



CITY OF BANNING, PUBLIC WORKS DEPARTMENT STANDARD CONDITIONS OF APPROVAL DEFINITIONS

The following are definitions of the potential requirements of the Public Works Department to obtain a City Building Permit. There may be additional requirements when the final project specifics are submitted for approval.

- 1. RIGHT-OF-WAY:** On residential/local streets, typical right-of-way is 10' from curb face. If curb and gutter does not exist, then the right-of-way is typically 30' from the street centerline (it could be more; see City's Circulation Element). Right-of-way dedication requires a City provided form with a legal description and Exhibit to be prepared by a licensed Professional Engineer or Land Surveyor.
- 2. STREET IMPROVEMENT (AC):** Area of missing asphaltic concrete (A.C.) pavement (street) that will have to be constructed to tie existing street pavement into the newly constructed curb and gutter. Street Improvement Plans must be prepared by a licensed Civil Engineer and approved by the City Engineer prior to issuance of the Building Permit.
- 3. SIDEWALK:** 5' is required along the entire frontage of the proposed project if there is no existing sidewalk. If it is existing, then all damaged areas of sidewalk will be removed and reconstructed by the developer per City Standards.
- 4. CURB AND GUTTER:** Required along the entire frontage of the proposed project if it is not in existence. If curb and gutter exists, then all damaged areas will be removed and reconstructed by the developer per City Standards.
- 5. DRIVEWAY APPROACH:** Required for access to the proposed project, as per the City of Banning's Standard Specifications (16' to 24' wide for residential and 30' to 40' wide for commercial).
- 6. STREET LIGHTS:** May be required to install when an existing street light is more than 200' away or when there is not a street light existing fronting the proposed project. New and existing street lights must be shown on the site plan and new street lights shall be installed behind the sidewalk and within the City's right-of-way. Contact the Engineering Division for further details.
- 7. FIRE HYDRANT:** Required if the proposed project is further than 150' from an existing hydrant, or if the existing hydrants are more than 300' apart. Contact the Fire Department for further details.
- 8. SEWER CONNECTION:** Proposed project will be required to tie into the City's sewer system. Submit a detailed drawing showing the location of the

sewer lateral and the connection to the City's sewer line, as per the City's Standard Specifications.

9. **WATER CONNECTION:** Proposed project will be required to tie into the City's water distribution system. Submit a detailed drawing showing the location of the water service and the connection to the City's water main, as per the City's Standard Specifications.
10. **SITE PLAN:** A Plan prepared by a licensed Civil Engineer or Professional Land Surveyor showing the drainage pattern (flow lines) of the existing and proposed development, pad elevation, curb and gutter elevation, etc. It shall demonstrate that all drainage (sheet flows) will flow into the City's right-of-way and not impact surrounding properties. See example handout.
11. **GRADING PLAN:** A plan prepared by a Registered Civil Engineer showing the existing and proposed contours of the property, top of curb, flow lines, pad elevation, grading volume, etc., and proposed grading of the lot. The plan must also show how runoff drains from the property into the City's right-of-way. See example handout.
12. **WATER/SEWER CONNECTION FEES:** Connection fees are required as per the City of Banning's Ordinance Nos. 1320 and 1321. Water meter fees are also required for the proposed project if a water meter does not exist. If there is proof of an existing structure or pad on the property, or there are already existing water and/or sewer service laterals, then some of the connection fees may not be applicable. It is the responsibility of the property owner to submit this documentation to the City at the time of the first plan submittal. The sewer and water connection fees are based upon the benefits and costs to provide services to the proposed project, such as water and sewer transmission and trunk pipelines, wells, booster stations, lift stations, reservoirs, wastewater treatment plants, etc. The Sewer Connection Fee is comprised of the number of assigned EDU's times the Sewer Connection Fee/EDU. The Water Connection Fee is based on the number of EDU's assigned to the water meter times the Water Connection Fee/EDU.
13. **EDU:** Equivalent Dwelling Unit (EDU) equals what a single-family dwelling requires for water and sewer services from the City of Banning water and sewer utility. The number of equivalent dwelling units assigned to a particular property shall be used in computing the connection fees and monthly user charges. The assignment of equivalent dwelling units varies for the type of land use, such as multi-residential, commercial and industrial properties.
14. **WATER AND SEWER FRONTAGE FEES:** Frontage fees are required as per the City of Banning's Ordinance Nos. 1293 and 1294. When existing water and sewer lines are connected to provide water or sewer service for a project, a frontage fee is charged for that benefit to the property. If water or sewer lines are

not available for the project, then the project will be conditioned to construct the pipelines necessary for service. In this case, a frontage fee will not be required for the new pipeline constructed. A Reimbursement Agreement may be requested by the applicant for the pipeline constructed that others can eventually "tie into" for their use.

15. **TRAFFIC ANALYSIS/STUDY:** Prepared by a Registered Traffic Engineer showing the existing and proposed traffic counts, circulation, parking, trip generations, peak volumes, level of service, etc., in potential high traffic areas, as required by the City Engineer. See "Guidelines for the Preparation of Traffic Impact Reports" handout.
16. **SOILS REPORT:** Report prepared by a Licensed Geotechnical Engineer identifying the characteristics of the soil for the proposed project. When installing a septic tank, a percolation test and the associated report is also required.
17. **DRAINAGE STUDY:** Report prepared by a licensed Civil Engineer comprised of a hydrology study and hydraulic analysis and calculations of the existing conditions and of the proposed project. The study shall follow the Riverside County Flood Control & Water Conservation District's Manual, and it may need to be reviewed and approved by them as well.
18. **FLOOD ZONE:** If the property lies within a 100 year flood zone area, then a Registered Civil Engineer must certify the final pad elevation and ensure that the pad elevation is above the flood zone baseline elevation.
19. **NPDES PERMIT (NOI/SWPPP):** Required by the State Water Resources Control Board for all projects one (1) acre or greater in size. A copy of the NOI (Notice of Intent) and a Storm Water Pollution Prevention Plan (SWPPP) must be submitted to the Public Works Department prior to the issuance of the Grading or Public Works Permit.
20. **CALTRANS ENCROACHMENT PERMIT:** Required for all projects that fall within the Caltrans right-of-way. Submit a copy of all plans to Caltrans for their review and comment. Submit a copy of the Caltrans Encroachment Permit to the Engineering Division prior to the issuance of the Building Permit. **The applicant should initiate this Permit process as soon as possible since past experience shows it can take up to nine months to obtain one.**
21. **INDUSTRIAL WASTE/NPDES INSPECTION:** On-site inspection of the site and the facility's operation to ensure compliance with Federal, State and local requirements for sanitary sewer discharge and storm water discharge. The City has local limits in place and does not allow water softener regeneration waste to be discharged into the City's sewer system. Industrial dischargers need a special permit.

22. TRASH ENCLOSURES: Proposed project will be required to have a trash bin for Recyclables and a separate bin for regular trash within a City approved trash enclosure. The enclosure should be large enough to accommodate a recycling bin and regular solid waste containers. Contact Waste Management at (800) 423-9986 to obtain bin size information.

23. ELECTRICAL: CONTACT THE CITY OF BANNING, ELECTRIC DIVISION, AT (951) 922-3260 FOR ANY COMMENTS ON THE PROPOSED PROJECT.