

SECTION 6 GENERAL PLAN CONSISTENCY

6.1 GENERAL PLAN CONSISTENCY MATRIX

The Rancho San Gorgonio (RSG) Specific Plan is required to be consistent with the City of Banning's General Plan. This section describes and analyzes goals, objectives, and policies set forth in the City of Banning General Plan that are implemented and furthered by creation and approval of the RSG Specific Plan. Section 6.0 includes an analysis summary of the proposed Specific Plan against the existing General Plan. The City's General Plan is organized into seven major chapters: Vision Statement, Introduction, Community Development, Environmental Hazards, Public Services, and Glossary. The applicable General Plan Goals and Policies listed below follow the organization of the General Plan.

Table 6.1 General Plan Consistency Matrix

Applicable Goals, Objectives, and Policies		Consistency Statement	Consistent	
			Yes	No
Land Use Element – City-Wide Goals and Policies				
Goal 1	A balanced, well planned community including businesses which provide a functional pattern of land uses and enhances the quality of life for all Banning residents.	The proposed project is master planned community that provides residential uses of varying densities, neighborhood parks, community parks, trails, open spaces, and a school site. A Neighborhood Commercial area of approximately 9.3 acres is also included. Parks and pedestrian connections link the neighborhoods and link existing adjacent uses together.	●	
Policy 1	<i>The City maintain a land use map which assures a balance of residential, commercial, industrial, open space and public lands.</i>	Once adopted, the Specific Plan will become part of City land use map. As described above, the Specific Plan is a master planned community that includes residential, commercial, school, and open space land uses.	●	
Policy 3	<i>Development in all land use categories shall be of the highest quality.</i>	The Specific Plan provides Design Guidelines that are intended to provide an overall framework for future development and to achieve a sense of community identity, character, scale, and sensitivity for the Rancho San Gorgonio community. These guidelines are intended to provide the means to protect and maintain the long-term quality and value of the community. Accordingly, the Design Guidelines apply to all residential, commercial, and landscape construction within the Project.	●	
Policy 4	<i>Specific Plans shall be required for projects proposing one or more of the following:</i>	The Specific Plan includes several residential land use designations and recreational and commercial uses. All infrastructure necessary to	●	

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	<p>a. More than one residential land use designation;</p> <p>b. A combination of residential, recreational, commercial and/or industrial land use designation; or</p> <p>c. Extension of infrastructure (water, sewer and roadways) into an area where these do not exist.</p>	support development associated with the Specific Plan is provided for in the Specific Plan as described in Section 2.		
Policy 5	<i>All land use proposals shall be consistent with the goals, policies and programs of this General Plan, and with the Zoning Ordinance.</i>	The RSG Specific Plan is proposed consistent with Policy 4 above of the General Plan (GP). The project application includes a General Plan Amendment that allows for the land uses and densities proposed in the Specific Plan. The amendments proposed to the General Plan and the RSG Specific Plan are intended to be consistent with the goals, policies and programs of the GP. The Specific Plan is prepared consistent with Section 17.96 of the Banning Zoning Code. The Section 3 Design Guidelines and Section 4 Development Regulations in the Specific Plan become the zoning for the project area in tandem with the Banning Zoning Ordinance. The Zoning Ordinance will continue to apply to the project area where the Specific Plan does not include new regulations.	●	

Land Use Element – Residential Goals and Policies

Goal 2	A broad range of housing types to fill the needs of the City's current and future residents.	The Specific Plan includes the development of residential low and medium density residential development, which would provide a range of housing types for residents.	●	
Policy 1	<i>The land use map shall provide a range of housing densities while considering land use compatibility with non-residential land uses.</i>	The Specific Plan includes a variety of residential densities, parks and open spaces, and a commercial area.	●	
Policy 2	<i>Projects adjacent to existing neighborhoods shall be carefully reviewed to assure that neighborhood character is protected.</i>	The RSG Specific Plan and subsequent development proposed within it is expected to be carefully reviewed by the City of Banning. The RSG Specific Plan is separated from adjacent existing neighborhoods by existing and planned roadways for the most part. The Specific Plan as indicated in Section 2.3, Circulation, prohibits vehicular access to these perimeter roadways with the exception of limited access points on Sunset Ave., Westward Ave., 22 nd Street, 8 th Street and San Gorgonio Avenue. The Project Perimeter Roadway guidelines in Section 3.3.4 and the Buffer, Edge Treatment and Transitional Area guidelines in Section 3.3.5 provide required landscaped setback standards as depicted in Exhibits 3-9 and 3-10A-1 in the Specific Plan for	●	

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		<p>creating separation between existing and proposed neighborhoods in order to protect the character of those neighborhoods. In addition, Section 3.3.9 of the Specific Plan requires perimeter community themed decorative walls around the entire project area, as depicted in Exhibits 3-22 and 3-23A-D, for the same purposes of defining and separating community identity and character.</p>		
Policy 4	<p><i>The City's Zoning Ordinance shall include design standards and guidelines which encourage high quality residential development.</i></p>	<p>The Specific Plan is intended to be consistent with the General Plan. The Section 3 Design Guidelines and Section 4 Development Regulations in the Specific Plan become the zoning for the project area in tandem with the Banning Zoning Ordinance. The Zoning Ordinance will continue to apply to the project area where the Specific Plan does not include new regulations. The new regulations and standards in the Specific Plan are intended to require high quality residential development above and beyond the basic standards contained in the City's Zoning Ordinance.</p>	●	
Land Use Element – Commercial Goals and Policies				
Goal 1	<p>Complementary commercial uses which meet the needs of the City's residents, increase the City's revenues, and provide a range of employment opportunities.</p>	<p>The RSG Specific Plan designates approximately 9.3 acres for Neighborhood Commercial land use within the Specific Plan area. The proposed commercial area is anticipated to accommodate businesses that provide day-to-day shopping and service needs.</p> <p>Typical Neighborhood Commercial uses include grocery stores and an array of retail and service providers, such as pharmacies, cleaners, etc.</p>	●	
Policy 1	<p><i>The land use map shall include sufficient commercial lands to provide a broad range of products and services to the City and region, while carefully considering compatibility with adjacent residential lands.</i></p>	<p>The RSG Specific Plan designates approximately 9.3 acres for Neighborhood Commercial land use within the Specific Plan area. The proposed commercial area is anticipated to accommodate businesses that provide day-to-day shopping and service needs.</p> <p>Typical Neighborhood Commercial uses include a grocery store and an array of retail and service providers, such as pharmacies, cleaners, etc.</p>	●	
Policy 3	<p><i>The Zoning Ordinance shall include principles, design standards and guidelines which encourage the development of high quality commercial projects.</i></p>	<p>The Section 3 Design Guidelines and Section 4 Development Regulations in the Specific Plan become the zoning for the project area in tandem with the Banning Zoning Ordinance. The Zoning Ordinance will continue to apply to the project area where the Specific Plan does not include new regulations.</p>	●	

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Policy 6	<i>The City shall develop and implement a community identification program, including monument signage, directional signs, etc. which provide attractive entry statements for the City, and which direct visitors to local points of interest.</i>	The Specific Plan's Design Guidelines and Development Regulations include monument and other signage guidelines and requirements.	●	
Policy 7	<i>The land use map shall include sufficient industrial lands for manufacturing, warehousing and distribution, while carefully considering compatibility with adjacent lands.</i>	Industrial uses are not included in Specific Plan area but are provided elsewhere in the City.	●	
Land Use Element – Public Facilities Goals and Policies				
Goal 1	Sufficient and appropriately located public facilities to serve the needs of the City's residents, businesses and visitors.	The Specific Plan identifies sites where public facilities may be provided while anticipating potential future needs. The Specific Plan provides for a new fire station site and facility within PA 10. Planning Area 16-C is set aside and planned for a 14 acre elementary school site and use. The school site would be acquired by Banning Unified School District (BUSD). The PA 16-C school site is located in the northeast portion of the RSG Specific Plan at a location and size requested by BUSD and shares a property line with Banning High School. The appropriate State agencies will have to approve this location for a school site as required, prior to transfer to BUSD. The RSG Specific Plan master developer would provide mass graded pad, fully developed street access, including sidewalks, and utility connection stubs for the school site. The Banning Unified School District would be offered the site based on market value acquisition. BUSD would develop the school facility and operate the school.	●	
Policy 1	<i>The City shall take a leadership role with all providers of public services in the community to assure they provide adequate and quality levels of service based on future demands.</i>	The Specific Plan identifies sites where public facilities may be provided while anticipating potential future needs.	●	
Policy 2	<i>The City shall review projects, particularly those which propose master planned communities, to assure that public facilities are provided to meet the needs of the project and the surrounding area.</i>	The Specific Plan identifies sites where public facilities may be provided while anticipating potential future needs.	●	

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Land Use Element – Open Space and Conservation Goals and Policies				
Goal 1	The conservation and management of open space areas to provide recreational opportunities and protect important resources in perpetuity.	The Specific Plan includes 63 acres of passive and active parks, 122 acres of open spaces along Pershing and Smith Creeks and 25 acres of additional natural open space. The 2006 Banning General Plan as originally adopted includes approximately 89 acres of Open Space-Resources in the RSG Specific Plan area. The Specific Plan sets aside over 160 acres of open space within PAs 17, 14 (Paseo) and 15 (creeks), 70 acres more than what the General Plan anticipated.	●	
Policy 1	<i>Lands preserved through conservation easements, acquired by private or public agencies, or dedicated for open space shall be designated for the appropriate Open Space land use category on the land use map as they are preserved.</i>	Open space to be provided and dedicated within the Specific Plan has been designated as the appropriate Open Space land use category on the SP land use map.	●	
Economic Development Element – Goals and Policies				
Goal	A balanced, broadly-based economy that provides a full range of economic and employment opportunities, while maintaining high standards of development and environmental protection.	The RSG Specific Plan designates approximately 9.3 acres for Neighborhood Commercial land use within the Specific Plan area. The proposed commercial area is anticipated to accommodate businesses that provide day-to-day shopping and service needs. Typical Neighborhood Commercial uses include a grocery store and an array of retail and service providers, such as pharmacies, cleaners, etc. These commercial uses would generate employment opportunities and provide a range of economic opportunities not only for those residing in the Project area but throughout the City as well.	●	
Policy 1	<i>General Plan land use designations and allocations will facilitate a broad range of residential, commercial, industrial and institutional development opportunities.</i>	The Specific Plan includes residential and approximately 9.3 acres for Neighborhood Commercial land uses which provide a range of development opportunities.	●	
Policy 8	<i>In order to maintain existing economic activities and attract new commercial and industrial development, the City shall assure the provision of adequate utilities, infrastructure, and other capital facilities.</i>	The Specific Plan includes the provision of adequate utilities, infrastructure, and other capital facilities for uses within Specific Plan area.	●	
Policy 9	<i>All development interests, including residential, commercial and industrial project proponents, shall be responsible for their fair share of on-site and off-site improvements required to support their development proposals. Such improvements may include, but are not</i>	All development proposals submitted under this Specific Plan will be responsible for fair share of both on-site and off-site improvements required to support development.	●	

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	<i>limited to, street construction and signalization, grade separation, utility extension, drainage facilities, and parks.</i>			
Policy 10	<i>Continue to cultivate cooperative relationships with the Morongo Band of Mission Indians and Bureau of Indian Affairs, particularly regarding development of Indian lands within and adjacent to the planning area, and development and enhancement of community facilities that provide joint benefit to the Tribe and the City.</i>	Tribal lands are not located within or adjacent to the Specific Plan area. However, Indian lands are located approximately five miles to the northeast.	●	
Circulation Element – Goals and Policies				
Goal	A safe and efficient transportation system.	The Specific Plan includes a roadway system that extends the City's current circulation system into and through the Project site and provides efficient circulation routes throughout the Project. Approximately 77 acres of land are dedicated to a major backbone roadway network to serve the Project area.	●	
Policy 1	<i>The City's Recommended General Plan Street System shall be strictly implemented.</i>	<p>Modifications to specifications within the General Plan are proposed for Arterial, Major and Collector roadways within the Specific Plan to allow for expanded parkways for landscaping, multi-purpose trails, and water quality drainage features along the roadway sides, in order to achieve a better community design within the context of this master planned development. Otherwise the number of lanes and lane widths are consistent the General Plan.</p> <p>The RSG Specific Plan proposes to modify the City of Banning General Plan Circulation Element. Specifically, the General Plan Circulation Element currently indicates the extension of Porter Road as a Secondary Highway creating an east-west connection from San Gorgonio Avenue to Sunset Avenue through the RSG Specific Plan. The projected General Plan Build-out traffic volumes indicate less than 5,000 daily trips on this future segment of Porter Road. If implemented, this extension would bisect the project site with no regard for the natural land forms such as Pershing Creek. The proposed roadway network within the RSG Specific Plan respects the existence of Pershing Creek and responds to the village organization of the land plan. East-west travel through the RSG Specific Plan will be possible, but the horizontal alignment of the proposed internal roadway network has been designed to discourage cut-through traffic and will primarily provide circulation for trips generated by the land uses within the RSG Specific Plan. Without the</p>	●	

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		<p>Porter Road extension through the RSG Specific Plan, the future traffic that had been projected to utilize Porter Road between San Gorgonio Avenue and Sunset Avenue would be redistributed to parallel routes, primarily Westward Avenue and Lincoln Avenue. The future traffic conditions analyzed in the RSG Specific Plan <i>Traffic Impact Analysis</i> have accounted for the redistribution of traffic caused by removing the future Porter Road extension. With the improvements identified in the RSG Specific Plan <i>Traffic Impact Analysis</i>, future traffic conditions were determined to be adequate with the roadway network proposed by the RSG Specific Plan. The effects of not constructing the Porter Road extension from San Gorgonio Avenue to Sunset Avenue are minimal and have been mitigated.</p>		
		<p>The Specific Plan proposes a modified Local Street section at 56' R/W instead of 60' R/W used in the General Plan. The 56' R/W as proposed in the RSG Specific Plan is viewed as a superior design in the context of this planned community as it provides for less pavement, less impervious surface, less drainage water runoff from street, less heat generation, and may provide traffic calming (narrower streets have been found to be conducive to lower traffic speeds). The 56' street section still provides adequate emergency access. The County of Riverside, including the County Fire Dept. accepts the 56' section.</p>		
Policy 2	<p><i>Local streets shall be scaled to encourage neighborhood interaction, pedestrian safety and reduced speeds.</i></p>	<p>See statements for Policy 1 above. The Specific Plan proposes numerous local roadways as access points to each Planning Area. These roads will have a standard 56' right-of-way, with one 10' travel lane in each direction, 8' parking lanes, and 4' concrete sidewalks on either side. Sidewalks on local streets may be located adjacent to the curbs or may be set off from the curbs, separated by a landscape strip. Additionally, a 3' public utility easement may be located on both sides of the road right-of-way.</p>	●	
Policy 6	<p><i>The City shall maintain peak hour Level of Service C or better on all local intersections, except those on Ramsey Street and at I-10 interchanges, where level of Service D or better shall be maintained.</i></p>	<p>Intersection geometry and control will be identified and modified as warranted within the traffic study.</p>	●	

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Policy 7	<i>New development proposals shall pay their fair share for the improvement of street within and surrounding their projects on which they have an impact, including roadways, bridges, grade separations and traffic signals.</i>	All development proposals submitted under the Specific Plan will be required to pay their fair share for roadway improvements surrounding their project.	●	
Policy 8	<i>Traffic calming devices shall be integrated into all City streets to the greatest extent possible and all new streets shall be designed to achieve desired speeds.</i>	The Specific Plan includes requirements for traffic calming devices, including roundabouts and intersections with smaller turning radii.	●	
Policy 10	<i>Sidewalks shall be provided on all roadways 66 feet wide or wider. In Rural Residential land use designation pathways shall be provided.</i>	The Specific Plan includes development of sidewalks on all roadways wider than 66 feet. The Specific Plan also proposes a pedestrian walkway Paseo within Planning Areas 14-A, B, C and D and within PAs 15-A&B.	●	
Policy 11	<i>Sidewalks or other pedestrian walkways shall be required on all streets within all new subdivisions.</i>	Sidewalks will be provided on all Specific Plan major, arterial, collector and local roads. All Specific Plan Roadway Cross Sections (Exhibits 2-4 A, B, and C) in the Specific Plan include sidewalks.	●	
Policy 15	<i>The City shall develop a Golf Cart Plan compliant with state requirements.</i>	The Specific Plan allows for striped dual Low Speed Vehicles (LSV/NEV) and bike lanes on the side shoulder lanes of all proposed arterial and collector roadways.	●	
Policy 16	<i>Golf cart paths and facilities shall be funded, to the greatest extent possible, by new development.</i>	The Specific Plan allows for striped dual Low Speed Vehicles (LSV/NEV) and bike lanes on the side shoulder lanes of all proposed arterial and collector roadways.	●	
Policy 17	<i>Encourage the expansion of an integrated Pass transit system.</i>	The Specific Plan Circulation Plan calls for the extension of existing Pass Transit bus routes to expand bus service.	●	
Policy 19	<i>Bus pullouts shall be designed into all new projects on arterial roadways, to allow buses to leave the flow of traffic and reduce congestion.</i>	Bus turnouts will be provided on Specific Plan roadways based on the recommendations received from the City of Banning and the Pass Transit Agency.	●	
Policy 22	<i>Maintain an accurate mapping of all utility corridors.</i>	Southern California Edison maintains two easements and the Gas Company maintains one within the Specific Plan area. All future utility corridors will be mapped in accordance with this policy.	●	
Policy 25	<i>The City shall develop and implement plans for a coordinated and connected bicycle lane networked in the community that allows for safe use of bicycles on City streets.</i>	The Specific Plan provides bike lanes on all proposed arterial and collector streets.	●	

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Policy 27	<i>The City shall provide for a comprehensive, interconnected recreational trails system suitable for bicycles, equestrians and/or pedestrians.</i>	The Specific Plan provides for non-motorized circulation, with bike lanes, pedestrian sidewalks, multi-purpose trails, and equestrian trails.	●	
Parks and Recreation Element – Goals and Policies				
Goal 1	A high quality public park system with adequate land and facilities to provide recreational facilities and activities for the City's residents.	The Specific Plan includes 63 acres of passive and active parks, 122 acres of open spaces and trails along Pershing and Smith Creeks. The gross park and open space acreage totals 210 acres.	●	
Goal 2	A comprehensive bikeway, trail and walking path system that connects homes to work places, commercial venues and recreational facilities, and which enhances the safety and enjoyment of cyclists, equestrians and pedestrians.	The non-motorized circulation master plan for the Specific Plan identifies proposed walkways, paseos, multi-purpose trails, equestrian trails, trail heads, and bike lanes, as seen in Exhibit 2-6, <i>Non-motorized Circulation Plan</i> in the SP. These pathways will assist in providing connections to regional and local facilities, in addition to the residential communities within the project.	●	
Policy 1	<i>Update the Master Parks and Recreation Plan so as to assure adequate parklands and facilities that meet the immediate and future needs of the community, and is complementary to the natural environments.</i>	The General Plan establishes a population/acreage ratio for parkland within the City of 5 acres per 1,000 residents. The Specific Plan includes over 210 acres of parks and open space, not including parkway area adjacent to the main roadways. The basic project-wide component of the Parks, Recreation, and Open Space Plan are the Rancho San Gorgonio Community Park, Confluence Park, two neighborhood parks, and linear trails.	●	
Policy 2	<i>The City will distribute parks and recreation facilities in a manner that is convenient to City neighborhoods and balance within population concentrations.</i>	The Specific Plan contains over 210 acres of parks and open space. The Specific plan includes the Rancho San Gorgonio Community Park, Confluence Park, two neighborhood parks, and linear trails.	●	
Policy 3	<i>Require developers of new residential projects to provide on-site recreational and/or open space facilities in addition to City-wide park requirements.</i>	The Specific Plan refers to the General Plan requirement that residential developers provide a minimum of 5.0 net acres of usable local park area for each prospective 1,000 residents. The US Census Bureau's factor of 2.32 persons per household in Banning, CA, was used calculate the future population increase based on the number of dwelling units allowed in the project (2.32 X 3,385 dwelling units = 7,853). Pursuant Program 1.B in the General Plan, the Specific Plan is required to provide a maximum of 5 acres of park area per 1,000 population, or (7,853/1,000 x 5 acres=) 39.3 acres of park area. The Specific Plan proposes dedication and development of approximately 50 acres of active park area.	●	

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Policy 4	<i>Encourage the development of recreational programs and activities that serve all population segments, including children, the elderly and the disabled.</i>	The Specific Plan contains over 210 acres of parks and open space. The Specific plan includes the Rancho San Gorgonio Community Park, Confluence Park, two neighborhood parks, and linear trails.	●	
Policy 5	<i>The City shall consider alternative methods of providing parks and recreational amenities to meet future population demands.</i>	The Specific plan includes the Rancho San Gorgonio Community Park, Confluence Park, two neighborhood parks, and linear trails. The gross park acreage totals approximately 210 acres or 25 percent of the Specific Plan area and provides a mix of facilities for both passive and active recreational uses.	●	
Policy 6	<i>The City shall develop and implement plans for a coordinated and connected bicycle land network in the community that allows for safe use of bicycles on City streets.</i>	The Specific Plan allows for bike lanes on the side shoulder lanes of all proposed arterial and collector roadways. These bicycle lanes will assist in providing connections to regional and local facilities, in addition to the residential communities within the project.	●	
Policy 8	<i>The City shall provide for a comprehensive, interconnected recreational trails system suitable for bicycles, equestrians and/or pedestrians.</i>	The non-motorized circulation master plan for the Specific Plan identifies proposed walkways, paseos, multi-purpose trails, equestrian trails, trail heads, and bike lanes, as seen in exhibit 2-6, <i>Non-motorized Circulation Plan</i> .	●	

Housing Element (2008-2014 Update)– Goals, Objectives, and Policies

Goal 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.	The Specific Plan includes low, medium, and medium-high density residential development which would provide a range of housing by price, type and tenure.	●	
Goal 2	Achieve balanced growth in the City by designating suitable sites for residential development.	The Specific Plan enables the development of housing by providing a certain level of land use entitlements for various densities and types of housing.	●	
Goal 4	Reduce residential energy usage within the City and thereby reduce overall housing costs.	Development in the Specific Plan is required to be energy efficient, using various energy conservation and generation practices.	●	
Goal 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.	The Specific Plan includes the development of residential low, medium, and medium-high density residential development, which would provide a range of housing types for all residents.	●	
Objective 1	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	The Specific Plan includes low, medium, and medium-high density residential development which would provide a range of housing types for residents.	●	

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	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.			
Policy 1	<i>Provide a wide range of housing types to meet the existing and future needs of the residents of the City of Banning.</i>	The Specific Plan includes low, medium and medium-high density residential development which would provide a range of housing types for residents.	●	
Policy 2	<i>Encourage alternative opportunities for, and development of, housing units affordable to all residents within the City.</i>	The Specific Plan includes low, medium, and medium-high density residential development which would provide a range of housing types for residents.	●	
Policy 4	<i>Provide the opportunity for affordable housing in every part of the City.</i>	The Specific Plan includes low, medium, and medium-high density residential development which would provide a range of housing types for residents.	●	
Policy 5	<i>Provide homeownership opportunities whenever possible.</i>	The Specific Plan includes low and medium density residential development which would provide a range of housing types for residents.	●	
Objective 3	<i>Remove constraints that hinder the construction of affordable housing.</i>	The Specific Plan promotes efficient regulations for the development of various densities and types of housing and does not create any unnecessary constraints.	●	
Policy 1	<i>Provide the citizens in the City of Banning with reasonably priced housing opportunities within the financial capacity of all members of the community.</i>	The Specific Plan includes low, medium, and medium-high density residential development which would provide a range of housing types for residents.	●	
Objective 4	<i>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.</i>	The Specific Plan Design Guidelines make an effort to reduce its impact on the environment. The Specific Plan promotes efficient and sensible use of the available resources.	●	
Policy 1	<i>Ensure that all new residential construction is compatible with the surrounding neighborhood.</i>	The Specific Plan has been carefully crafted to be compatible with the surrounding neighborhoods and encompass the rustic and natural beauty of the surrounding environment.	●	

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Policy 2	<i>Ensure that all new residential construction maintains environmental integrity.</i>	The Specific Plan makes an effort to reduce its impact on the environment and is compatible with natural beauty of the surrounding environment.	●	
Policy 3	<i>Encourage the use of energy conserving techniques in the siting and design of new housing.</i>	Development in the Specific Plan is required to be energy efficient, using various energy conservation and generation practices. Where feasible, building articulation shall be driven by site conditions such as solar orientation.	●	
Policy 4	<i>Actively enforce all state energy conservation requirements for new residential construction.</i>	Development in the Specific Plan is required to be energy efficient, using various energy conservation and generation practices including strategies and techniques that are at least equal to the California Green Building Standards (CalGreen Code) and California Energy Code of Title 24.	●	
Objective 5	<i>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.</i>	The Specific Plan enables the development of housing by providing a certain level of land use entitlements for various densities and types of housing.	●	
Policy 3	<i>Provide a sufficient amount of zoned land to accommodate development for all housing types and income levels.</i>	The Specific Plan enables the development of housing by providing a certain level of land use entitlements for various densities and types of housing.	●	
Policy 4	<i>Employ a range of housing densities to provide housing for all economic segments of the community consistent with good planning practice.</i>	The Specific Plan enables the development of housing by providing a certain level of land use entitlements for various densities and types of housing.	●	
Policy 5	<i>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</i>	The Specific Plan area is comprised of vacant land located at the southern edge of the City. Development adjacent to the property includes residential tract housing and two school campuses.	●	
Policy 6	<i>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.</i>	The Specific Plan Development Regulations has guidelines for permitted uses and protection from environmental hazards.	●	

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Policy 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.	The Specific Plan's Public Services section addresses the requirements for services and facilities.	●	
Objective 6	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.	The Specific Plan complies with all fair housing laws and would not allow housing discrimination.	●	
Policy 1	<i>Eliminate housing discrimination.</i>	The Specific Plan complies with all fair housing laws and would not allow housing discrimination.	●	
Policy 2	<i>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.</i>	The Specific Plan complies with all fair housing laws and would not allow housing discrimination.	●	

Housing Element (2013-2021 Update)– Goals and Policies

Goal 2	Provide adequate sites for new residential construction to meet the needs of all segments of the community without compromising the character of the City.	The Specific Plan enables the development of housing by providing a certain level of land use entitlements for various densities and types of housing.	●	
Policy 2.1	<i>Provide adequate sites for a range of new housing construction to meet the Regional Housing Need Assessment (RHNA) for Banning of 3,792 units during the 2014-2021 planning period.</i>	The Specific Plan enables the development of housing by providing a certain level of land use entitlements for various densities and types of housing.	●	
Goal 3	Assist in the development of housing that is affordable to all segments of the community.	The Specific Plan enables the development of housing by providing a certain level of land use entitlements for various densities and types of housing.	●	
Policy 3.1	<i>Support the development of housing affordable to all income groups by utilizing a variety of public and private efforts.</i>	The Specific Plan enables the development of housing by providing a certain level of land use entitlements for various densities and types of housing.	●	
Policy 3.2	<i>Assist the development of housing that targets the needs of special populations, including the elderly, persons with disabilities, and homeless.</i>	Development within the Specific Plan area would meet the latest design standards for the disabled and would provide housing opportunities for the aged.	●	
Policy	<i>Promote the development of attractive and</i>	The Specific Plan includes low, medium, and medium-high density residential development	●	

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3.3	safe housing to meet community needs.	which would provide a range of housing types for residents.		
Goal 4	Remove governmental constraints to the provision of housing to the greatest extent feasible and legally permissible.	The Specific Plan enables the development of housing by providing a certain level of land use entitlements for various densities and types of housing.	●	
Policy 4.1	Promote efficient and creative alternatives to help reduce governmental constraints.	The Specific Plan promotes efficient regulations for the development of various densities and types of housing and does not create any unnecessary constraints.	●	
Policy 4.3	Streamline the City's development review and approval process to facilitate housing construction while also ensuring that new development meets all applicable standards.	The Specific Plan promotes efficient regulations for the development of various densities and meets all applicable standards.	●	
Goal 5	Promote equal opportunity for housing throughout the City of Banning.	The Specific Plan includes low and medium density residential development which would provide a range of housing types for residents. The Specific Plan complies with all fair housing laws and would not allow housing discrimination.	●	
Policy 5.2	Continue to further fair housing choices by actively expanding housing opportunities and removing impediments to fair housing.	The Specific Plan includes low and medium density residential development which would provide a range of housing types for residents. The Specific Plan complies with all fair housing laws and would not allow housing discrimination.	●	
Policy 5.3	Encourage the development or renovation of residential units that are accessible to disabled persons or are adaptable for conversion to residential use by disabled persons.	Development within the Specific Plan area would meet the latest design standards for the disabled and would provide housing opportunities for the aged.	●	
Goal 6	Promote residential energy conservation and sustainable development.	Section 3.5 Sustainable Community Design Strategies of the Specific Plan contains a discussion on energy conservation and sustainable development.	●	
Policy 6.1	Support energy conservation and sustainable residential development through construction technology and land use planning.	Development in the Specific Plan is required to be energy efficient, using various energy conservation and generation practices including strategies and techniques that are at least equal to the California Green Building Standards (CalGreen Code) and California Energy Code of Title 24.	●	

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Water Resources Element – Goals and Policies				
Goal	A balance of development which assures the maintenance of the water supply and its continued high quality.	The Specific Plan includes the development of a variety of residential developments and neighborhood commercial.	●	
Policy 1	<i>New development projects proposing 50 units on property whose General Plan Land Use designation would allow 50 units, and/or 10 acres of commercial/industrial/other development, or more, whether through a tract map, Specific Plan or other planning application, shall be required to fund the provision of its entire water supply, either through SWP, recycled water or other means, as a condition of approval.</i>	The Specific Plan provides the necessary infrastructure to meet its entire water demand as detailed in the Water Supply Assessment contained as an appendix to the Specific Plan EIR.	●	
Policy 2	<i>The City shall require the use of drought-tolerant, low water consuming landscaping as a means of reducing water demand for new development.</i>	The Specific Plan will comply with the City's 2006 Landscape Standards which set new maximum applied water allowance (MAWA) requirements for new landscapes and require documentation of MAWA calculations. Based on these standards, it is expected that new landscaping for the Project will use 25% less water than that which was typically applied in the City's previous landscape design requirements. In addition, the 2010 California Green Building Standards Code (CGBSC) now requires use of weather or soil moisture irrigation controllers on all new residential landscaping starting in 2011. Studies have shown that these controllers result in an additional 13% water savings.	●	
Policy 3	<i>The City shall require the use of recycled wastewater for new development, or where it is unavailable, the infrastructure for recycled water when it becomes available, as a means of reducing demand for groundwater resources.</i>	The City has planned the expansion and upgrade of its main wastewater treatment plant (WWTP) to provide capacity for the treatment of up to 1.5 mgd of wastewater to tertiary standards. The Specific Plan area would receive recycled water from the City's main plant, when made available by the City. Approximately 1,350 feet of offsite recycled water mainline will need to be constructed to serve the project. See Exhibit 2-9B, <i>Conceptual Recycled Water Master Plan</i> in the SP. An alternative for wastewater treatment recycled water generation for the project could include a satellite package plant developed within the project site by the developer on Planning Area 16-A, which would then be owned and operated by the City.	●	
Policy	<i>Require that all new development be connected to the sewage treatment system,</i>	The project would connect to an existing 21" sewer trunk line located south of Wesley Street,	●	

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4	<i>or install dry sewers until such time as that connection is possible.</i>	<p>east of San Gorgonio Avenue. This existing sewer main has been determined to be adequate to accommodate the proposed development. A system of main pipelines would be installed throughout the project with larger lines serving as the backbone infrastructure, serving smaller local sewer lines distributed throughout the various planning areas.</p> <p>An alternative for wastewater treatment recycled water generation for the project could include a satellite package plant developed within the project site by the developer on Planning Area 16-A, which would then be owned and operated by the City.</p>		
Policy 5	<i>The City shall provide guidelines for the development of on-site storm water retention facilities consistent with local and regional drainage plans and community design standards.</i>	<p>The Specific Plan lists development standards for project area's Drainage Plan, which includes following requirements indicated in the Riverside County Flood Control District and Water Conservation District Hydrology Manual, and the City of Banning flood control standards.</p>	●	
Policy 6	<i>Coordinate with the San Gorgonio Pass Water Agency, Banning Heights Mutual Water Company and the Beaumont-Cherry Valley Water District, the California Regional Water Quality Control Board and other appropriate agencies to share information of potential groundwater contaminating sources.</i>	<p>The environmental document for the project to be conducted pursuant to CEQA would require consultation with the aforementioned agencies pertaining to groundwater contaminating sources.</p>	●	
Policy 7	<i>The City shall ensure that no development proceeds that has potential to create groundwater hazards from point and non-point sources, and shall confer with other appropriate agencies, as necessary, to assure adequate review and mitigation.</i>	<p>An environmental assessment conducted pursuant to CEQA determines the potential environmental impacts attributable to any development implemented within the Specific Plan area.</p>	●	
Policy 8	<i>Encourage water conservation in existing development.</i>	<p>Development within the RSG Specific Plan, pursuant to Section 3.5 is required to be water use efficient, using various water conservation including strategies and techniques that are at least equal to the California Green Building Standards (CalGreen Code) and California Energy Code of Title 24. The RSG Specific Plan proposes the efficient use of potable water through mandated building and site design requirements as stated in Section 3.5. In addition, Specific Plan proposes an on-site recycled water distribution system and can accommodate a water reclamation treatment facility if necessary, to create non-potable water supplies.</p>	●	

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Open Space and Conservation Element – Goals and Policies				
Goal 1	Open space and conservation lands that are preserved and managed in perpetuity for the protection of environmental resources or hazards, and the provisions of enhanced recreational opportunities and scenic qualities in the City.	210 acres (25%) in the RSG Specific Plan area is designated for parks and open space. This includes 4 major planned parks and 4 village paseos, intended to provide recreational trails, seating, and landscaping/shade trees to provide a unifying feature that connects the residential, open space, and park/ recreational areas within the Specific Plan area and to outside uses. Open space within the Specific Plan area includes the preserved natural Smith Creek and Pershing Creek drainages, with 100' wide linear park and landscape setback areas from the edges of the existing natural streambeds. In addition, PA 17 is to be preserved as natural open space.	●	
Goal 2	A balance between the City's built and open space environment and local and regional protection and preservation of its unique environment.	210 acres (25%) in the RSG Specific Plan area is designated for parks and open space. This includes 4 major planned parks and 4 village paseos, intended to provide recreational trails, seating, and landscaping/shade trees to provide a unifying feature that connects the residential, open space, and park/ recreational areas within the Specific Plan area and to outside uses. Open space within the Specific Plan area includes the preserved natural Smith Creek and Pershing Creek drainages, with 100' wide linear park and landscape setback areas from the edges of the existing natural streambeds. In addition, PA 17 is to be preserved as natural open space. The 2006 Banning General Plan as originally adopted includes approximately 89 acres of Open Space-Resources in the RSG Specific Plan area. The Specific Plan sets aside over 160 acres of open space within PAs 17, 14 (Paseo) and 15 (creeks), 70 acres more than what the General Plan anticipated.	●	
Policy 1	Identify and assess lands in the City, its sphere-of-influence and planning area, that are suitable for preservation as public or private, passive or active open space.	210 acres (25%) in the RSG Specific Plan area is designated for parks and open space. This includes 4 major planned parks and 4 village paseos, intended to provide recreational trails, seating, and landscaping/shade trees to provide a unifying feature that connects the residential, open space, and park/ recreational areas within the Specific Plan area and to outside uses. Open space within the Specific Plan area includes the preserved natural Smith Creek and Pershing Creek drainages, with 100' wide linear park and landscape setback areas from the edges of the existing natural streambeds. In addition, PA 17 is to be preserved as natural open space.	●	

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Policy 3	<i>Ridgelines shall be preserved as permanent open space.</i>	The RSG Specific Plan does not propose any development on the major peaks and/or ridgelines within the City.	●	
Policy 4	<i>The City shall preserve all watercourses and washes necessary for regional flood control, ground water recharge areas and drainage for open space and recreational purposes.</i>	Open space within the RSG Specific Plan area includes natural areas, landscaped areas, easements and drainage open spaces, including the preserved natural Smith Creek and Pershing Creek drainages.	●	
Policy 5	<i>The City shall preserve permanent open space edges or greenbelts that define the physical limits of the City and provide physical separation between adjoining neighborhoods.</i>	The RSG Specific Plan area's network of open space areas and greenbelts will connect and delineate residential areas with trail systems and landscaped areas.	●	
Policy 6	<i>Where practical, new development shall integrate pipeline, above- and underground utility corridors and other easements (including electric, cable and telephone distribution lines) into a functional open space network.</i>	Open space within the RSG Specific Plan area includes natural areas, landscaped areas, easements and drainage open spaces. The Specific Plan proposes a functional system of recreational land uses, which includes open space areas.	●	
Policy 7	<i>Drought tolerant landscaping materials and design features shall be incorporated into parks, roadway medians, common area landscaping, public facilities, and other appropriate open space lands to retain and preserve the natural environment.</i>	The use of drought-tolerant plants is required in the RSG Specific Plan pursuant to the Design Guidelines (Section 3).	●	

Biological Resources Element – Goals and Policies

Goal	A pattern of community development that supports a functional, productive, harmonious and balanced relationship between the built and natural environment.	The community landscape concept for RSG combines the existing natural character of the site with the historic California desert ranch vernacular. The theme will be defined and implemented through architectural elements and materials such as rustic entry monuments, stone walls, trail fencing and other similar features and finishes throughout the community. The plant palette will further reinforce this concept utilizing drought tolerant species suitable for the site and in keeping with the surrounding natural landscape character.	●	
Policy 1	<i>The City shall continue to participate in the preservation of habitat for endangered, threatened and sensitive species.</i>	The environmental assessment conducted pursuant to CEQA will determine the potential environmental impacts attributable to any development implemented within the RSG Specific Plan area.	●	
Policy	<i>As part of the development review process, the City shall evaluate projects based on</i>	The environmental assessment conducted pursuant to CEQA will determine the potential	●	

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2	<i>their impact on existing habitat and wildlife, and for the land's value as viable open space.</i>	environmental impacts attributable to any development implemented within the RSG Specific Plan area. The 2006 Banning General Plan as originally adopted includes approximately 89 acres of Open Space-Resources in the RSG Specific Plan area. The Specific Plan sets aside over 160 acres of open space within PAs 17, 14 (Paseo) and 15 (creeks), 70 acres more than what the General Plan anticipated.		
Policy 3	<i>The City shall encourage and cooperate with other agencies in establishing multiple use corridors that take advantage of drainage channels and utility easements as wildlife corridors, public access and links between open space areas and the built environment.</i>	Open space within the RSG Specific Plan area includes natural areas, landscaped areas, easements and drainage open spaces, including the preserved natural Smith Creek and Pershing Creek drainages. Combination retention-detention basins are proposed as a joint-use type, combining park uses with infiltration for storm water quality with a detention basin for peak runoff mitigation.	●	
Policy 4	<i>Drainage channels, utility corridors and pipeline easements shall be preserved in natural open space to the greatest extent possible.</i>	Open space within the RSG Specific Plan area includes natural areas, landscaped areas, easements and drainage open spaces, including the preserved natural Smith Creek and Pershing Creek drainages.	●	
Policy 5	<i>The City shall promote the protection of biodiversity and encourage an appreciation of the natural environment and biological resources.</i>	The RSG Specific Plan area's plan for open space areas encourages location and design that promotes the natural beauty of the site's surrounding foothills, such as the use of preserved natural creek open space for planned linear parks along both sides/edges of the converging Pershing and Smith Creeks. Sustainable Community Design Strategies for Low Impact Development within RSG include the preservation of open space and minimization of land disturbance within the main creek areas of the Specific Plan, which reduces impacts to local terrestrial plants and animals and preserves the integrity of the ecological and biological systems within these areas.	●	
Archaeological and Cultural Resources Element – Goals and Policies				
Goal	Documentation, maintenance, preservation, conservation and enhancement of archaeological and historic sites, artifacts, traditions and other elements of the City's cultural heritage.	The environmental assessment conducted pursuant to CEQA will determine the potential environmental impacts attributable to any development implemented within the RSG Specific Plan area.	●	
Policy 1	<i>The City shall exercise its responsibility to identify, document and evaluate archaeological, historical and cultural resources that may be affected by proposed development projects and other</i>	The environmental assessment conducted pursuant to CEQA will determine the potential environmental impacts attributable to any development implemented within the RSG Specific Plan area.	●	

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	activities.		
Policy 2	<i>The City shall expand and enhance its historic preservation efforts.</i>	The RSG Specific Plan Design Guidelines promotes the preservation of the area's historic community character.	●
Policy 3	<i>Establish and maintain a confidential inventory of archaeological and historical resources within the City, including those identified by the Eastern Information Center (EIC) at the University of California, Riverside and in focused cultural resources studies.</i>	The environmental assessment conducted pursuant to CEQA will determine the potential environmental impacts attributable to any development implemented within the RSG Specific Plan area.	●
Policy 4	<i>Sensitive archaeological and historic resources shall be protected from vandalism and illegal collection, to the greatest extent possible.</i>	The environmental assessment conducted pursuant to CEQA will determine the potential environmental impacts attributable to any development implemented within the RSG Specific Plan area.	●

Air Quality Element – Goals and Policies

Goal	To preserve and enhance local and regional air quality for the protection of the health and welfare of the community.	The environmental assessment conducted pursuant to CEQA will determine the potential environmental impacts attributable to any development implemented within the RSG Specific Plan area.	●
Policy 3	<i>City land use planning efforts shall assure that sensitive receptors are separated from polluting point sources.</i>	The RSG Specific Plan's land use plan separates residential and commercial areas and does not include industrial uses.	●
Policy 4	<i>Development proposals brought before the City shall be reviewed for their potential to adversely impact local and regional air quality and shall be required to mitigate any significant impacts.</i>	The environmental assessment conducted pursuant to CEQA will determine the potential environmental impacts attributable to any development implemented within the RSG Specific Plan area.	●
Policy 5	<i>The City shall promote the use of clean and/or renewable alternative energy sources for transportation, heating and cooling.</i>	<p>The RSG Specific Plan proposes pedestrian trails and pathways, bike paths and neighborhood electric vehicle travel ways, as well as Sustainable Community Design Strategies in Section 3.5, for Land Use Patterns, including strategies and techniques that are at least equal to the California Green Building Standards (CalGreen Code) and California Energy Code of Title 24.</p> <p>As an example, the strategies in Section 3.5.3 require the development to install photovoltaic panels on a minimum of 25% of the units within the development. The panels shall be capable of generating 25% of the projected electricity demand of each proposed housing unit at a minimum. For non-residential projects, photovoltaic panels shall be installed which shall</p>	●

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		provide a minimum of 25% of the electrical demand of the non-residential building.		
Policy 6	<i>The City shall support the development of facilities and projects that facilitate and enhance the use of alternative modes of transportation, including pedestrian-oriented retail and activity centers, dedicated bicycle paths and lanes, and community-wide multi-use trails.</i>	The RSG Specific Plan provides Sustainable Community Design Strategies for Walkability and Mobility (Section 3.2.5, Site Planning/Neighborhood Design), including development of facilities for pedestrian, bicycle, and equestrian use.	●	
Energy and Mineral Resources Element – Goals and Policies				
Goal	Efficient, sustainable and environmentally appropriate use and management of energy and mineral resources, assuring their long-term availability and affordability.	The RSG Specific Plan provides Sustainable Community Design Strategies in Section 3.5, including the incorporation of features and options that reduce energy demand and promote use of alternative energy sources and non-motorized transportation.	●	
Policy 1	<i>Promote energy conservation throughout all areas of the community and sectors of the local economy, including the planning and construction of urban uses and in City and regional transportation systems.</i>	The RSG Specific Plan provides Sustainable Community Design Strategies (Sections 3.5.3, Energy Efficiency, and 3.5.5, Materials Efficiency), including the incorporation of features and options that reduce energy demand and promote use of alternative energy sources and non-motorized transportation.	●	
Policy 2	<i>Promote the integration of alternative energy systems, including but not limited to solar thermal, photovoltaic and other clean energy systems, directly into building design and construction.</i>	The RSG Specific Plan provides Sustainable Community Design Strategies in Section 3.5, including the incorporation of features and options that reduce energy demand and promote use of alternative energy sources and non-motorized transportation. As an example, the strategies in Section 3.5.3 require the development to install photovoltaic panels on a minimum of 25% of the units within the development. The panels shall be capable of generating 25% of the projected electricity demand of each proposed housing unit at a minimum. For non-residential projects, photovoltaic panels shall be installed which shall provide a minimum of 25% of the electrical demand of the non-residential building.	●	
Policy 3	<i>Proactively support long-term strategies, as well as state and federal legislation and regulations that assure affordable and reliable production and delivery of electrical power to the community.</i>	The RSG Specific Plan provides Sustainable Community Design Strategies in Section 3.5, including the incorporation of features and options that reduce energy demand and promote use of alternative energy sources and non-motorized transportation.	●	
Policy	<i>Support public and private efforts to develop and operate alternative systems of</i>	The RSG Specific Plan provides Sustainable Community Design Strategies in Section 3.5,	●	

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4	<i>wind, solar and other electrical production, which take advantage of local renewable resources.</i>	including the incorporation of features and options that reduce energy demand and promote use of alternative energy sources and non-motorized transportation.		
Geotechnical Element – Goals and Policies				
Goal	Increased protection and safety of human life, land, and property from the effects of seismic and geotechnical hazards.	The site is not located within the boundaries of an Earthquake Fault Zone for fault-rupture hazards as defined by the Alquist-Priolo Earthquake Fault Zoning Act. The nearest Earthquake Fault Zone is located more than one mile to the north along the San Gorgonio Pass fault. In addition, the site is not located within a fault rupture hazard zone established by either the City of Banning or the County of Riverside. Two faults have been mapped through the site, The McMullen fault and the Central Banning Barrier fault. However, within the site, these postulated faults have no surface expression and are buried by thick alluvial deposits. The McMullen and Central Banning Barrier faults are not included with the limits of City, County or State fault rupture hazard zones.	●	
Policy 1	<i>The City shall establish and maintain an information database containing maps and other information which describes seismic and other geotechnical hazards occurring within the City boundaries, sphere-of-influence and planning area.</i>	The RSG Specific Plan refers to the City of Banning's General Plan EIR, which contains information of potential seismic and geotechnical hazards.	●	
Policy 3	<i>Development in areas identified as being susceptible to slope instability shall be avoided unless adequately engineered to eliminate geotechnical hazards.</i>	It has been determined that the relatively flat to gently sloping topography and the overall uniformity of the site soil conditions indicate that landslides have not occurred on the project site. Additionally, no historical data indicates the presence of liquefaction on the project area.	●	
Policy 4	<i>To minimize the potential impacts of subsidence due to extraction of groundwater, the City shall actively support and participate in local and regional efforts at groundwater conservation and recharge.</i>	Development within the RSG Specific Plan, pursuant to Section 3.5 is required to be water use efficient, using various water conservation including strategies and techniques that are at least equal to the California Green Building Standards (CalGreen Code) and California Energy Code of Title 24. The RSG Specific Plan proposes the efficient use of potable water through mandated building and site design requirements as stated in Section 3.5. In addition, the Specific Plan proposes an on-site recycled water distribution system and can accommodate a water reclamation treatment facility if necessary, to create non-potable water supplies.	●	
Policy 6	<i>New septic tank leach fields, seepage pits, drainage facilities, and heavily irrigated areas shall be located away from</i>	The RSG Specific Plan includes standards and approval procedures for all improvement plans, including grading plans, irrigation plans, and	●	

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	<i>structural foundations and supports to minimize the potential for localized collapse of soils.</i>	landscape plans.		
Flooding and Hydrology Element – Goals and Policies				
Goal	A comprehensive system of flood control facilities and services effectively protecting lives and property.	The RSG Specific Plan's drainage plan development standards have been created to ensure conformance with the City of banning, County of Riverside, NPDES and other responsible agency requirements.	●	
Policy 1	<i>Proactively plan and coordinate with other responsible agencies to upgrade the City's local and regional drainage system.</i>	The RSG Specific Plan's drainage plan development standards have been created to ensure conformance with the City of banning, County of Riverside, NPDES and other responsible agency requirements.	●	
Policy 2	<i>Major drainage facilities, including debris basins and flood control channels, shall be designed to maximize their use as multi-purpose recreational or open space sites, consistent with the functional requirements of these facilities.</i>	Open space within the RSG Specific Plan area includes the preserved natural Smith Creek and Pershing Creek drainages, with 100' wide linear park and landscape setback areas from the edges of the existing natural streambeds.	●	
Policy 4	<i>The City shall cooperate in securing FEMA map amendments, recognizing the importance of re-designation of the 100-year flood plains within the City boundaries and sphere-of-influence as improvements are completed.</i>	It has been determined that the areas within the creeks are the only portions within the Project site that are situated within a designated 100-year flood zone. Drainage Plan development standards include elevating finished floors one foot above the 100-year level of flood protection. The RSG Specific Plan shall be phased such that 100-year flood protection is ensured in all areas of the development.	●	
Policy 6	<i>All new development shall be required to incorporate adequate flood mitigation measures, such as grading that prevents adverse drainage impacts to adjacent properties, on-site retention of runoff, and the adequate siting of structures located within flood plains.</i>	The RSG Specific Plan Grading Plan promotes appropriate erosion control measures as part of a comprehensive grading and drainage plan to reduce erosion and urban runoff.	●	
Policy 7	<i>Assure that adequate, safe, all-weather crossing over drainage facilities and flood control channels are provided where necessary, and are maintained for passage during major storm events.</i>	The crossing at Sunset Avenue is proposed to be a series of culverts across the streambed, with a road way established above the culverts, elevated such that the full 100-year storm would be conveyed through the culverts, leaving Sunset Avenue passable during a storm. The RSG Specific Plan includes Drainage Plan Development Standards that assures adequate, safe, all-weather crossing over drainage facilities and flood control channels. The standards also require periodic inspection and maintenance of these facilities.	●	

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Noise Element – Goals and Policies				
Goal	A noise environment that complements the community's residential character and its land uses.	Noise is regulated by the City of Banning pursuant to Section 11D-02 of the City's Municipal Code, Ord. No. 11381, 1004, which the Project would need to be in compliance with.	●	
Policy 1	<i>The City shall protect noise sensitive land uses, including residential neighborhoods, schools, hospitals, libraries, churches, resorts and community open space, from potentially significant sources of community noise.</i>	The RSG Specific Plan Design Guidelines provide additional buffering guidelines for commercial and community facility properties adjacent to residential properties in order to provide protection from excess noise, traffic and glare.	●	
Policy 2	<i>The relationship between land use designations in the Land Use Element and changes in the circulation patterns of the City, as well as individual developments, shall be monitored and mitigated.</i>	Project implementation is conditioned on implementation of circulation improvements that would reduce impacts from Project-generated traffic, which would further reduce the level of noise generated.	●	
Policy 3	<i>Private sector project proposals shall include measures that assure that noise exposures levels comply with State of California noise insulation standards as defined in Title 25 (California Noise Insulation Standards) and/or Banning Ordinances 1138 and 1234, whichever is more restrictive.</i>	Noise is regulated by the City of Banning pursuant to Section 11D-02 of the City's Municipal Code, Ord. No. 11381, 1004, which the Project would need to be in compliance with.	●	
Policy 6	<i>All development proposals within the noise impact area of the Interstate and the railroad shall mitigate both noise levels and vibration to acceptable levels through the preparation of focused studies and analysis in the development review and environmental review process.</i>	The environmental assessment conducted pursuant to CEQA determines the potential environmental impacts attributable to any development implemented within the RSG Specific Plan area.	●	
Policy 8	<i>The City shall impose and integrate special design features into proposed development that minimize impacts associated with the operation of air conditioning and heating equipment, on-site traffic, and use of parking, loading and trash storage facilities.</i>	The RSG Specific Plan Design Guidelines includes standards that minimize the impacts associated with the operation of air conditioning and heating equipment, loading and trash storage facilities and on-site parking. The RSG Specific Plan Circulation Plan Standards address on-site traffic.	●	
Wildland Fire Hazards Element – Goals and Policies				
Goal	Protect human life, land, and property from the effects of wildland fire hazards.	The proposed Project includes fuel modification zones to minimize risks from fires.	●	

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Policy 2	On-going coordination between the Banning Fire Department, Beaumont Fire Department, the Riverside County Fire Department, the California Department of Forestry, the Morongo Band of Mission Indians and the US Forest Service in fire prevention programs.	Fire protection services are provided to the City through a contractual agreement with the Riverside County Fire Department, which in turn contract with the California Department of Forestry.	●	
Policy 4	<i>The City shall make every attempt to assure that adequate water supplies and pressures are available during a fire, earthquake or both.</i>	The RSG Specific Plan proposes reservoir capacity to serve the anticipated need for potable water for project buildout, in order to maintain water storage needed for operations, emergency shortage, and fire protection.	●	

Hazardous and Toxic Materials Element – Goals and Policies

Goal	Maintain and promote measures to protect life and property from hazards resulting from human activities and development.	The environmental assessment conducted pursuant to CEQA determines the potential environmental impacts attributable to any development implemented within the RSG Specific Plan area.	●	
Policy 1	<i>The City shall continue to encourage research on potential and known hazards to public health and safety and make this information available to the general public, commercial interests, and governmental organizations.</i>	The environmental assessment conducted pursuant to CEQA determines the potential environmental impacts attributable to any development implemented within the RSG Specific Plan area.	●	
Policy 2	<i>The City shall continue to conduct and participate in studies with other agencies to identify existing and potential hazards to public health and safety.</i>	The environmental assessment conducted pursuant to CEQA determines the potential environmental impacts attributable to any development implemented within the RSG Specific Plan area.	●	
Policy 3	<i>The City shall thoroughly evaluate development proposals for lands directly adjacent to sites known to be contaminated with hazardous or toxic materials, traversed by natural gas transmission lines or fuel lines, or sites that use potentially hazardous or toxic materials.</i>	The environmental assessment conducted pursuant to CEQA determines the potential environmental impacts attributable to any development implemented within the RSG Specific Plan area.	●	

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Water, Wastewater, and Utilities Element – Goals and Policies				
Goal	A comprehensive range of water, wastewater and utility services and facilities that adequately, cost-effectively and safely meet the immediate and long-term needs of the City.	The RSG Specific Plan's Water, Drainage, Sewer, and Public Services Plans propose multiple options and phasing to facilitate the timely and cost-effective extension of services within the project area.	●	
Policy 1	<i>The City shall coordinate between the City Utility Department-Water Division, Banning Heights Mutual Water Company, Beaumont/Cherry Valley Water Agency, San Gorgonio Pass Water Agency, California Regional Water Quality Control Board and Riverside County Environmental Health to protect and preserve local and regional water resources against overexploitation and contamination.</i>	The City, and future residents and businesses in the RSG Specific Plan area, will rely on the City's extensive existing source of groundwater supply. New sources of potable water supply are not required for this project as there is a growing water account balance within the underground water basin. The City also has plans to utilize recycled water for non-potable irrigation demands which will reduce the demand on potable water supplies for this proposed project.	●	
Policy 2	<i>Sewer connection shall be required at the time a lot is developed when service is available.</i>	The existing sewer main that the Project will connect to has been determined to be adequate to accommodate the proposed development. A system of main pipelines would be installed throughout the Project with larger lines serving as the backbone infrastructure, serving smaller local sewer lines distributed throughout the various planning areas. The point of connection for the project sewer is an existing 21-inch sewer main located approximately 450 feet south of Wesley Street, and about 600 feet east of San Gorgonio Avenue.	●	
Policy 4	<i>The City shall make every effort to assure and assist in facilitating the timely and cost-effective extension and expansion of services that support community development and improved quality of life.</i>	The RSG Specific Plan's Water, Drainage, Sewer, and Public Services Plans propose multiple options and phasing to facilitate the timely and cost-effective extension of services within the project area.	●	
Policy 5	<i>To ensure the timely expansion of facilities in a manner that minimizes environmental impacts and disturbance of existing improvements, the City shall confer and coordinate with service and utility providers in planning, designing and siting of supporting and distribution facilities.</i>	Water and sewer service is provided by the City.	●	
Policy 9	<i>Utility lines on scenic roadways, major streets and in the downtown shall have primary consideration for undergrounding.</i>	All utility lines for the Project will be located underground.	●	
Policy 10	<i>Major utility facilities, including power and other transmission towers, cellular communication towers and other viewshed intrusions shall be designed and sited to ensure minimal environmental and</i>	Development of major utility facilities within the RSG Specific Plan area will follow the City's technical requirements.	●	

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	<i>viewshed impacts and environmental hazards.</i>			
Policy 11	<i>The City shall encourage the planning, development and installation of state-of-the-art telecommunications and other broadband communications systems as essential infrastructure.</i>	The Project would include the extension of telecommunication lines to the site.	●	
Policy 12	<i>The City shall encourage in others and itself the use of alternative fuel vehicles.</i>	The intent of the RSG Specific Plan is to allow electric Low Speed Vehicles (LSVs) and Neighborhood Electric Vehicles (NEVs) on all internal project streets.	●	
Policy 14	<i>The City shall encourage alternative energy use for individual property owners and consider developing an incentive program.</i>	<p>The RSG Specific Plan provides Sustainable Community Design Strategies in Section 3.5, including the incorporation of features and options that reduce energy demand and promote use of alternative energy sources and non-motorized transportation.</p> <p>As an example, the strategies in Section 3.5.3 require the development to install photovoltaic panels on a minimum of 25% of the units within the development. The panels shall be capable of generating 25% of the projected electricity demand of each proposed housing unit at a minimum. For non-residential projects, photovoltaic panels shall be installed which shall provide a minimum of 25% of the electrical demand of the non-residential building.</p>	●	

Public Buildings and Facilities Element – Goals and Policies

Goal	The provision of a full range of dependable, cost-effective, and conveniently located public buildings, services and facilities that meet the functional, social and economic needs of the entire community.	Two public facilities sites, PAs 16-A and 16-B are provided in the Specific Plan. Planning Area 16-C is set aside and planned for a 14 acre elementary school site and use. The school site would be acquired by Banning Unified School District (BUSD). The PA 16-C school site is located in the northeast portion of the RSG Specific Plan at a location and size requested by BUSD and shares a property line with Banning High School. The appropriate State agencies will have to approve this location for a school site as required, prior to transfer to BUSD. The RSG Specific Plan master developer would provide mass graded pad, fully developed street access, including sidewalks, and utility connection stubs for the school site. The Banning Unified School District would be offered the site based on market value acquisition. BUSD would develop the school facility and operate the school.	●	
Policy 2	<i>Continue to identify and evaluate viable, long-term funding mechanisms that</i>	The RSG Specific Plan (Section 5, Administration and Implementation) identifies the anticipated	●	

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	<i>provide for the construction, maintenance and operation of existing and future public buildings and facilities, including assuring that new development funds its fair share of these facilities.</i>	responsible parties for financing and maintenance of improvements within the project area.		
Policy 3	<i>Coordinate with public utility providers and other public/quasi-public agencies to assure that utility buildings and facilities are compatible with the surrounding landscape.</i>	The RSG Specific Plan Design Guidelines sets forth additional standards for community facilities to ensure compatibility with the surrounding landscape.	●	
Policy 5	<i>Encourage the undergrounding of all utility lines and the undergrounding or screening of transformers/facilities.</i>	The RSG Specific Plan Design Guidelines sets forth standards for the screening of mechanical equipment such as transformers and cooling and ventilation systems. In addition, all utility lines would be located underground.	●	
Policy 6	<i>Critical structures and facilities (including the civic center, hospitals, fire stations, police stations, schools and major communications facilities) shall be restricted from geologically and hydrologically hazardous areas.</i>	It has been determined that the relatively flat to gently sloping topography and the overall uniformity of the site soil conditions indicate that landslides have not occurred on the project site. Additionally, no historical data indicates the presence of liquefaction on the project area.	●	

Schools and Libraries Element – Goals and Policies

Goal	The provision of quality school and library facilities in the City that are accessible, safe and conveniently located within the community.	PA 16-C is set aside and planned for a 14 acre elementary school site and use. The school site would be acquired by Banning Unified School District (BUSD). The PA 16-C school site is located in the northeast portion of the RSG Specific Plan at a location and size requested by BUSD and shares a property line with Banning High School. The appropriate State agencies will have to approve this location for a school site as required, prior to transfer to BUSD. The RSG Specific Plan master developer would provide mass graded pad, fully developed street access, including sidewalks, and utility connection stubs for the school site. The Banning Unified School District would be offered the site based on market value acquisition. BUSD would develop the school facility and operate the school.	●	
Policy 1	<i>Assist, cooperate and coordinate with the Banning and Beaumont Unified School Districts and state agencies in identifying, acquiring and developing school sites needed to meet future growth demands. Encourage the selection of potential school sites that are centrally located in areas of existing or future residential development.</i>	PA 16-C is set aside and planned for a 14 acre elementary school site and use. The school site would be acquired by Banning Unified School District (BUSD). The PA 16-C school site is located in the northeast portion of the RSG Specific Plan at a location and size requested by BUSD and shares a property line with Banning High School. The appropriate State agencies will have to approve this location for a school site as required, prior to transfer to BUSD. The RSG Specific Plan master developer would provide mass graded pad, fully	●	

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		developed street access, including sidewalks, and utility connection stubs for the school site. The Banning Unified School District would be offered the site based on market value acquisition. BUSD would develop the school facility and operate the school.		
Policy 3	<i>Schools and libraries shall be protected from excessive noise and traffic conditions, incompatible land uses, and the threat of on-site disturbance to the greatest extent practicable.</i>	The environmental assessment conducted pursuant to CEQA will determine the potential environmental impacts, including noise and traffic, attributable to any development implemented within the RSG Specific Plan area.	●	
Policy 4	<i>The City shall cooperate in securing school impact fees from developers, in accordance with state law.</i>	The Project Applicant would be required to pay school impact fees in accordance with State law, to offset the increased need for school services.	●	
Policy 11	<i>The City shall coordinate with the Banning Public Library to assure that adequate library space, services and resources are provided to meet the educational and literary needs of the community.</i>	The Project Applicant would be required to pay library impact fees in accordance with City requirements, to offset the increased need for library services.	●	
Police and Fire Protection Element – Goals and Policies				
Goal	The highest possible quality and level of service for fire and police protection to preserve and protect the health, welfare and property of residents, business owners, visitors and property owners.	PA 10, which is designated for Park use as the RSG Community Park site, provides for a fire station site and facility on the east side of that site, and will be reserved for that use if the City determines it to be necessary. The Project developer is required to pay police and fire development impact fees or provide facilities to offset the increased need for services.	●	
Policy 1	<i>The City shall work closely with the Fire and Police Departments to assure that adequate facilities are constructed and service is provided as development and growth occur to maintain and enhance levels of service and insurance ratings.</i>	PA 10, which is designated for Park use as the RSG Community Park site, provides for a fire station site and facility on the east side of that site, and will be reserved for that use if the City determines it to be necessary. The Project developer is required to pay police and fire development impact fees or provide facilities to offset the increased need for services.	●	
Policy 3	<i>The City shall strictly enforce fire standards and regulations in the course of reviewing development and building plans and conducting building inspections of large multiple family projects, community buildings, commercial structures and motel structures.</i>	Development of the Project site would require that the City Fire Chief review all plans prior to ground disturbance for adequate fire safety standards and regulations.	●	
Policy 4	<i>All proposed development projects shall demonstrate the availability of adequate fire flows prior to approval.</i>	Development of the Project site would require that adequate fire flows be available throughout the site.	●	

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Policy 5	<i>Crime prevention design techniques, including the use of "defensible space," high security hardware, optimal site planning and building orientation, and other design approaches to enhance security shall be incorporated in new and substantially remodeled development.</i>	Development of the Project site would require security lighting and site planning and orientation to enhance security.	●	
Emergency Preparedness Element – Goals and Policies				
Policy 6	<i>The City shall thoroughly consider and assess vulnerability to natural and manmade disasters or emergencies when reviewing proposals for the siting and development of critical and essential public/quasi-public facilities.</i>	The RSG Specific Plan provides for a community center in PA 10, the RSG Community Park which may serve as an emergency operation center.	●	