNING CA 92220

419320077
FOY LAWRENCE O & YVONNE M
5477 RIVIERA AVE
BANNING CA 92220

419140063
MLD BANNING INV
18818 TELLER AVE
IRVINE CA 92612

419320023
MORA DAVID G & LINDA
436 S MAIDSTONE ST
BANNING CA 92220

419320075
LINE ARTHUR G & MARILYN K
5505 RIVIERA AVE
BANNING CA 92220

419400025
JONES CLIFFORD T & JOAN A
494 NORTHWOOD AVE
BANNING CA 92220

419300052
SUN LAKES COUNTRY CLUB HOMEOWN
23726 BIRTCHER DR
EL TORO CA 92630

537110010
LENNAR HOMES OF CALIF INC
391 N MAIN ST
CORONA CA 92880

537110003
LENNAR HOMES OF CALIF INC
391 N MAIN ST
CORONA CA 92880

537110007
LENNAR HOMES OF CALIF INC
391 N MAIN ST
CORONA CA 92880

537120029
LENNAR HOMES OF CALIF INC
391 N MAIN ST
CORONA CA 92880

537140002
MT SAN JACINTO COMMUNITY COLLE
1499 N STATE ST
SAN JACINTO CA 92583

537120024
CITY OF BANNING
P O BOX 998
BANNING CA 92220

537120030
LENNAR HOMES OF CALIF INC
391 N MAIN ST
CORONA CA 92880

537110008
LENNAR HOMES OF CALIF INC
391 N MAIN ST
CORONA CA 92880

537110006
LENNAR HOMES OF CALIF INC
391 N MAIN ST
CORONA CA 92880

537140001
MT SAN JACINTO COMMUNITY COLLEGE
1499 N STATE ST
SAN JACINTO CA 92583

537120031
LENNAR HOMES OF CALIF INC
391 N MAIN ST
CORONA CA 92880

538190014
OAKWOOD INV
P O BOX 24066
LOS ANGELES CA 90024

538311010
ROMAN MANUEL
3145 MOHAWK DR
BANNING CA 92220

538311011
SNYDER SAUL
3137 MOHAWK DR
BANNING CA 92220

538311008
CASTLEBERRY DOUG
459 SOBOBA DR
BANNING CA 92220

538311007
COOK DIRK & ERIKA
469 SOBOBA DR
BANNING CA 92220

538313005
CRUZ ONELIA
2596 TERESA PL
POMONA CA 91766

538311009
GOMEZ JOSE A & ROSA L
1225 DAY ST
MORENO VALLEY CA 92557

538311004
TROXEL ROBERT E & HILDA N
2732 CASTLE ROCK RD
DIAMOND BAR CA 91765

538313002
RAMIREZ ALEJANDRO GARCIA
528 S SOBOBA DR
BANNING CA 92220

538311001
LLANOS ENRIQUE
545 S SOBOBA DR
BANNING CA 92220

538322001
SERRANO DEL VISTA HOMEOWNERS A
P O BOX 1510
UPLAND CA 91785

538311006
ESPINOZA BELEN
481 S SOBOBA DR
BANNING CA 92220

538313004
LOYOLA MARIA E
498 S SOBOBA ST
BANNING CA 92220

538313003
MERCADO FELIPE
1043 QUAIL DR
FAIRFIELD CA 94533

538311005
LIMON SERGIO & FATIMA
1529 GILLESPIE ST
SANTA BARBARA CA 93101

538311003
WANG SANDRA
126 BUCKEYE ST
LA PUENTE CA 91744

538323030
FULBRIGHT ANN M
757 SUNSHINE ST
BANNING CA 92220

538323028
SERRANO DEL VISTA HOMEOWNERS A
P O BOX 1510
UPLAND CA 91785

538323024
KUSEN KENNETH A & LUCILLE
3146 RAINBOW LN
BANNING CA 92220

538323031
SERRANO DEL VISTA HOMEOWNERS A
P O BOX 1510
UPLAND CA 91785

538321001
ALVISO ANTHONY J & HOPE M
3123 RAINBOW LN
BANNING CA 92220

538323029
MONTECINOS BARBARA F
783 SUNSHINE ST
BANNING CA 92220

538311002
GARCIA ISMAEL
2391 HAMILTON AVE
EL CENTRO CA 92243

538313001
RINGGOLD NELSON H & COULA
1047 VIA PANORAMA
BANNING CA 92220

538323023
MOREAU DANIEL PIERRE
8347 GRENOBLE ST
SUNLAND CA 91040

537120032
LENNAR HOMES OF CALIF INC
391 N MAIN ST
CORONA CA 92880

537120033
LENNAR HOMES OF CALIF INC
391 N MAIN ST
CORONA CA 92880

537120034
LENNAR HOMES OF CALIF INC
391 N MAIN ST
CORONA CA 92880

537120023
CITY OF BANNING
P O BOX 998
BANNING CA 92220

537190018
BANNING LAND FUND
14725 SE 36TH ST
BELLEVUE WA 98006

537120036
LENNAR HOMES OF CALIF INC
391 N MAIN ST
CORONA CA 92880

537140010
MT SAN JACINTO COMMUNITY COLLEGE
1499 N STATE ST
SAN JACINTO CA 92583

538312036
GANCI LINDA
6870 ORAN CIR
BUENA PARK CA 90621

~~538312034
RINGGOLD NELSON H & COULA
1047 VIA PANORAMA
BANNING CA 92220~~

538322006
SHESGREEN WILLIAM & JACKLYN
3141 SUMMER SET CIR
BANNING CA 92220

538321057
PRICE JAMES L & ANNE K
3120 SUMMER SET CIR
BANNING CA 92220

~~538321071
SERRANO DEL VISTA HOMEOWNERS ASSOCIATION
P O BOX 1510
UPLAND CA 91785~~

538322004
CLIFFORD GARY M & PATRICIA
651 SUNSHINE ST
BANNING CA 92220

538321075
SERRANO DEL VISTA HOMEOWNERS ASSOCIATION
~~P O BOX 1510
UPLAND CA 91785~~

538322002
BRANCH MARIE V
683 SUNSHINE ST
BANNING CA 92220

538312033
ROCHA JUAN C & IMELDA
646 N BLANCHARD ST
BANNING CA 92220

~~538312035
GANCI LINDA
7704 LOTUS CIR
BUENA PARK CA 90620~~

538322005
KINSER JOHN P & CATHERINE L
1668 TAYLOR AVE
CORONA CA 92882

538322007
SORIA VIRGINIA R
743 S VANCOUVER AVE
LOS ANGELES CA 90022

538322003
SCHIPPER ERNEST G & JEAN M
671 SUNSHINE ST
BANNING CA 92220

419140057
BANNING 47
8800 N GAINES CTR
SCOTTSDALE AZ 85258

419370037
SUN LAKES COUNTRY CLUB HOMEOWNERS ASSOCIATION
19 CORPORATE PLZ
NEWPORT BEACH CA 92660

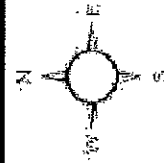
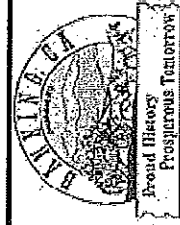
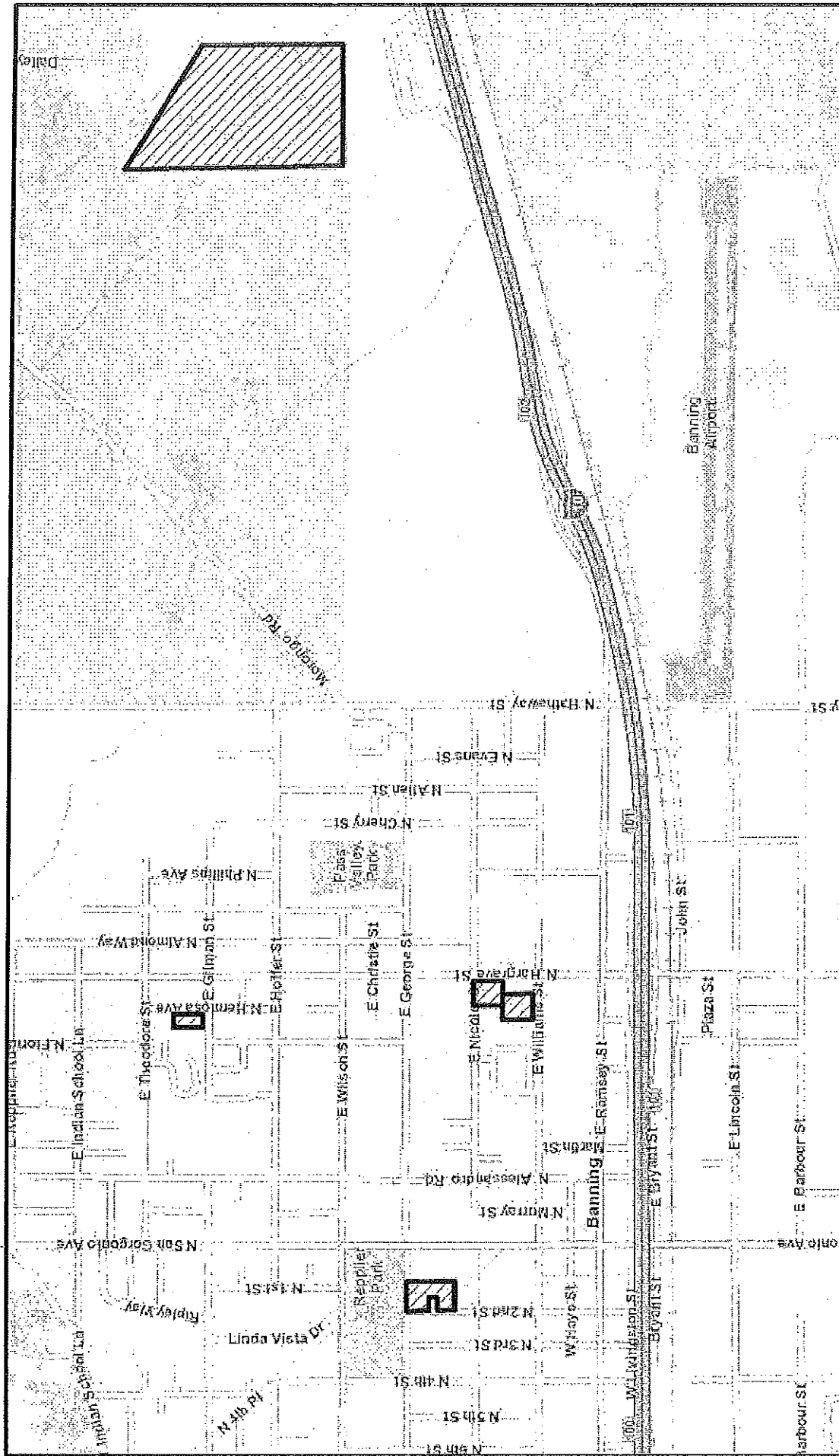
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PECK RICHARD N & CAROLYN I
590 NORTHWOOD AVE
BANNING CA 92220

419400034
NEUGEBAUER HANNSJUERGENH & MARIE
602 NORTHWOOD AVE
BANNING CA 92220

419400036
JORDAN MICHAEL B & LOIS D
591 NORTHWOOD AVE
BANNING CA 92220

419370034
PRESLEY OF SOUTHERN CALIFORNIA
4490 VON KARMAN AVE
NEWPORT BEACH CA 92660

HDR zoning district (east)



8 Parcels
(5 shown for
east)

8 Parcels
(5 shown for
east)

$$\frac{1}{2} = 1,505 \text{ ft}$$

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.

428

~~519110018~~
~~STATE OF CALIF HWY~~
~~CA~~

~~519060016~~
~~USA INDIAN RES 519~~
~~CA~~

519110039
CHEVRON USA INC
P O BOX 1392
BAKERSFIELD CA 93302

532090021
STATE OF CALIF
464 W 4TH ST
SAN BERNARDINO CA 92401

532090001
USA MORONGO BAND CAHUILA MISS
11581 POTRERO RD
BANNING CA 92223

534290094
SERENA VISTA HOMEOWNERS ASSN
895 N PALM CANYON DR
PALM SPRINGS CA 92262

534162005
RICHTER CHAD P
1322 N HERMOSA AVE
BANNING CA 92220

534162020
BERMUDEZ ALFREDO
1323 N HARGRAVE ST
BANNING CA 92220

534290011
TAYLOR ROBERT M & NANCY S
505 S VILLA REAL NO
ANAHEIM HILLS CA 92807

534162006
PONGO ZSUZSANNA & BILL S
1306 N HERMOSA AVE
BANNING CA 92220

534290014
PETTY MYRLER
P O BOX 1528
BANNING CA 92220

534290015
FAHMY RICHARD F & SARAH D
8214 E BLACKWILLOW NO
ANAHEIM HILLS CA 92808

534162007
MOHR STACY DENAE & GORDON JAME
1290 N HERMOSA AVE
BANNING CA 92220

534162018
ARROYO JOSE GUADALUPE
1293 N HARGRAVE ST
BANNING CA 92220

534290019
SIVALINGAM GEETHA
1220 VIS SERENA AVE
BANNING CA 92220

534161009
MATHIS MICHAEL E & SABINA E
P O BOX 7793
REDLANDS CA 92375

534162015
WALTON ALVIN & KATHRINE M
1109 N WEAVER ST
BANNING CA 92220

534290093
SERENA VISTA HOMEOWNERS ASSN
895 N PALM CANYON DR
PALM SPRINGS CA 92262

~~534290029~~
~~TAYLOR ROBERT M & NANCY S~~
~~505 S VILLA REAL NO~~
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534290025
MAURER HEIDI F
14691 LEON PL
TUSTIN CA 92780

534290021
NAHID INC
P O BOX 1242
TUSTIN CA 92781

534290020
TAYLOR ROBERT M
1216 VIS SERENA AVE
BANNING CA 92220

534290022
CUNNINGHAM JENNIFER
3137 N HEARTHSIDE
ORANGE CA 92865

534290017
KING STEVEN P
209 MOONEY AVE
SYRACUSE NY 13206

534162012
NUNEZ SALVADOR & CRISTINA
1210 N HERMOSA AVE
BANNING CA 92220

534162014
SCOTT THEODORE & HILDA
1233 N HARGRAVE ST
BANNING CA 92220

534290023
WANG XIAO YE
1665 MOSS ROSE WAY
BEAUMONT CA 92223

~~534290027~~
~~TAYLOR ROBERT M & NANCY S~~
~~505 S VILLA REAL NO~~
~~ANAHEIM HILLS CA 92807~~

534290026
GALLEGOS JOHN
7 LYON RD
RANCHO MIRAGE CA 92270

534162010
CHAVOLLA RAUL
1242 N HERMOSA AVE
BANNING CA 92220

541121036
KOHAVI ANITA
5919 MATILJA AVE
VALLEY GLEN CA 91401

541121046
HAULMAN SKYE W
2865 WATERMOUNT ST
RIVERSIDE CA 92501

541121045
CLARENCE BARBARA J
481 ALTA VISTA WAY
LAGUNA BEACH CA 92651

541110011
PENSCO TRUST CO
4000 MING AVE
BAKERSFIELD CA 93309

541121033
SIGNATURE INV
8240 MIRA MAR RD
SAN DIEGO CA 92126

541110013
OLIVERIO MICHAEL & GLORIA
11891 SAN TIMOTEO CYN RD
REDLANDS CA 92373

541110012
GALVAN NOEMI
1153 LISA LN
BANNING CA 92220

541110014
UMANA MAURICIO O
281 N HARGRAVE ST
BANNING CA 92220

541110015
DELEON NORMA PONCE & MODESTO P
6375 TUCKAWAY AVE
BANNING CA 92220

541110016
FARUQUE NSM
13460 PRANCER LN
MORENO VALLEY CA 92555

541121031
MILIAN RAFAEL & LUCY B
681 N MORONGO AVE
BANNING CA 92220

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KOHAVI ANITA
5919 MATILJA AVE
VALLEY GLEN CA 91401~~

541110010
BAGNARA UMBERTO P & CATHERINE
607 E WILLIAMS ST
BANNING CA 92220

541150020
PETROLEUM PLUS INC
P O BOX 288
BANNING CA 92220

541161023
CARLTON GARY L & WENDY
4113 CALLE JUNO
SAN CLEMENTE CA 92673

541150015
DS PARTNERSHIP
2892 W WILSON
BANNING CA 92220

~~541161031
CARLTON GARY & WENDY
4113 CALLE JUNO
SAN CLEMENTE CA 92673~~

541150017
MAROSZ THOMAS W & KATHLEEN A
6076 CAMINO LARGO
SAN DIEGO CA 92120

541150011
FRUNEAUX MARCO & EDITH S
1870 PAGE AVE
FULLERTON CA 92833

541121047
MOORE PATRICIA S & PAUL
1898 W 9TH ST
SAN BERNARDINO CA 92411

541121048
MOORE PATRICIA
P O BOX 7696
SAN BERNARDINO CA 92411

~~541150014
DS PARTNERSHIP
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BANNING CA 92220~~

541070019
GUERRA JOSEPH
695 E NICOLET ST
BANNING CA 92220

~~532080004
USA MORONGO BAND CAHUILLA MISS
11581 POTRERO RD
BANNING CA 92223~~

532110015
VULCAN IRON & STEEL CO INC
425 CASTLE PL
BEVERLY HILLS CA 90210

~~532030004
USA MORONGO INDIAN RES 532
CA~~

430

540083001
BLESSED KATERI TEKAKWITHA CATH
1201 E HIGHLAND AVE
SAN BERNARDINO CA 92404

540082006
ARIAS SARA ISABEL R
16121 VIA ALAMITOS
SAN LORENZO CA 94580

540082013
NIEMI RICHARD D & KATHLEEN N
4279 EVERGREEN LN
BANNING CA 92220

540083004
DEMISSIE BELETE & AMSALE BERHA
469 N SAN GORGONIO AVE
BANNING CA 92220

540082011
LAMBERT GARY R & DEBORAH A
39883 HIGH ST
CHERRY VALLEY CA 92223

540082008
ESCUDERO VICTOR H & HAE J
3080 ROCKY LN
ONTARIO CA 91761

540082010
ESCUDERO VICTOR H & HAE J
3080 ROCKY LN
ONTARIO CA 91761

540152018
DELGADO DANIEL
661 E KINGSLEY AVE
POMONA CA 91767

~~540083009
BANNING UNION HIGH SCHOOL LIBR
CA~~

540083007
BANNING LIBRARY DIST
21 NICOLET ST
BANNING CA 92220

540153001
BETHANY BIBLE CHURCH OF BANNIN
375 N SAN GORGONIO AVE
BANNING CA 92220

540082012
LYNCH ROBERT L
24832 VOLGA ST
HEMET CA 92544

540082007
ESCUDERO VICTOR H & HAE J
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ONTARIO CA 91761

541081012
RANNEY DONALD F & PATRICIA A
43741 CITRUS VIEW DR
HEMET CA 92544

~~540082009
ESCUDERO VICTOR H & HAE J
3080 ROCKY LN
ONTARIO CA 91761~~

541081011
GRIJALVA ARMAND C
18602 E MBSACALERO ST
ROWLAND HEIGHTS CA 91748

541121032
CHARLES CHEN & ASSOC
1721 W GARVEY AVE
ALHAMBRA CA 91803

541121001
RIVAS ARMANDO & CARMEN
378 N HARGRAVE ST
BANNING CA 92220

541110007
DAVIS TONY F
3919 FERNDAL AVE
SAN BERNARDINO CA 92404

~~540083003
BLESSED KATERI TEKAKWITHA CATH
1201 E HIGHLAND AVE
SAN BERNARDINO CA 92404~~

541110008
DAVIS PATRICIA ANN
694 E NICOLET ST
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YSAIS REY & MARGARET
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INTHILATVONGAY BOUNTEUM TIM
5357 MOUNTAIN VW
RIVERSIDE CA 92504

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CA~~

541081013
AGUILAR FRANCISCO
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MILIAN RAFAEL & LUCY B
681 N MORONGO AVE
BANNING CA 92220

541110006
GARCIA JOSE LUIS & NORMA A
630 E NICOLET ST
BANNING CA 92220

541081009
FAWCETT MARK
746 W SHAW NO
CLOVIS CA 92316

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SMITH BRUCE W & PAUL H
13234 TWINFLOWER CT
MORENO VALLEY CA 92553

431

534162013
HABITAT FOR HUMANITY SAN GORGO
P O BOX 269
BANNING CA 92220

534193008
HENDERSON RICHARD & PATRICIA A
1173 N FLORIDA ST
BANNING CA 92220

534162019
RANNEY DONALD F & PATRICIA A
43741 CITRUS VIEW DR
HEMET CA 92544

534290012
SAENZ DAVID A & ELIZABETH
1334 VIS SERENA AVE
BANNING CA 92220

534194009
DANIELS MARSHAY
652 E GILMAN ST
BANNING CA 92220

534194008
KRAMER LEO & SHIRLEY
300 S HIGHLAND SPGS
BANNING CA 92220

534290013
KEHIAYAN ROBERT H & ARDYCE M
11 TAWNY PORT
DANA POINT CA 92629

534161010
MATHIS MICHAEL E & SABINA E
P O BOX 7793
~~REDLANDS CA 92375~~

534290016
PURI ANIL & SEAN DAVID
19121 BARRETT LN
SANTA ANA CA 92705

534162017
LOPEZ MOISES
1277 N HARGRAVE ST
BANNING CA 92220

534162008
JOHNSON IMELDA
1274 N HERMOSA AVE
BANNING CA 92220

534290018
GARCIA LAURA
31795 AVE XIMINO
CATHEDRAL CITY CA 92234

534195001
MORRA TONY A & TERRI J
1180 N HERMOSA AVE
BANNING CA 92220

534194007
KRAMER LEO & SHIRLEY
~~300 S HIGHLAND SPRINGS AVE~~
BANNING CA 92220

534195008
LAGASTIDA HECTOR
1185 N HARGRAVE ST
BANNING CA 92220

534194003
VAQUERANO JOSE ADAN
1925 S OAKLAND AVE
ONTARIO CA 91762

534195007
LUONG JESSICA
1161 N HARGRAVE AVE
BANNING CA 92220

534195002
AKBARPOUR AMIN
1285 AMIN CIR
CORONA CA 92881

534194002
CASTRELLON JAVIER & FABIAN
1158 FLORIDA ST
BANNING CA 92220

534194006
KRAMER LEO & SHIRLEY
~~300 S HIGHLAND SPRINGS AVE~~
BANNING CA 92220

534194004
BRANKOVIC ZORAN RON
7806 W 79TH ST
PLAYA DEL REY CA 90293

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LOPEZ JOSE
11743 BELMONTE RD
FONTANA CA 92337

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LOPEZ ALFONZO & MARIA G
1174 N FLORIDA ST
BANNING CA 92220

534162009
ESPINOZA AARON E
1258 N HERMOSA AVE
BANNING CA 92220

534162011
U S BANK NATL ASSN
7255 BAYMEADOWS WAY
JACKSONVILLE FL 32256

534290028
WALKER ANONA B
1213 VIS SERENA AVE
BANNING CA 92220

534290024
BOURGEOIS THEODORE J
14691 LEON PL
TUSTIN CA 92780

534195004
INLAND EMPIRE GROUP INC
4959 PALO VERDE ST
MONTCLAIR CA 91763

540070014
CITY OF BANNING
~~1434 W RAMSEY ST~~
BANNING CA 92220

540082005
FRANZ MARK D & PENNY R
542 N 3RD ST
BANNING CA 92220

432

541081015
STRINGER CHRISTI LYNN
8736 W RAMSEY ST
BANNING CA 92220

532080005
USA MORONGO BAND CAHUILLA MISS
11581 POTRERO RD
BANNING CA 92223

532090011
CUNNINGHAM SHARON A MARSHALL
3429 BRITTAN AVE
SAN CARLOS CA 94070

~~532090016
USA INDIAN RES 532
CA~~

532090023
STATE OF CALIF
464 W 4TH ST
SAN BERNARDINO CA 92401

532090024
STATE OF CALIF
464 W 4TH ST
SAN BERNARDINO CA 92401

~~532090019
USA BIA
CA~~

532080001
USA MORONGO BAND CAHUILLA MISS
11581 POTRERO RD
BANNING CA 92223

532090014
USA INDIAN RES 532
CA

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RODRIGUEZ GUADALUPE
656 E THEODORE ST
BANNING CA 92220

534290096
SERENA VISTA HOMEOWNERS ASSN
895 N PALM CANYON DR
PALM SPRINGS CA 92262

534290008
VISTA SERENA HOMEOWNERS ASSN
75178 GERALD FORD NO B1
PALM DESERT CA 92211

534161007
IBARRA BENJAMIN M & JUANITA G
686 E THEODORE ST
BANNING CA 92220

534162003
YANG ANPEE
1354 N HERMOSA AVE
BANNING CA 92220

534290005
VISTA SERENA HOMEOWNERS ASSN
75178 GERALD FORD NO B1
PALM DESERT CA 92211

534290006
VISTA SERENA HOMEOWNERS ASSN
75178 GERALD FORD NO B1
PALM DESERT CA 92211

534162022
WESTON TEDDIE R
1353 N HARGRAVE ST
BANNING CA 92220

534162002
RAMOS VICTOR M
1368 N HERMOSA AVE
BANNING CA 92220

534162021
INFANTE FRANK
1331 N HARGRAVE ST
BANNING CA 92220

534161008
MATHIS MICHAEL E & SABINA E
P O BOX 7793
REDLANDS CA 92375

534290007
VISTA SERENA HOMEOWNERS ASSN
75178 GERALD FORD NO B1
PALM DESERT CA 92211

534162004
BOWEN CRAIG E
1338 N HERMOSA AVE
BANNING CA 92220

534290009
VISTA SERENA HOMEOWNERS ASSN
75178 GERALD FORD NO B1
PALM DESERT CA 92211

534290010
VISTA SERENA HOMEOWNERS ASSN
75178 GERALD FORD NO B1
PALM DESERT CA 92211

540083008
FIRST BAPTIST CHURCH OF BANNING
P O BOX 9
BANNING CA 92220

540082001
TAYLOR YOUNGBLOOD ANGEL
580 N 3RD ST
BANNING CA 92220

540082002
RICH HUGH A & GRACE M
7682 COLGATE AVE
WESTMINSTER CA 92683

540082004
CURL RUTH A
552 N 3RD ST
BANNING CA 92220

~~540083002
BLESSED KATERI TEKAKWITHA CATH
1201 E HIGHLAND AVE
SAN BERNARDINO CA 92404~~

540082003
SOTO JEROME R & KATHY L
910 S DONNA BETH AVE
WEST COVINA CA 91791

**CITY COUNCIL
PUBLIC HEARING**

DATE: July 23, 2013

TO: City Council

FROM: Zai Abu Bakar, Community Development Director

SUBJECT: Zone Text Amendment No. 13-97502 related to the adoption of the 2008-2013 Housing Element

RECOMMENDATION:

Introduce Ordinance No. 1467 approving Zone Text Amendment No. 13-97502 amending the Banning Zoning Code to provide regulations regarding emergency shelters, transitional and supportive housing, agricultural employee housing, and off-street parking requirements for affordable housing units to be in conformance with the General Plan Housing Element.

BACKGROUND:

As required by state law, the City has prepared an update to the General Plan Housing Element for the 2008-2013 planning period. The Housing Element identifies policies and implementation programs to facilitate the preservation, improvement and development of housing for all economic segments of the community and persons with special needs.

Among the Housing Element implementation programs are proposed amendments to zoning regulations regarding emergency shelters, transitional and supportive housing, agricultural employee housing, and off-street parking requirements for affordable housing units. All of the proposed amendments are required in order to ensure consistency with state law.

PLANNING COMMISSION REVIEW:

On July 3, 2013 the Planning Commission held a public hearing and adopted Resolution No. 2013-10 recommending City Council approval of Zone Text Amendment No. 13-97502 by a vote of 3-0, with Commissioners Siva and Barsh absent. There were no public comments at the Planning Commission hearing on this item.

DISCUSSION AND ANALYSIS:

1. Emergency Shelters

State law was amended by Senate Bill 2 in 2007 to establish specific requirements for local governments with regard to the regulation of emergency shelters. Under the new law, an emergency shelter is defined as a year-round facility (as distinguished from a temporary facility established after a natural disaster) that provides temporary housing with minimal supportive

services for persons with no permanent residence. SB2 requires that cities identify at least one zoning district where emergency shelters may be approved without a conditional use permit or other discretionary approval. The proposed amendment would allow emergency shelters in the Airport Industrial (AI) zone subject to appropriate development standards, including the following:

- Maximum of 25 beds
- Minimum separation of 300 feet between emergency shelters
- Off-street parking ratio of one space per 4 beds plus one space for each staff member on duty
- Management and operations plan required specifying hours of operation, staffing levels and training procedures, maximum length of stay, size and location of exterior and interior on-site waiting and intake areas, admittance and discharge procedures, provisions for on-site or off-site supportive services, house rules regarding use of alcohol and drugs, on-site and off-site security procedures, and protocols for communications with local law enforcement agencies and surrounding property owners.

State law limits the extent to which cities can impose restrictions on emergency shelters, and staff believes that the proposed ordinance provides appropriate standards for such facilities consistent with state law.

2. Transitional and Supportive Housing

Transitional housing is temporary housing (typically 6 months to 2 years) for low-income persons and families who have no permanent home, and is intended to facilitate the residents' transition to permanent housing. Supportive housing is intended to serve low-income persons with disabilities, and is linked to supportive services to assist residents with their daily needs. State law defines transitional and supportive housing as residential uses that are permitted subject to the same standards and procedures as apply to other residential uses of the same type in the same zone. The proposed amendment would update the Municipal Code in conformance with these definitions.

Transitional and supportive housing facilities are typically operated by non-profit organizations or religious institutions. Both types of facilities may be occupied either by a single household or as group housing. For transitional or supportive housing units occupied by one person or a single household, state law prohibits cities from imposing any requirements that are not imposed on other residential units of the same type in the same zone. For transitional and supportive housing facilities operated as group housing or care facilities, this amendment would not change the City's existing authority to regulate such facilities. For example, the City can continue to require group homes for more than six persons to obtain a conditional use permit in zones where such facilities are allowed.

3. Agricultural Employee Housing

State law establishes limits on local regulation of housing for agricultural employees. Employee housing for six or fewer persons must be considered a single-family residential use of property, and small employee housing developments with up to 12 units or 36 beds are considered an agricultural use that must be permitted in any zone where agriculture is a permitted use.

There are no "Agriculture" zoning districts in the City, although "Locally adaptive farming" is a permitted use in the Ranch/Agriculture (R/A) and Ranch/Agriculture-Hillside (R/A/H) zones and is a conditional use in the Rural Residential (RR) and Rural Residential-Hillside (RR/H) zones. The proposed zoning amendment would ensure consistency with state law by allowing small farmworker housing developments as permitted uses in the R/A and R/A/H zones. In addition to City permits, any farmworker housing development would be required to obtain a permit to operate from the state Department of Housing and Community Development and would be subject to state regulations.

4. Off-Street Parking Requirements

State density bonus law establishes parking standards that must be allowed when a project provides a minimum amount of affordable housing. In order to facilitate affordable housing production, the draft Housing Element includes a program to reduce off-street parking requirements for residential projects serving lower-income households and persons with special needs groups. The proposed amendment would allow a reduction of up to 90% in the amount of required off-street parking for projects targeting extremely-low-income (ELI) households, excluding the need for employee and guest parking. The total reduction in required parking would be determined by the number of units affordable to extremely low income persons. As an example, a 100-unit development that would require 250 parking spaces under current zoning regulations could receive a waiver of 25 spaces if 10% of the units were reserved for extremely-low-income households.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE:

The proposed amendments are Categorically Exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because CEQA exempts those activities that are "not a project". Adoption of a zone text amendment is purely a legislative enactment that entail no discretionary approval on part of the city council because the amendment is required by the superseding state law, such that if the zone text amendment is not approved, the state laws imposing the proposed amendment will govern in any case.

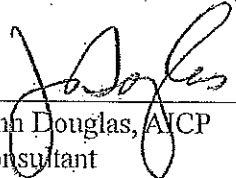
PUBLIC HEARING NOTICE:

The public hearing notice regarding the Housing Element and related amendments was published in the Record Gazette on July 12, 2013. As of the writing of this staff report, City staff has not received any comments from the public.

FISCAL DATA:

There is no fiscal impact of the proposed actions at this time. Failure to adopt zoning regulations in compliance with state law could expose the City to potential expenditures resulting from litigation.


PREPARED BY:


John Douglas, AICP
Consultant

REVIEWED BY:


Zai Abu Bakar
Community Development Director

APPROVED BY:


Andrew J. Takata
City Manager

Attachments:

1. Draft Ordinance No. 1467
2. Planning Commission Resolution No. 2013-10
3. Record Gazette Proof of Publication of the Public Hearing Notice

ATTACHMENT 1
DRAFT ORDINANCE NO. 1467

ORDINANCE NO. 1467

AN ORDINANCE OF THE CITY OF BANNING, CALIFORNIA AMENDING TITLE 17 OF THE BANNING MUNICIPAL CODE IN CONFORMANCE WITH THE GENERAL PLAN HOUSING ELEMENT (ZONE TEXT AMENDMENT NO. 13-97502)

THE CITY COUNCIL OF THE CITY OF BANNING HEREBY ORDAINS AS FOLLOWS:

SECTION 1. CEQA Findings. Pursuant to the California Environmental Quality Act (CEQA) and the City of Banning Environmental Review Guidelines, the City Council finds that the zone text amendment is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3). CEQA Guidelines Section 15061(b)(3) exempts from CEQA those activities that are “not a project”. Independently reviewing the facts stated herein and in the accompanying staff report (which report is hereby incorporated herein by reference) the City Council finds that the Zone Text Amendment is not a project because it is a purely legislative enactment that entails no discretionary approval by the legislative body. Adoption of the Zone Code Amendment entails no discretion on the part of the Council because the Amendment is required by superseding state law, such that if the Zone Code Amendment is not approved, such disapproval will be void under state law and the state laws imposing the proposed amendment will govern in any case. Further, CEQA applies only to projects which have the potential for causing a significant impact on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant impact on the environment, that activity is not subject to CEQA. The City Council therefore directs that a notice of exemption for this Zone Text Amendment be filed in accordance with CEQA.

SECTION 2. REQUIRED FINDINGS FOR ZONE TEXT AMENDMENT NO. 13-97502:

Finding No. 1: The proposed Zone Text Amendment is consistent with the goals and policies of the General Plan.

Facts in Support of Finding: The proposed Zone Text Amendment is required to ensure consistency between the City’s zoning regulation and the Housing Element of the General Plan and state law regarding housing for low-income households and persons with special needs. Nothing in the Zone Text Amendment contravenes the current General Plans and, even if there were such an inconsistency, the Zone Code Amendment resolves such inconsistencies. Moreover, the Zone Code Amendment is required by superseding state law, such that if the Zone Code Amendment is not approved, such disapproval will be void under state law and the state laws imposing the proposed amendment will govern in any case.

Finding No. 2: The proposed Amendment is internally consistent with the Zoning Ordinance.

Facts in Support of Finding: The Zone Text Amendment is consistent with the existing provisions of the Zoning Ordinance. The proposed amendments will conform City zoning regulations to the requirements of state law. Nothing in the Zone Text Amendment is inconsistent with the Zoning Ordinance and, even if there were such an inconsistency, the Zone Code Amendment resolves such inconsistencies. Moreover, the Zone Code Amendment is required by superseding state law, such that if the Zone Code Amendment is not approved, such disapproval will be void under state law and the state laws imposing the proposed amendment will govern in any case.

Finding No. 3: That the City Council has independently reviewed and considered the requirements of the California Environmental Quality Act (CEQA).

Facts in Support of Finding: The City Council's CEQA review of this Zone Text Amendment is independently based on the facts and law for the reasons stated and found in Section 1, above.

SECTION 3. The City Council hereby amends Section 17.04.070 ("Definitions") of the Banning Municipal Code by adding the following definitions in alphabetical order, with all other provisions of Section 17.04.070 to remain unchanged

"Agricultural Employee Housing: A residential occupancy of single or multiple dwelling units with individual, shared, or no kitchen facilities to provide housing for the employees and their families engaged in agricultural activities. Any employee housing which has qualified, or is intended to qualify, for a permit to operate pursuant to Section 17021.5 of the California *Health and Safety Code* providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation.

Emergency Shelter: Housing with minimal supportive services for homeless persons that limits occupancy to six months or less and that does not deny emergency shelter due to a person's inability to pay.

Supportive Housing: Housing occupied by a specified target population defined in Section 50675.14 of the California Health and Safety Code that has no limit on length of stay, and that is linked to onsite or offsite services that assist the resident in retaining the housing, improving his or her health status, maximizing his or her ability to live, and – when possible – work in the community. Supportive housing is a residential use subject to the same regulations

and procedures that apply to other residential uses of the same type in the same zone.

Transitional Housing: Rental housing operated under program requirements that terminate assistance to residents and recirculate the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months from the initial occupancy date of the recipient. Transitional housing is a residential use subject to the same regulations and procedures that apply to other residential uses of the same type in the same zone.”

SECTION 4. The City Council hereby amends Table 17.12.020 *Permitted, Conditional and Prohibited Commercial and Industrial Uses* of the Banning Municipal Code as follows:

Table 17.12.020 PERMITTED, CONDITIONAL AND PROHIBITED COMMERCIAL AND INDUSTRIAL USES								
	DC	GC	HSC	PO	I	AI	BP	IM R
Other Uses								
<u>Emergency Shelters</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>

SECTION 5. The City Council hereby amends Section 17.12. 050 *Use Specific Standards* of the Banning Municipal Code as follows:

Table 17.12.050 USE SPECIFIC DEVELOPMENT STANDARDS								
	DC	GC	HSC	PO	I	AI	BP	IMR
<u>T. Emergency Shelters</u>						*		

U. In addition to the development standards of the base district provided in Sections 17.12.030 and 17.12.040, emergency shelters shall comply with the following use-specific standards:

- Maximum of 25 beds
- Minimum separation of 300 feet between emergency shelters
- Off-street parking ratio of one space per 4 beds plus one space for each staff member on duty
- Management and operations plan required specifying hours of operation, staffing levels and training procedures, maximum length of stay, size and location of exterior and interior on-site waiting and intake areas, admittance and discharge procedures, provisions for on-site or off-site supportive services, house rules regarding use of alcohol and drugs,

on-site and off-site security procedures, and protocols for communications with local law enforcement agencies and surrounding property owners.

SECTION 6. The City Council hereby amends Table 17.08.020 *Permitted, Conditional and Prohibited Residential Uses* of the Banning Municipal Code as follows:

Table 17.08.020 PERMITTED, CONDITIONAL AND PROHIBITED RESIDENTIAL USES									
	R/A	R/A/H	RR	RR/ H	VLDR	LD R	MD R	HD R	MH P
Agricultural Uses									
Homeless Shelter	X	X	X	X	X	X	X	C	C
Locally Adaptive Farming	P ¹	P ¹	C	C	X	X	X	X	X

¹Agricultural employee housing allowed with up to 12 units or 36 persons, and/or up to 6 workers as a single-family use.

SECTION 7. The City Council hereby amends Section 17.28.030 of Chapter 17.28 - *PARKING AND LOADING STANDARDS* of the Banning Municipal Code as follows:

J. The number of required off-street parking spaces for affordable housing may be reduced in accordance with California *Government Code* Sec. 65915 et seq., as it may be amended from time to time.

SECTION 8. The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in the Record Gazette, a newspaper published and circulated in the City. Thereupon, this Ordinance shall take effect thirty (30) days after the adoption and be in effect according to the law.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2013.

Deborah Franklin, Mayor
City of Banning

APPROVED AS TO FORM:

David J. Aleshire
Aleshire & Wynder, LLP
City Attorney
City of Banning, California

ATTEST:

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 Ordinance No. 1467 was duly introduced at a regular meeting of the City Council of the City of Banning, held on the ____ day of _____, 2013 and was duly adopted at a regular meeting of said City Council held on the ____ day of _____ 2013, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marie Calderon, City Clerk
City of Banning, California

ATTACHMENT 2
PLANNING COMMISSION RESOLUTION NO. 2013-10

RESOLUTION NO. 2013-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BANNING, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT NO. 13-97502 IN COMPLIANCE WITH THE CITY OF BANNING HOUSING ELEMENT

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, policies and programs contained in the Housing Element are intended to facilitate the provision of housing for lower-income households and persons with special needs, including emergency shelters, transitional housing, supportive housing, and agricultural employee housing; and

WHEREAS, in accordance with Government Code §65854, on the 21st day of June 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 Zone Text Amendment No. 13-97502; and

WHEREAS, on the 3rd day of July 2013, 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 Zone Text Amendment No. 13-97502.

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

SECTION 1. REQUIRED FINDINGS FOR ZONE TEXT AMENDMENT NO. 13-97502:

The Commission recommends that the following findings and facts be considered and rendered by the City Council:

Finding No. 1: The proposed Zone Text Amendment is consistent with the goals and policies of the General Plan.

Facts in Support of Finding: The proposed Zone Text Amendment is required to ensure consistency between the City's zoning regulation and the Housing Element of the General Plan and state law regarding housing for low-income households and persons with special needs. Nothing in the Zone

Text Amendment contravenes the current General Plans and, even if there were such an inconsistency, the Zone Code Amendment resolves such inconsistencies. Moreover, the Zone Code Amendment is required by superseding state law, such that if the Zone Code Amendment is not approved, state law and the state laws imposing the proposed amendment will still govern.

Finding No. 2: The proposed Amendment is internally consistent with the Zoning Ordinance.

Facts in Support of Finding: The Zone Text Amendment is consistent with the existing provisions of the Zoning Ordinance. The proposed amendments will conform City zoning regulations to the requirements of state law. Nothing in the Zone Text Amendment is inconsistent with the Zoning Ordinance and, even if there were such an inconsistency, the Zone Code Amendment resolves such inconsistencies. Moreover, the Zone Code Amendment is required by superseding state law, such that if the Zone Code Amendment is not approved, state law and the state laws imposing the proposed amendment will still govern.

Finding No. 3: That the City Council has independently reviewed and considered the requirements of the California Environmental Quality Act (CEQA).

Facts in Support of Finding: CEQA Guidelines Section 15061(b)(3) exempts from CEQA those activities that are "not a project". Independently reviewing the facts stated herein and in the accompanying staff report (which report is hereby incorporated herein by reference), that the City Council finds that the Zone Text Amendment is not a project because it is a purely legislative enactment that entails no discretionary approval by the legislative body. Adoption of the Zone Code Amendment entails no discretion on the part of the Council because the Amendment is required by superseding state law, such that if the Zone Code Amendment is not approved, such disapproval will be void under state law and the state laws imposing the proposed amendment will govern in any case. Further, CEQA applies only to projects which have the potential for causing a significant impact on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant impact on the environment, that activity is not subject to CEQA.

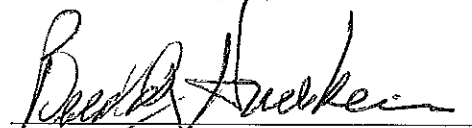
SECTION 2. The Planning Commission finds that the proposed Zone Text Amendments are exempt from CEQA for the reasons stated under "Finding No. 3" of Section 1 above.

SECTION 3. PLANNING COMMISSION ACTIONS.

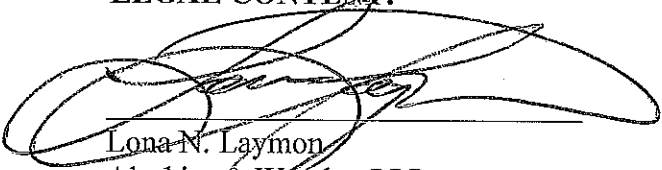
The Planning Commission recommends that the City Council:

1. Find that per CEQA Guidelines Section 15061(b)(3) the proposed amendments are "not a project" under CEQA based on the Facts Supporting "Finding No. 3" of Section 1 above.
2. Adopt an ordinance approving Zone Text Amendment No. 13-97502 as set forth in Exhibit A, attached hereto.


PASSED, APPROVED AND ADOPTED this 3 day of July, 2013.


Buddy Hawkins, 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, Secretary to the Planning Commission of the City of Banning, California, do hereby certify that the foregoing Resolution, No. 2013-10, was duly adopted by the Planning Commission of the City of Banning, California, at a regular meeting thereof held on the 3rd day of July 2013, by the following vote, to wit:

AYES: *Ellis, Hawkins, Shaw*

NOES: *- 0 -*

ABSENT: *Barsh, Siva*

ABSTAIN: *- 0 -*



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

EXHIBIT A

SECTION 1. Section 17.04.070 (“Definitions”) of the Banning Municipal Code is amended to add the following definitions in alphabetical order, with all other provisions of Section 17.04.070 to remain unchanged.

Agricultural Employee Housing: A residential occupancy of single or multiple dwelling units with individual, shared, or no kitchen facilities to provide housing for the employees and their families engaged in agricultural activities. Any employee housing which has qualified, or is intended to qualify, for a permit to operate pursuant to Section 17021.5 of the California *Health and Safety Code* providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation.

Emergency Shelter: Housing with minimal supportive services for homeless persons that limits occupancy to six months or less and that does not deny emergency shelter due to a person’s inability to pay.

Supportive Housing: Housing occupied by a specified target population defined in Section 50675.14 of the California Health and Safety Code that has no limit on length of stay, and that is linked to onsite or offsite services that assist the resident in retaining the housing, improving his or her health status, maximizing his or her ability to live, and – when possible – work in the community. Supportive housing is a residential use subject to the same regulations and procedures that apply to other residential uses of the same type in the same zone.

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SECTION 2. Table 17.12.020 *Permitted, Conditional and Prohibited Commercial and Industrial Uses* of the Banning Municipal Code is amended as follows:

Table 17.12.020 PERMITTED, CONDITIONAL AND PROHIBITED COMMERCIAL AND INDUSTRIAL USES								
	DC	GC	HSC	PO	I	AI	BP	IM R
Other Uses								
<u>Emergency Shelters</u>	X	X	X	X	X	P	X	X

SECTION 3. Table 17.08.020 *Permitted, Conditional and Prohibited Residential Uses* of the Banning Municipal Code is amended as follows:

Table 17.08.020 PERMITTED, CONDITIONAL AND PROHIBITED RESIDENTIAL USES									
	R/A	R/A/H	RR	RR/H	VLDR	LDR	MDR	HD R	MH P
Agricultural Uses									
Homeless Shelter	X	X	X	X	X	X	X	C	C
Locally Adaptive Farming	P ¹	P ¹	C	C	X	X	X	X	X

¹Agricultural employee housing allowed with up to 12 units or 36 persons, and/or up to 6 workers as a single-family use.

SECTION 4. Section 17.28.030 of Chapter 17.28 - *PARKING AND LOADING STANDARDS* of the Banning Municipal Code is amended as follows:

J. The number of required off-street parking spaces for affordable housing may be reduced in accordance with California Government Code Sec. 65915 et seq., as it may be amended from time to time.

ATTACHMENT 3

**RECORD GAZETTE PROOF OF PUBLICATION OF
THE PUBLIC HEARING NOTICE**

Record Gazette
218 N. Murray St.
Proof of Publication
(2015.5 C.C.P.)

ZTA NO. 13-97502 - 91323

State of California)
County of Riverside) ss.

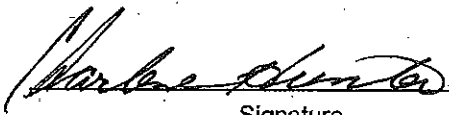
I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above matter. I am the principal clerk of the printer and publisher of Record Gazette, a newspaper published in the English language in the City of Banning, County of Riverside, and adjudicated a newspaper of general circulation as defined by the laws of the state of California by the Superior Court of the County of Riverside, under the date October 14, 1966, Case No. 54737. That the notice, of which the annexed is a copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

July 12, 2013

Executed on: 07/12/2013

At Banning, CA

I certify (or declare) under penalty of perjury that the foregoing is true and correct.


Signature

NOTICE OF PUBLIC HEARING

PURSUANT TO LAW, NOTICE IS HEREBY GIVEN of a Public Hearing before the City of Banning City Council, to be held on Tuesday, July 23, 2013, at 5:00 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider the following: ZONE TEXT AMENDMENT NO. 13-97502: An amendment to the Banning Zoning Code regarding conforming to the 2008-14 Housing Element requirements specifically to provide for transitional housing, supportive housing, emergency shelters, and agricultural employee housing. Environmental Review: This item is exempt from CEQA pursuant to Sections 15080(c)(2) and 15305 of the State CEQA Guidelines, Municipal Code: Table 17.08.020 Permitted, Conditional and Prohibited Residential Uses; Table 17.12.020 Permitted, Conditional and Prohibited Commercial and Industrial Uses; and Section 17.04.070 Definitions. Applicant: City of Banning Information regarding the foregoing can be obtained by contacting the City's Community Development Department at (951) 922-3125, or by visiting City Hall located at 99 East Ramsey Street, Banning. All parties interested in speaking either in support of or in opposition of this item are invited to attend said hearing, or to send their written comments to the Community Development Department of the 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 Dated: July 8, 2013

Zai Abu Baker
Community Development Director
Publish: July 12, 2013
Published in The Record
Gazette
NO. 91323
07/12, 2013

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