City of Banning
Planning Commission Agenda

Regular Meeting: Wednesday, March 4, 2015 @ 6:30 PM
City Council Chambers, 99 E. Ramsey Street
Banning, CA 92220

I. CALL TO ORDER: Chairman Siva

➢ Pledge of Allegiance: Commissioner Price

➢ Roll Call: Chairman Siva, Commissioner Briant, Commissioner Ellis, Commissioner Price and Commissioner Shaw

II. PUBLIC COMMENTS:

At this time, the general public is invited to address the Planning Commission concerning any items that are not listed on the agenda, or items which are on the Agenda that are not public hearings or other items under the jurisdiction of the Planning Commission. Comments from the public of any non-agenda items will be limited to Five (5) minutes in accordance with City policy.

III. CONSENT CALENDAR ITEMS:

Note: All items listed on the Consent Calendar may be enacted by a single motion without separate discussion. If a discussion or a separate vote on any item is desired by a Planning Commissioner, that item may be removed from the Consent Calendar and considered separately. All remaining items not removed from the Consent Calendar by a Planning Commissioner shall be voted on prior to discussion of the item(s) requested to be pulled.

1. Minutes of February 4, 2015 meeting.................................................................Page 1
IV. PUBLIC HEARINGS:

1. ZONE TEXT AMENDMENT NO. 15-97503 TO AMEND CHAPTER 17.36 (SIGN REGULATIONS) OF THE ZONING ORDINANCE (TITLE 17) OF THE BANNING MUNICIPAL CODE.

Staff Report…………………………………………………………………………………………..Page 8

Order of Procedure:
1. Request staff report / Questions of staff
2. Open public hearing
3. Close public hearing
4. Planning Commission discussion
5. Motion and Second
6. Discussion on motion
7. Call the question (Roll call vote)

Recommendation:

That the Planning Commission takes the following action:

1. Adopt Planning Commission Resolution No. 2015-04:
   a. Recommending to the City Council the adoption of a Categorical Exemption for the subject; and
   b. Recommending to the City Council the adoption of Zone Text Amendment No. 15-97503.

2. CITY OF BANNING GENERAL PLAN ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2014.

Staff Report…………………………………………………………………………………………..Page 43

Order of Procedure:
1. Request staff report / Questions of staff
2. Open public hearing
3. Close public hearing
4. Planning Commission discussion
5. Motion and Second
6. Discussion on motion
7. Call the question (Roll call vote)

Recommendation:

That the Planning Commission takes the following action:

1. Adopt Planning Commission Resolution No. 2015-05:
a. Recommending to the City Council the approval of the General Plan Annual Progress Report for Calendar Year 2014; and, direct staff to file it with the State of California Office of Planning and Research and State Department of Housing and Community Development.

V. COMMUNITY DEVELOPMENT DIRECTOR’S UPDATE:

a. Adoption of a Ordinance 1484 by City Council Approving the Initial Study/Negative Declaration, General Plan Amendment No. 14-2501, Zone Change No. 14-3501 and Zone Text Amendment No. 15-9701 for the Eighteen (18) Properties located on the South Side of Barbour Street, between Hargrave and Juarez Street.

b. Adoption of Ordinance 1485 by City Council Approving the Initial Study/Negative Declaration, General Plan Amendment No. 14-2503 and Zone Change No. 14-3503 for the Twelve (12) Properties Located North of Gilman Street West of 8th Street.


VI. PLANNING COMMISSIONER COMMENTS:

VII. COMMUNITY DEVELOPMENT DIRECTOR’S COMMENTS:

VIII. ADJOURNMENT:

The City of Banning Planning Commission is hereby adjourned to the regular Planning Commission meeting of March 4, 2015 starting at 6:30 p.m. in the City Council Chambers.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division (951) 922-3125. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA title II].
City of Banning

PLANNING COMMISSION MINUTES

February 4, 2015

A regular meeting of the City of Banning Planning Commission was held on Wednesday, February 4, 2015 at 6:30 p.m., in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, CA, 92220.

Commissioners Present: Commissioner Briant
Commissioner Ellis
Commissioner Price
Commissioner Shaw

Commissioners Absent: Chairman Siva

Staff Present: Acting Community Development Director, Brian Guillot
Assistant City Attorney, Lona Laymon
Contract Planner, Oliver Mujica
Recording Secretary, Sandra Calderon

I. CALL TO ORDER

II. PUBLIC COMMENTS:

No public comments.

III. CONSENT CALENDAR

1. Minutes of November 5, 2014

   ACTION (ELLIS / PRICE): A motion was moved, seconded and carried that item 1 be approved.

IV. PUBLIC HEARINGS

1. GENERAL PLAN AMENDMENT NO. 14-2501, ZONE CHANGE NO. 14-3501 AND ZONE TEXT AMENDMENT NO. 15-97501 FOR EIGHTEEN (18) PROPERTIES LOCATED ON THE SOUTH SIDE OF BARBOUR STREET, BETWEEN HARGRAVE STREET AND JUAREZ STREET
Contract Planner Mujica presented the staff report and stated that modifications are being done to clean-up some inconsistencies in the General Plan that was adopted in 2006, the property area is along Barbour Street bound by Hargrave and Juarez Street for eighteen (18) properties. Recommending to the Planning Commission the adoption of Resolution No. 2015-01 and recommending to City Council the adoption of the Initial Study/Negative Declaration and the adoption of General Plan Amendment No. 14-2501 and Zone Change No. 14-3501 and Zone Text Amendment No. 15-97501 to change the General land use designations and Zoning classifications of nine (9) properties located on the east side of Hargrave Street, south of Barbour Street, from Industrial (I) to Low Density Residential (LDR) and nine (9) properties located on the south side of Barbour Street, between Hargrave Street and Juarez Street, from Industrial (I) to Very Low Density Residential (VLDR) (80,000 square foot minimum lot size).

Vice-Chairman Shaw opened the public hearing for public comments.

Mr. Jim Guerra, San Gorgonio Pass Hispanic Chamber, came forward to speak. He stated that he’s there to represent Mr. Chavez who owns a property on Barbour Street. Mr. Chavez took note that the Banning RDA was going to acquire his property as had others and demolish it, with the end result being a parking lot. Mr. Chavez purchased the property at 1070 E. Barbour St. because it was zoned Industrial (I) to relocate his light manufacturing wrought iron business located at 442 E. Ramsey Street. Mr. Chavez attended a Pre-Application Committee Meeting and was given the multiple land use requirements, and estimate cost of $30,000 plus. Mr. Chavez has abandoned his plan to relocate. Mr. Chavez does not oppose to rezone from Industrial (I) to Very Low Density Residential (VLDR), but “he does oppose” the restriction prohibiting subdividing his property, and the 80,000 square foot property minimum.

Mr. Bridges stated that he’s for vacant land on the south side to stay Industrial (I) because he feels that’s the growth of the City, and to put this City back on the map, and not leave it where it has been for the last ten/fifteen years.

Ms. Shuler stated that she was in the General Plan Advisory Committee when it was changed in 2005 becoming effective in 2006 and that the residents of these parcels were never informed of the change to Industrial (I). These residents could not get loans, insurance, sell it or do any improvements she feels that we are removing residents that have been there for generations.

Vice Chairman Shaw opened the floor for discussion.

Commission Ellis mentioned that he heard a lot of upset people that are residents of the land that can’t get a loan, make roof repairs etc.

He feels that it needs to be returned back to its original zoning and give people the opportunity to fix their home, or sell it.

Acting Community Development Director commented about the 80,000 square foot overlay on the Very Low Density Residential (VLDR) zone. He mentioned that it was initiated by the City and approval was obtained from the Riverside County Airport Land Use Commission (ALUC) which has policies regarding airports in Riverside County and have authority under state law.
Vice-Chairman Shaw closed the public hearing and opened the floor for a motion.

**ACTION (ELLIS/BRIANT):** A motion was moved, seconded and carried that the Planning Commission take the following action:

1. **ADOPT RESOLUTION No. 2015-01 RECOMMENDING THAT THE CITY COUNCIL APPROVE THE GENERAL PLAN AMENDMENT NO. 14-2501, ZONE CHANGE NO. 14-3501 AND ZONE TEXT AMENDMENT NO. 15-97501 FOR EIGHTEEN (18) PROPERTIES LOCATED ON THE SOUTH SIDE OF BARBOUR STREET, BETWEEN HARGRAVE STREET AND JUAREZ STREET.**

2. **APPROVE STAFF RECOMMENDATION (SUB ITEMS B AND C)**

   (Motion Carried 4-0)

2. **GENERAL PLAN AMENDMENT NO. 14-2503 AND ZONE CHANGE NO. 14-3503 FOR TWELVE (12) PROPERTIES LOCATED NORTH OF GILMAN STREET WEST OF 8TH STREET.**

Contract Planner Mujica presented the staff report and stated that modifications are being done to clean-up some inconsistencies in the General Plan. The Tentative Tract Map No. 33540 was approved for Low Density Residential (LDR). However, portions of Gilman Ranch are currently designated as Hillside (RA-H) where it should be Open Space – Parks (OS-P), the proposed use is to amend the maps to reflect the Parks (OS-P) for all of the Gilman Ranch property and approve Low Density Residential (LDR) land use of Tentative Tract Map No. 33540. Recommending approval to the City Council to adopt the Initial Study/Negative Declaration and approve the General Plan Amendment and Zone Change.

Acting Community Development Director, Guillot commented that the Tract Map is an approved map that was considered in 2006 with conditions of approval, and stated that the purpose is to correct the zoning to match the approved entitlement.

Vice-Chairman Shaw opened the hearing for public comments.

None

Vice-Chairman Shaw closed the public hearing and opened the floor for a motion.

**ACTION (ELLIS/PRICE):** A motion was moved, seconded and carried that the Planning Commission take the following action:

1. **ADOPT RESOLUTION No. 2015-02 RECOMMENDING APPROVAL TO THE CITY COUNCIL OF INITIAL STUDY/NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT No. 14-2503 AND ZONE CHANGE No. 14-3503 RELATING TO GENERAL PLAN LAND USE AND ZONE CHANGE FOR TWELVE (12) PROPERTIES THAT ARE LOCATED NORTH OF GILMAN STREET WEST OF 8TH STREET.**
2. APPROVE STAFF RECOMMENDATION (SUB ITEMS A AND B)

    (Motion Carried 4-0)

V. STUDY SESSION ITEMS

1. ABANDONED SHOPPING CARTS

Acting Community Development Director, Guillot presented the staff report and stated the Planning Commission directed staff to meet with stake holders related to the shopping cart policies, a meeting was held and with three representatives from Banning.
1) Banning Village 2) Rio Ranch Market 3) Laura Peralta, California Grocers Association

A recommendation was made that they would like to see more enforcement related to this issue. A memorandum was transmitted to our Police Chief who is over Code Enforcement so that he could be aware of their concerns. Acting Community Development Director, Guillot requested to the Planning Commission to review the existing shopping cart regulations that mirrors the state requirements, and provide direction to staff regarding possible amendments if necessary, and hear public comments for possible recommendations.

A recommendation was made by Guillot to the Planning Commission that if they would like to see regulations improve, would be to add a cart removal prevention plan to the code requirements.

Police Chief, Alex Diaz gave a brief history of the issues that the Police Department had to deal with in the past with the shopping cart problem. He mentioned that transients and homeless people use shopping carts as their “mobile home” that included all of their personal property. Mentioned that there is a case law where any item that is included in their shopping cart is considered their private property, and the Police Department does not have the right to take it away from them. Police Chief, Diaz stated that there is a lack of staff to be able to accommodate the local businesses by having some of the Police Officers go throughout the City and transfer the carts to the City Yard as it was done in the past. He stated that the Police Department wants to continue to work with them.

In order for the Police Officers to cite a person with a shopping cart violation, the shopping cart must have signage that identifies the owner, and many were removed. Further, he stated that we must remember that the Police Officers are dealing with a homeless population that can’t pay the fines and it becomes a “revolving door”. The reality is that if a person gets cited for a shopping cart violation, the homeless will not pay for the citation because of the lack of money. The City will not recover any money, and there is no “teeth” to be able to deal with all of these issues.

Vice-Chairman Shaw opened the study session for public comments.

Mr. Bridges mentioned that Waste Management has about ten (10) to fifteen (15) trash bins that have numbers on them in the complex located on 8th and Lincoln Street and are many shopping carts currently laying around there.
ACTION (SHAW/ELLIS): A motion was moved, seconded and carried that the Planning Commission take the following action:

1. ADD A CART REMOVAL PREVENTION PLAN TO THE SHOPPING ORDINANCE.
2. ADD DUTIES OF BUSINESS OWNERS BY ENFORCING REQUIREMENTS, e.g. AFFIX A CART IDENTIFICATION LABEL, OR NUMBERS ON EACH CART.

2. SIGN REGULATIONS

Acting Community Development Director, Guillot presented the staff report and stated the City Council heard concerns regarding the City’s current sign regulations from the business community, and they appointed an Ad-Hoc Committee who met with staff, and formulated a memorandum to the Planning Commission regarding nine (9) recommendations to the current code, and how they would like to see it changed.

1. Increase window sign limitations that do not require a permit from one square foot to two square feet in order to identify the business, hours of operation, address, and/or emergency information (Chapter 17.36.050, §A).

2. Allow banners, flags, and pennants throughout the City on Commercial Properties excluding the Downtown Commercial, and shall be at least 50 ft. from a Residential Property (Chapter 17.36.060, §C).

3. Allow chalkboards or blackboards signs in Commercial Zoned Properties (Chapter 17.36.060, §E).

4. Allow changeable copy sign boards with size limitations up to 50 sf. (Chapter 17.36.060, §F).

5. Allow portable and “A” frame signs in the Downtown Commercial area, shall not pose a hazard to pedestrians, and be stable under all-weather conditions or removed (Chapter 17.36.060, §J).

6. Allow larger window Signs that block up to 33% for solid lettering (or up to 50% if perforated vinyl window sign) of the view (Chapter 17.36.060, §§).

7. Signs in the Downtown Commercial area will be made available at a prorated rate (i.e. 5 square feet for $100.00).

8. Improve the sign application so that it is more user friendly by adding menus.

9. For wall signs, allow 20% of the wall space for any given wall.

Acting Community Development Director, Guillot asked direction from the Planning Commission regarding the Ad-Hoc Committee recommendations then bring back any recommended code changes for review and approval.
Vice-Chairman Shaw opened the study session for Planning Commission discussion.

Planning Commissioner, Briant asked if the cost to business owners is based on the size of the sign or a flat fee.

Acting Community Development Director, Guillot explained that is a flat fee for up to a maximum of 50 sq. ft., because that is the cost for plan checking a sign; it is based upon the cost of staff, and City time for reviewing, and processing the application.

Commissioner Briant commented that the cost could be burden on a small business such a barber shop where there’s only two people. Guillot mentioned that he was glad that the Ad-Hoc made the recommendation for a reduced size sign for the Down Town Commercial (DC) because he recognizes that.

Commissioner Ellis commented that he’s concern with sign conditions. He thinks that the City should not allow any sign to deteriorate including flags, and that all signs should be maintained.

Vice-Chairman Shaw opened the study session for public comments.

Jim Guerra asked if it’s permitted to have a truck with a billboard mounted on it. Acting Community Development Director, Guillot explained that there is a provision on the code for signs on vehicles and a billboard mounted on a body of the truck, is not in compliance of the code and Code Enforcement should follow-up on this concern.

Mr. Bridges asked if there’s anything on this package that addresses billboards. Acting Community Development Director, Guillot explained that the current code prohibits billboards and any existing, are considered legal non-conforming, and cannot have any new ones at this time.

Mr. Bridges mentioned that many cities are using digital billboards and didn’t know if he missed something in the ordinance. Guillot mentioned that this study session was geared towards business owners and it was set-forth by the City Council to help address their concerns, however, the City is working with people who own billboards, and would be glad to consider digital billboards.

Assistant City Attorney, Laymon mentioned that billboards are a separate discussion from the discussion in the agenda and have been some change in law recently regarding billboards, and will be forwarding to staff further analysis about a possible billboard policy.

Jim Stuart, Group One Realty wanted to stress the importance of signs to business especially along the freeway. He stressed that all signs should be constructed properly because of the wind.

Betsy Hays, Lamar Advertising has been working with the City since 2008, and has completed safety upgrades to all of their billboard structures.

Vice-Chairman Shaw closed the public comments, and opened the floor for recommendations.
1. APPROVAL OF THE SIGN ADVISORY COMMITTEE MEMO ON ITEMS NUMBER 1,2,3,5,6,7, 8 & 9.

Acting Community Development Director, Guillot asked the Planning Commission, and a consensus was reached that item #4-Allow changeable copy sign boards with size limitations up to 50 sf., could be deferred until consideration of all digital message boards, including billboards.

Commissioner Ellis mentioned that he would like to see a billboard study session for changeable displays, and a study session to identify areas that the City is interested in having billboards constructed, and information on retrofitting and updating existing older signs. Another concern is to lessen the amount of greenery that will go into cell towers. He mentioned that some that were recently completed don’t have the shape of a pine tree, and to address the transmission problems of the Planning Commission meetings.

VI. COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

None

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:17 p.m.

Respectfully submitted,

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Sandra Calderon
Recording Secretary

THE ACTION MINUTES SUMMARIZE ACTIONS TAKEN BY THE PLANNING COMMISSION. A COPY OF THE MEETING IN ITS ENTIRETY IS AVAILABLE IN DVD FORMAT AND CAN BE REQUESTED IN WRITING TO THE CITY CLERK’S OFFICE.
DATE: March 4, 2015
TO: Planning Commission
FROM: Brian Guillot, Acting Community Development Director
SUBJECT: ZONE TEXT AMENDMENT NO. 15-97503 TO AMEND CHAPTER 17.36 (SIGN REGULATIONS) OF THE ZONING ORDINANCE (TITLE 17) OF THE BANNING MUNICIPAL CODE

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 2015-04 (Attachment 1):

I. Recommending to the City Council the adoption a Categorical Exemption for the subject project; and

II. Recommending to the City Council the adoption Zone Text Amendment No. 15-97503.

APPLICANT INFORMATION:

Applicant: City of Banning
99 E. Ramsey Street
Banning, CA 92220

BACKGROUND:

On June 24, 2014, the City Council adopted Resolution No. 2014-50 establishing a Sign Advisory Committee to advise the City Council regarding the City of Banning sign regulations that will benefit the business community. Subsequently, after conducting meetings twice a month, on November 19, 2014, the Sign Advisor Committee forwarded their recommendations regarding sign regulations to the Planning Commission.
On February 4, 2015, during a regularly scheduled meeting, the Planning Commission conducted a Study Session to review and discuss the recommendations of the Sign Advisory Committee and, upon the conclusion of the Study Session, the Planning Commission provided direction to City staff to prepare an Ordinance based upon the recommendations of the Sign Advisory Committee regarding amendments to the sign regulations.

The following is a summary of the proposed amendments to the City’s signage regulations (a complete copy of Chapter 17.36 [Sign Regulations] is contained in Attachment 3) based upon the direction given by the Planning Commission:

**17.36.050 – Exempt Signs.** The following signs shall be exempt from the provisions of this chapter:

Section 17.36.050(A) is amended as follows:

A. Window signs not exceeding one (1) two (2) square foot and limited to business identification, hours of operation, address, and/or emergency information. (Neon signs of any size require a permit, if allowed.)

**17.36.060 – Prohibited Signs.** The following signs are inconsistent with the sign standards set forth in this chapter, and are therefore prohibited:

Section 17.36.060(C) is amended as follows:

C. All banners, flags, and pennants, except with Temporary Use Permit in the Downtown Commercial zoning district and located within fifty (50) feet of a residential property.

Section 17.36.060(E) is deleted in its entirety.

E. Chalkboards or blackboards.

Section 17.36.060(J) is amended as follows:

J. Portable signs or A-frame signs, except in the Downtown Commercial zone and shall not pose a hazard to pedestrians; and, shall be stable under all-weather conditions or shall be removed.

Section 17.36.060(S) is amended as follows:

S. Signs which singly or in combination with other signs block more than 10% 33% for solid lettering (or up to 50% if perforated vinyl window signs) of the view from any window or door of any structure used or occupied by people for more than an hour of a typical day, in all zoning districts of the City.
Section 17.36.110 – Sign Regulations. Signs permitted in each of the City’s land use districts are identified below. In addition to the following regulations, all signs must be in compliance with all other provisions of this chapter pertaining to signs.

Section 17.36.110(B)(2) is amended as follows:

2. Wall signs. Each business in Downtown Commercial zoning district shall be permitted wall signs per occupancy footage. The area devoted to such signs shall not exceed one square foot of sign area per one foot of building frontage, and shall not exceed 50 square feet of sign area. An introductory sign of a maximum of 5 square feet shall be allowed for 25 percent of the sign fee to encourage business in the Downtown Commercial zoning district. Each business in all other commercial and industrial zoning districts shall be permitted wall signs per the area of the wall (length times height of the wall). The area devoted to such signs shall not exceed 20 percent of the wall area. The 50 square feet of sign area maximum for wall signs shall not apply to a freeway-oriented wall sign proposed to be located and designed in such a manner as to be viewed primarily in a direct line of sight from a main traveled roadway of a freeway or a freeway on-ramp/off-ramp and advertising onsite retail or service-oriented businesses. Freeway-oriented wall signs shall be subject to all requirements of section 17.36.110(B)(6), including requiring the approval of a conditional use permit.

ENVIRONMENTAL DETERMINATION:

California Environmental Quality Act (CEQA)
In accordance with the requirements of the California Environmental Quality Act (CEQA), the Planning Commission has analyzed proposed Zone Text Amendment No. 15-97503 and has determined that it is Categorically Exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; the activity is not subject to CEQA. The amendments to the Zoning Ordinance do not relate to any one physical project and will not result in any physical change to the environment. Further, projects subject to this resolution will trigger individual analysis and documentation related to CEQA, as applicable. Therefore, it can be seen with certainty that there is no possibility that Zone Text Amendment No. 15-97503 may have a significant adverse effect on the environment, and thus the adoption of this Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Multiple Species Habitat Conservation Plan (MSHCP)
The amendments to the Zoning Ordinance do not relate to any one physical project and are not subject to the MSHCP. Further, projects subject to this resolution will trigger individual project analysis and documentation related to the requirements of MSHCP including mitigation through payment of the MSHCP Mitigation Fee.
REQUIRED FINDINGS OF APPROVAL FOR ZONE TEXT AMENDMENT NO. 15-97503:

The California Government Code and Section 17.116.050 of the City of Banning Zoning Ordinance require that Zone Text Amendments meet certain findings prior to recommendation of approval by the Planning Commission and approval by the City Council. The following findings are provided in support of the approval of the Zone Text Amendment No. 15-97503.

Finding No. 1: The proposed Zone Text Amendment No. 15-97503 is consistent with the goals and policies of the General Plan.

Findings of Fact: Proposed Zone Text Amendment No. 15-97503 is consistent with the goals and policies of the General Plan, insofar as the General Plan designations and Zoning designations will not change, and the text amendments will result in clarifying the goals, policies and programs of the General Plan. The primary General Plan Economic Development Goal states “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 proposed amendments to the signage regulations will foster methods to better promote local businesses, thereby enhancing the economic vitality of the City.

Finding No. 2: The proposed Zone Text Amendment No. 15-97503 is internally consistent with the Zoning Ordinance.

Findings of Fact: Proposed Zone Text Amendment No. 15-97503 is consistent with the existing provisions of the Zoning Ordinance. The proposed amendment will modify and update development standards pertaining to on-premise signs within the limits established by the Zoning Ordinance. Additionally, staff has reviewed and compared the proposed changes and finds no conflicting statements or inconsistencies in the Zoning Ordinance.

Finding No. 3: The Planning Commission has independently reviewed and considered the requirements of the California Environmental Quality Act.

Findings of Fact: In accordance with the requirements of the California Environmental Quality Act (CEQA), the City Council has analyzed proposed Zone Text Amendment No. 15-97503 and has determined that it is Categorically Exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; the activity is not subject to CEQA. The amendments to the Zoning Ordinance do not relate to any one physical project and will not result in any physical change to the environment. Further, projects subject to this resolution will
trigger individual analysis and documentation related to CEQA, as applicable. Therefore, it can be seen with certainty that there is no possibility that Zone Text Amendment No. 15-97503 may have a significant adverse effect on the environment, and thus the adoption of this Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

PUBLIC COMMUNICATION

The proposed Zone Text Amendment was advertised in the Record Gazette newspaper on February 20, 2015. As of the date of this report, staff has not received any verbal or written comments for or against the proposal.

RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

Adoption of Planning Commission Resolution No. 2015-04:

1. Recommending to the City Council the adoption of the Categorical Exemption for Zone Text Amendment No. 15-97503; and

2. Recommending to the City Council the adoption of Zone Text Amendment No. 15-97503.

Prepared By: Reviewed By:

Oliver Mujica Brian Guillot
Contract Planner Acting Community Development Director

Attachments:

1. Resolution No. 2015-04
2. Draft Ordinance No. 1487
3. Chapter 17.36 (Sign Regulations)
4. Public Hearing Notice
ATTACHMENT 1
PC Resolution No. 2015-04
RESOLUTION NO. 2015-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BANNING, CALIFORNIA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF CATEGORICAL EXEMPTION AND ZONE TEXT AMENDMENT NO. 15-97503 RELATING TO THE AMENDMENTS TO CHAPTER 17.36 (SIGN REGULATIONS) OF THE ZONING ORDINANCE (TITLE 17) OF THE BANNING MUNICIPAL CODE

WHEREAS, on June 24, 2014, the City Council adopted Resolution No. 2014-50 establishing a Sign Advisory Committee to advise the City Council regarding the City of Banning sign regulations that will benefit the business community; and

WHEREAS, after conducting meetings twice a month, on November 19, 2014, the Sign Advisor Committee forwarded their recommendations regarding sign regulations to the Planning Commission; and

WHEREAS, on February 4, 2015, during a regularly scheduled meeting, the Planning Commission conducted a Study Session to review and discuss the recommendations of the Sign Advisory Committee and, upon the conclusion of the Study Session, the Planning Commission provided direction to City staff to prepare an Ordinance based upon the recommendations of the Sign Advisory Committee regarding amendments to the sign regulations; and

WHEREAS, the City has reviewed the proposed Zone Text Amendment for compliance with the California Environmental Quality Act (CEQA) and it is determined that Zone Text Amendment No. 15-97503 is not a ‘project” under CEQA Guidelines 15061(b)(3); and

WHEREAS, on February 20, 2015, the City gave public notice by advertisement in the Record Gazette newspaper of a public hearing concerning the project, which included the Categorical Exemption and Zone Text Amendment No. 15-97503; and

WHEREAS, on March 4, 2015, the Planning Commission held the noticed public hearing at which time interested persons had an opportunity to testify in support of, or opposition to, the project and at which the Planning Commission considered the Categorical Exemption and Zone Text Amendment No. 15-97503.

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

SECTION 1. ENVIRONMENTAL FINDINGS.

The following environmental findings are made and supported by substantial evidence on the record before the Commission, including and incorporating all evidence in the staff report and attendant attachments thereto:
California Environmental Quality Act (CEQA)
In accordance with the requirements of the California Environmental Quality Act (CEQA), the Planning Commission has analyzed proposed Zone Text Amendment No. 15-97503 and has determined that it is Categorically Exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; the activity is not subject to CEQA. The amendments to the Zoning Ordinance do not relate to any one physical project and will not result in any physical change to the environment. Further, projects subject to this resolution will trigger individual analysis and documentation related to CEQA, as applicable. Therefore, it can be seen with certainty that there is no possibility that Zone Text Amendment No. 15-97503 may have a significant adverse effect on the environment, and thus the adoption of this Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

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

SECTION 2. REQUIRED FINDINGS FOR ZONE TEXT AMENDMENT NO. 15-97503.

The California Government Code and Section 17.116.050 of the City of Banning Zoning Ordinance require that Zone Text Amendments meet certain findings prior to recommendation of approval by the Planning Commission and approval by the City Council. The Planning Commission hereby makes the following findings, as supported by substantial evidence on the record including and incorporating all facts and evidence in the staff report and its attendant attachments, in support of the recommendation for approval of the Zone Text Amendment No. 15-97503:

Finding No. 1: The proposed Zone Text Amendment No. 15-97503 is consistent with the goals and policies of the General Plan.

Findings of Fact: Proposed Zone Text Amendment No. 15-97503 is consistent with the goals and policies of the General Plan, insofar as the General Plan designations and Zoning designations will not change, and the text amendments will result in clarifying the goals, policies and programs of the General Plan. The primary General Plan Economic Development Goal states “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 proposed amendments to the signage regulations will foster methods to better promote local businesses, thereby enhancing the economic vitality of the City.
Finding No. 2: The proposed Zone Text Amendment No. 15-97503 is internally consistent with the Zoning Ordinance.

Findings of Fact: Proposed Zone Text Amendment No. 15-97503 is consistent with the existing provisions of the Zoning Ordinance. The proposed amendment will modify and update development standards pertaining to on-premise signs within the limits established by the Zoning Ordinance. Additionally, staff has reviewed and compared the proposed changes and finds no conflicting statements or inconsistencies in the Zoning Ordinance.

Finding No. 3: The Planning Commission has independently reviewed and considered the requirements of the California Environmental Quality Act.

Findings of Fact: In accordance with the requirements of the California Environmental Quality Act (CEQA), the City Council has analyzed proposed Zone Text Amendment No. 15-97503 and has determined that it is Categorically Exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; the activity is not subject to CEQA. The amendments to the Zoning Ordinance do not relate to any one physical project and will not result in any physical change to the environment. Further, projects subject to this resolution will trigger individual analysis and documentation related to CEQA, as applicable. Therefore, it can be seen with certainty that there is no possibility that Zone Text Amendment No. 15-97503 may have a significant adverse effect on the environment, and thus the adoption of this Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

SECTION 3. PLANNING COMMISSION ACTION.

The Planning Commission hereby takes the following action:

Adoption of Planning Commission Resolution No. 2015-04:

1. Recommending to the City Council the adoption of a Categorical Exemption for Zone Text Amendment No. 15-97503; and

2. Recommending to the City Council the adoption of Zone Text Amendment No. 15-97503.
PASSED, APPROVED AND ADOPTED this 4\textsuperscript{th} day of March 2015.

\begin{center}
\hline
Kevin Siva, Chairman  
Banning Planning Commission  
\hline
\end{center}

APPROVED AS TO FORM  
AND LEGAL CONTENT:

\begin{center}
\hline
Lona N. Laymon  
Aleshire & Wynder, LLP  
Assistant City Attorney  
City of Banning, California  
\hline
\end{center}

ATTEST:

\begin{center}
\hline
Sandra Calderon, Recording Secretary  
City of Banning, California  
\hline
\end{center}
CERTIFICATION:

I, Sandra Calderon, Recording Secretary of the Planning Commission of the City of Banning, California, do hereby certify that the foregoing Resolution, No. 2015-04, was duly adopted by the Planning Commission of the City of Banning, California, at a regular meeting thereof held on the 4th day of March 2015, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_________________________________
Sandra Calderon, Recording Secretary
City of Banning, California
ATTACHMENT 2
Draft Ordinance No. 1487
ORDINANCE NO. 1487

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BANNING, CALIFORNIA APPROVING A CATEGORICAL EXEMPTION AND ZONING TEXT AMENDMENT NO. 15-97503 TO AMEND CHAPTER 17.36 (SIGN REGULATIONS) OF THE ZONING ORDINANCE (TILE 17) OF THE BANNING MUNICIPAL CODE

WHEREAS, on June 24, 2014, the City Council adopted Resolution No. 2014-50 establishing a Sign Advisory Committee to advise the City Council regarding the City of Banning sign regulations that will benefit the business community; and

WHEREAS, on November 19, 2014, the Sign Advisor Committee forwarded their recommendations regarding sign regulations to the Planning Commission; and

WHEREAS, on February 4, 2015, during a regularly scheduled meeting, the Planning Commission conducted a Study Session to review and discuss the recommendations of the Sign Advisory Committee and, upon the conclusion of the Study Session, the Planning Commission provided direction to City staff to prepare an Ordinance based upon the recommendations of the Sign Advisory Committee regarding amendments to the sign regulations; and

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

WHEREAS, on __________, 2015, during a duly advertised public hearing, the Planning Commission adopted Resolution No. 2015-04 recommending to the City Council the adoption of Ordinance No. 1487 approving the Categorical Exemption and Zone Text Amendment No. 15-97503; and

WHEREAS, on the _____ day of __________, 2015, the City gave public notice as required under Chapter 17.68 of the Zoning Ordinance by advertising in the Record Gazette newspaper of the holding of a public hearing at which the Categorical Exemption and Zone Text Amendment would be considered; and

WHEREAS, on the _____ day of __________, 2015, the City Council held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to the proposed amendments, and at which time the City Council considered the Categorical Exemption and Zone Text Amendment No. 15-97503; and

WHEREAS, at this public hearing on the _____ day of __________, 2015, the City Council considered and heard public comments on the proposed Categorical Exemption and Zone Text Amendment; and
WHEREAS, the City Council has carefully considered all pertinent documents and the staff report offered in this case as presented at the public hearing held on the _____ day of __________, 2015.

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

SECTION 1. ENVIRONMENTAL.

California Environmental Quality Act (CEQA)
In accordance with the requirements of the California Environmental Quality Act (CEQA), the Planning Commission has analyzed proposed Zone Text Amendment No. 15-97503 and has determined that it is Categorically Exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; the activity is not subject to CEQA. The amendments to the Zoning Ordinance do not relate to any one physical project and will not result in any physical change to the environment. Further, projects subject to this resolution will trigger individual analysis and documentation related to CEQA, as applicable. Therefore, it can be seen with certainty that there is no possibility that Zone Text Amendment No. 15-97503 may have a significant adverse effect on the environment, and thus the adoption of this Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

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

SECTION 2. REQUIRED FINDINGS – ZONE TEXT AMENDMENT NO. 15-97503.

The California Government Code and Section 17.116.050 of the City of Banning Zoning Ordinance require that Zone Text Amendments meet certain findings prior to the approval by the City Council. The following findings are provided in support of the approval of the Zone Text Amendment No. 15-97503.

Finding No. 1: The proposed Zone Text Amendment No. 15-97503 is consistent with the goals and policies of the General Plan.

Findings of Fact: Proposed Zone Text Amendment No. 15-97503 is consistent with the goals and policies of the General Plan, insofar as the General Plan designations and Zoning designations will not change, and the text amendments will result in clarifying the goals, policies and programs of the General Plan. The primary General Plan Economic Development Goal states “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 proposed amendments to the signage regulations will foster methods to better promote local businesses, thereby enhancing the economic vitality of the City.

**Finding No. 2:** The proposed Zone Text Amendment No. 15-97503 is internally consistent with the Zoning Ordinance.

**Findings of Fact:** Proposed Zone Text Amendment No. 15-97503 is consistent with the existing provisions of the Zoning Ordinance. The proposed amendment will modify and update development standards pertaining to on-premise signs within the limits established by the Zoning Ordinance. Additionally, staff has reviewed and compared the proposed changes and finds no conflicting statements or inconsistencies in the Zoning Ordinance.

**Finding No. 3:** The City Council has independently reviewed and considered the requirements of the California Environmental Quality Act.

**Findings of Fact:** In accordance with the requirements of the California Environmental Quality Act (CEQA), the City Council has analyzed proposed Zone Text Amendment No. 15-97503 and has determined that it is Categorically Exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; the activity is not subject to CEQA. The amendments to the Zoning Ordinance do not relate to any one physical project and will not result in any physical change to the environment. Further, projects subject to this resolution will trigger individual analysis and documentation related to CEQA, as applicable. Therefore, it can be seen with certainty that there is no possibility that Zone Text Amendment No. 15-97503 may have a significant adverse effect on the environment, and thus the adoption of this Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

**SECTION 3. CITY COUNCIL ACTION.**

The City Council hereby takes the following actions:

1. **Adoption of Categorical Exemption.** In accordance with Public Resources Code Section 21006 and CEQA Guidelines Section 15061 the City Council hereby adopts the Categorical Exemption prepared pursuant to CEQA Guidelines Section 15061(b)(3) for Zone Text Amendment No. 15-97503.
2. **Approve Zone Text Amendment No. 15-97503.** Approve Zone Text Amendment No. 15-97503 amending Title 17 (Zoning Ordinance) of the Banning Municipal Code as follows:

Section 17.36.050(A) is amended as follows:

A. Window signs not exceeding two (2) square foot and limited to business identification, hours of operation, address, and/or emergency information. (Neon signs of any size require a permit, if allowed.)

Section 17.36.060(C) is amended as follows:

C. All banners, flags, and pennants in the Downtown Commercial zoning district and located within fifty (50) feet of a residential property.

Section 17.36.060(E) is deleted in its entirety.

Section 17.36.060(J) is amended as follows:

J. Portable signs or A-frame signs, except in the Downtown Commercial zone and shall not pose a hazard to pedestrians; and, shall be stable under all-weather conditions or shall be removed.

Section 17.36.060(S) is amended as follows:

S. Signs which singly or in combination with other signs block more than 33% for solid lettering (or up to 50% if perforated vinyl window signs) of the view from any window or door of any structure used or occupied by people for more than an hour of a typical day, in all zoning districts of the City.

Section 17.36.110(B)(2) is amended as follows:

2. Wall signs. Each business in Downtown Commercial zoning district shall be permitted wall signs per occupancy footage. The area devoted to such signs shall not exceed one square foot of sign area per one foot of building frontage, and shall not exceed 50 square feet of sign area. An introductory sign of a maximum of 5 square feet shall be allowed for 25 percent of the sign fee to encourage business in the Downtown Commercial zoning district. Each business in all other commercial and industrial zoning districts shall be permitted wall signs per the area of the wall (length times height of the wall). The area devoted to such signs shall not exceed 20 percent of the wall area. The sign area maximum for wall signs shall not apply to a freeway-oriented wall sign proposed to be located and designed in such a manner as to be viewed primarily in a direct line of sight from a main traveled roadway of a freeway or a freeway on-ramp/off-ramp and advertising onsite retail or service-oriented businesses. Freeway-oriented wall signs shall be subject to all requirements
of section 17.36.110(B)(6), including requiring the approval of a conditional use permit.

SECTION 4. SEVERABILITY.

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

SECTION 5. PUBLICATION; EFFECTIVE DATE.

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

PASSED, APPROVED, AND ADOPTED this ___ day of __________, 2015.

Deborah Franklin, Mayor
City of Banning

APPROVED AS TO FORM AND LEGAL CONTENT:

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

ATTEST:

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

I, Marie A. Calderon, City Clerk of the City of Banning, California, do hereby certify that Ordinance No. 1487 was duly introduced at a regular meeting of the City Council of the City of Banning, held on the ______ day of ______________ 2015, and was duly adopted at a regular meeting of said City Council on the ______ day of ________________, 2015, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

________________________________
Marie A. Calderon, City Clerk
City of Banning, California
ATTACHMENT 3
Chapter 17.36 (Sign Regulations)
Chapter 17.36
SIGN REGULATIONS

Sections:

17.36.010 Purpose.
17.36.020 Applicability.
17.36.030 Definitions.
17.36.040 Sign permit required.
17.36.050 Exempt signs.
17.36.060 Prohibited signs.
17.36.070 Temporary signs.
17.36.080 Off-site residential subdivision directional signs.
17.36.090 Abatement of abandoned or illegal temporary signs.
17.36.100 Sign construction and maintenance.
17.36.110 Sign regulations.
17.36.120 Sign design guidelines.
17.36.130 Nonconforming signs.
17.36.140 Removal of illegal and nonconforming signs.
17.36.150 Reserved.
17.36.160 Inventory and abatement—Variances—Penalties.
17.36.170 Murals.

17.36.010 Purpose.

The purpose of this chapter is to establish sign regulations that are intended to:

A. Limit and control the location, size, type and number of signs allowed in the City of Banning.

B. To provide for a more orderly display of advertising devices, while implementing community design standards with respect to character, quality of materials, color, illumination and maintenance, which are consistent with the City's General Plan.

C. To bring these advertising devices into harmony with the buildings, with the neighborhood, with the natural environment, and with other signs in the area.

D. To preserve and improve the appearance of the City as a place in which to live and work, and as an attraction to nonresidents who come to visit or trade.

E. To encourage sound signage practices as an aid to business and for the information of the public, while preventing excessive and confusing sign displays.

F. To reduce hazards to motorists, bicyclists and pedestrians.

G. And to promote the public health, safety, viewsheds, aesthetic values, and general welfare of the community by regulating and controlling all matters relating to signs. (Zoning Ord. dated 1/31/06, § 9109.01.)

17.36.020 Applicability.

A. This chapter shall apply to all signage proposed within the community. No signs shall be erected or maintained in any land use district established by this Zoning Ordinance, except those signs specifically enumerated in this chapter. The number and area of signs as outlined in this chapter are intended to be maximum standards.

B. In addition to the standards set forth herein, consideration shall be given to a sign's relationship to the need that it serves, and the overall appearance of the subject property as well as the surrounding community. Compatible design, simplicity, and sign effectiveness are to be used in establishing guidelines for sign approval. (Zoning Ord. dated 1/31/06, § 9109.02.)

17.36.030 Definitions.

Abandoned Sign. Any display remaining in place or not maintained for a period of 120 days or more which no longer advertises or identifies an on-going business, product, or service available on the business premises where the display is located.

Address Sign. The numeric reference of a structure or use to a street, included as part of a wall or monument sign.

A-Frame Sign. A free standing sign usually hinged at the top, or attached in a simi-
lar to the letter "A". Such signs are usually designed to be auxiliary portable commercial signage, hence they are not considered permanent signs.

**Anchor Tenant.** A shopping center key tenant, usually the largest or one of the largest tenants located within the shopping center, which serves to attract customers to the center through its size, product line, name, and reputation.

**Animated Sign.** A sign with action or motion, flashing or color changes, requiring electrical energy, electronic or manufactured sources of supply, but not including wind actuated elements such as flags or banners. Said definition shall not include displays such as time and temperature, revolving, changeable copy or public information centers.

**Announcement or Bulletin Board Signs.** Signs permanent in character designed to accept changeable copy, handbills, posters and matters of a similar nature.

**Area of sign.** The area of a sign shall be the entire area including any type of perimeter or border which may enclose the outer limits of any writing, representation, emblem, figure or character excluding architectural features or design. The area of the sign having no such perimeter or border shall be computed by enclosing the entire area within parallelograms, triangles or circles of the smallest size sufficient to cover the entire area of the sign and computing the area of these parallelograms, triangles or circles. The area computed shall be the maximum portion or portions which may be viewed from any one direction.

**Awning, Canopy, or Marquee Sign.** A nonelectric sign that is printed on, painted on, or attached to an awning, canopy, or marquee and is only permitted on the vertical surface or flap.

**Banner.** A temporary display such as used to announce open houses, grand openings or special announcements. Often made of cloth, bunting, plastic, paper, or similar material.

**Bench Sign.** Copy painted on any portion of a bus stop or other bench.

**Billboard or Off-Site Sign.** A sign structure advertising an establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, or furnished at the property on which the sign is located.

**Building Face and/or Frontage.** The length of the single front building elevation in which the primary entrance to the business is located. If more than one business is located in a single building, then such length shall be limited to that portion which is occupied by each individual business.

**Canopy Sign.** Shall mean a sign attached to either the underside of the canopy, or marquee, or directly to the canopy itself.

**Changeable Copy Sign.** A sign designed to allow the changing of copy through manual, mechanical, or electrical means.

**Civic Event Sign.** A temporary sign, other than a commercial sign, posted to advertise a civic event sponsored by a public agency, school, church, civic-fraternal organization, or similar noncommercial organization.

**Commercial Seasonal Sign.** An "open" or "closed" window sign, posted on a seasonal basis.

**Contractor’s Sign/Construction Sign.** A temporary sign erected on the parcel on which construction is taking place, limited to the duration of the construction, indicating the names of the architects, engineers, landscape architects, contractors, or similar artisans, and the owner, financial supporters, sponsors, and similar individuals or firms having a major role or interest with respect to the structure or project.

**Directional Sign.** Signs limited to on-premises directional messages, principally for pedestrian or vehicular traffic, such as "one way", "entrance", or "exit".

**Directory Sign.** A sign for listing the tenants or occupants and their suite numbers of a building or center.

**Double-faced Sign.** A single structure designed with the intent of providing copy on both sides.

**Eyeline.** The bottom of the roof eave or parapet.

**Election Sign.** A temporary sign related to or directly associated with a national, state, county or local election or referendum.
Flags and pennants. Shall mean devices generally made of flexible materials, usually cloth, paper or plastic, and displayed on strings. They may or may not contain copy. This definition shall not include the flag of the United States or of any state.

Flags of the State and Nation. A flag of the United States or the State of California.

Flashing Sign. A sign that contains an intermittent or sequential flashing light source.

Freestanding Sign. A sign which is supported by one or more uprights, braces, poles, or other similar structural components that is not attached to a building or buildings. Flagpoles are not included in this definition.

Freeway. A highway in respect to which the owners of abutting land have no right or easement of access or in respect to which such owners have only limited or restricted right or easement of access, and which is declared to be such in compliance with the Streets and Highways Code of the State of California.

Future Tenant Identification Sign. A temporary sign which identifies a future use of a site or building.

Grand Opening. A promotional activity not exceeding 30 calendar days used by newly established businesses, within 2 months after occupancy, to inform the public of their location and service available to the community. Grand Opening does not mean an annual or occasional promotion of retail sales or activity by a business.

Ground Sign. A display attached to the ground, within an architecturally planned wall or structure, and not over eight (8) feet in height.

Height of Sign. The greatest vertical distance measured from the existing grade at the midpoint of the sign support(s) that intersect the ground to the highest element of the sign.

Holiday Decoration Sign. Temporary signs, in the nature of decorations, clearly incidental to and customarily associated with holidays.

Identification Sign. A sign attached to the building and displaying only the name, type of business, and/or logo in combination, identifying a particular business establishment.

Illegal Sign. Any of the following: a sign erected without first complying with all ordinances and regulations in effect at the time of its construction and erection or use; a sign that was legally erected, but whose use has ceased, or the structure upon which the display is placed has been abandoned by its owner, not maintained, or not used to identify or advertise an ongoing business for a period of not less than 120 days; a sign that was legally erected which later became nonconforming as a result of the adoption of an ordinance, the amortization period for the display provided by the ordinance rendering the display nonconforming has expired, and conformance has not been accomplished; a sign which is a danger to the public or is unsafe; a sign which is a traffic hazard not created by relocation of streets or highways or by acts of the City or County. Abandoned signs and prohibited signs are also illegal.

Illuminated Sign. A sign with an artificial light source, either internal or external, for the purpose of lighting the sign.

Institutional Sign. A sign identifying the premises of a church, school, hospital rest home, or similar institutional facility.

Kiosk. An off-premise sign of no more than four square feet in size, used for directing people to the sales office or models of a residential subdivision project.

Logo. An established identifying symbol or mark associated with a business or business entity.

Lot or Street frontage. The linear front footage of a parcel of property abutting a dedicated public street.

Logo Sign. An established trademark or symbol identifying the use of a building.

Monument Sign. An independent structure supported from grade to the bottom of the sign with the appearance of having a solid base.

Murals. Painted wall signs which have a majority of the sign area comprised of noncommercial content, which generally have artistic, historic or cultural themes, and which are designed and painted (or supervised) by an artist who possesses demonstrated knowledge and expertise in the de-
sign, materials, and execution of murals or other art. Commercial content of murals shall be subject to all applicable sign limitations of the underlying zone district.

Non-Commercial Sign. A sign which does not promote, identify or sell a business or product.

Nonconforming Sign. A legally established sign which fails to conform to the regulations of this chapter. Otherwise conforming signs whose height exceeds the provisions of this chapter only because a special topographical circumstance results in a material impairment of the visibility of the display or the owner's ability to adequately and effectively continue to communicate with the public through the use of the display if the sign were limited to the height allowed in this chapter shall not be considered nonconforming.

Occupancy Frontage. Each individual tenant space within a building or group of buildings which faces upon a dedicated street or public parking area between such space and street.

Off-Site Sign. Any sign which advertises or informs in any manner businesses, services, goods, persons, or events at some location other than that upon which the sign is located. Off-premise sign, billboard, and outdoor advertising structure are equivalent terms.

Open House Sign. A temporary on-site sign posted to indicate a salesperson is available to represent the property subject to sale, lease, or rent.

Painted Sign. Signs painted on the exterior surface of a building or structure; however, if such signs have raised borders, letters, characters, decorations or lighting appliances, they shall be considered wall signs.

Parcel or lot of real property. A parcel or lot of real property under separate ownership from any other parcel or lot and having street or highway frontage.

Political Sign. A sign other than an election sign directly associated with an ideological, political or similar noncommercial message on a sign.

Portable Sign. A sign that is not permanently attached to the ground or a building.

Projecting Sign. Any sign which is suspended from or supported by a building or wall, and which projects eighteen (18) inches or more outward therefrom.

Promotional Sign. A sign erected on a temporary basis to promote the sale of new products, new management, new hours of operation, a new service, or to promote a special sale.

Public Information Center. Any display which is characterized by changeable copy, letters or symbols.

Real Estate Sign. An on-site sign pertaining to the sale or lease of the premises.

Revolving Sign. Any sign that revolves, either by wind actuation or by electrical means.

Roof Sign. A sign erected, constructed, or placed upon or over a roof of a building, including a mansard roof and which is wholly or partly supported by such buildings.

Shopping Center. A group of four (4) or more businesses which function as an integral unit on a single parcel or group of parcels and utilize common off-street parking and access and is identified as a shopping center.

Sign. Any structure, housing, device, figure, statuary, painting, display, message placard, or other contrivance, or any part thereof, which is designed, constructed, created, engineered, intended, or used to advertise, or to provide data or information in the nature of advertising, for any of the following purpose: to designate, identify, or indicate the name of the business of the owner or occupant of the premises upon which the advertising display is located; or, to advertise the business conducted, services available or rendered, or the goods produced, sold, or available for sale, upon the property where the advertising display is erected. This definition shall include all parts, portions, units and materials composing same, together with illumination, frame, background, structure, support and anchorage therefor.

Sign Area. The entire face of a sign, including the surface and any framing, projections, or molding, but not including the support structure. Individual channel-type letters mounted on a building
shall be measured by the area enclosed by four straight lines outlining each word or grouping of words.

**Sign Program.** A coordinated program of one or more signs for an individual building or building complexes with multiple tenants.

**Temporary Sign.** A sign intended to be displayed for a limited period of time.

**Time and temperature sign.** A sign giving the time and or temperature.

**Trademark.** A word or name which, with a distinctive type or letter style, is associated with a business or business entity in the conduct of business.

**Tract development sign.** A sign indicating the location of a housing tract.

**Tract directional sign.** An off-premises sign indicating direction to a tract development.

**Vehicle Sign.** A sign which is attached to or painted on a vehicle which is parked on or adjacent to any property, the principal purpose of which is to attract attention to a product sold or an activity or business located on such property.

**Wall Sign.** A sign painted on or fastened to a wall and which does not project more than 12 inches from the building or structure.

**Window Sign.** Any sign that is applied or attached to a window or located in such a manner that it can be seen from the exterior of the structure, on a permanent or temporary basis. (Zoning Ord. dated 1/31/06, § 9109.03; Ord. No. 1382, § 3 (part).)

(Ord. No. 1424, § 3.1, 7-13-10)

**17.36.040 Sign permit required.**

A. **General.**

1. No sign, or temporary sign, unless exempted by this chapter, shall be constructed, displayed or altered without a sign permit or sign program approved by the City. The Community Development Department shall review all signs unless otherwise stated.

2. Sign permits shall be reviewed and either approved or denied by the Director within 30 days of submittal of a complete application. The determination of a complete application shall be in conformance with the California Permit Streamlining Act.

3. Determination on sign permit applications are to be guided by the standards and criteria set forth in this article. An application will be approved whenever the proposed sign conforms to all design, size, height and other standards for signs subject to a permit requirement, as such requirements are set forth in this chapter.

4. The Director’s determination shall be provided in writing, and shall include an explanation of the reasons for approval or denial. Appeal of the Director’s decision shall be in conformance with Chapter 17.68, Hearings and Appeals.

B. **Sign Program.** A permit for a sign program shall be required for all new commercial, office, and industrial centers consisting of three or more tenant spaces. The program shall be filed with the project application to construct the center, and shall be processed concurrently with the project application. The purpose of the program shall be to integrate signs with building and landscaping design to form a unified architectural statement. This may be achieved by:

1. The use of the same background color, and allowing signs to be of up to 3 different colors per multi-tenant center.

2. The use of the same type of cabinet supports, or method of mounting for signs, and the same type of construction material for components, such as sign copy, cabinets, returns, and supports.

3. The use of the same form of illumination of the signs, with internally lit signs generally being preferred by the City due to the lack of overspill from such lighting.

4. Uniform sign placement specifications, letter height, and logo height for both anchor tenants and minor tenants.

5. Logos may be permitted and are not subject to the color restrictions specified in the program. However, no logo should exceed 25% of the allowable sign area. (Zoning Ord. dated 1/31/06, § 9109.04.)

(Banning Supp. No. 19, 3-11)
17.36.050  Exempt signs.

The following signs shall be exempt from the provisions of this chapter:

A. Window signs not exceeding one square foot and limited to business identification, hours of operation, address, and/or emergency information. (Neon signs of any size require a permit, if allowed.)

B. Signs within a structure and not visible from the outside.

C. Memorial signs and plaques installed by a civic organization recognized by the Council, when cut in masonry or bronze tablets.

D. Official and legal notices issued by a court or governmental agency.

E. Official flags of the United States, the State of California, County of Riverside, or the City of Banning.

F. Identification signs on construction sites. Such signs shall be limited to one directory or pictorial display sign identifying all contractors and other parties (including lender, realtor, subcontractors, etc.). Each sign shall not exceed 20 square feet in area and 6 feet in height. Each sign shall be removed prior to issuance of a Certificate of Occupancy.

G. Election Signs. Election signs must comply with the following requirements:

1. Election signs shall be limited in size to the maximum allowed in the zones where located. Any freeware oriented freestanding sign shall be required to secure all applicable permits and comply with these sign regulations including section 17.36.110.

2. No election signs shall be permitted on public property or in the public right-of-way.

3. There are no pre-election restrictions limiting when elections signs may be erected, but the owner of the sign must remove the sign within seven days after the applicable election has ended.

4. For all election signs, the campaign shall be deemed the owner of the sign unless it can establish that it is not the owner of the sign. In the event the campaign establishes it is not the owner of the sign, the owner of the property on which the sign is placed, shall be deemed the owner of the sign.

5. In the event that any such sign violates the provisions of this chapter, or if it is not removed within the period provided hereunder, it shall be subject to abatement pursuant to the procedures prescribed in section 17.36.090.

6. Except as provided in this subsection, no permit shall be required for election signs.

H. Real estate signs for residential sales shall be one sign not exceeding four square feet in area and five feet in height, provided it is unlit and is removed within 7 days after the close of escrow or the rental or lease has been accomplished. Open House signs, for the purpose of selling a single house or condominium and not exceeding four square feet in area and five feet in height, are permitted for directing prospective buyers to property offered for sale.

I. Real estate signs for the initial sale, rental, or lease of commercial and industrial premises: One sign not to exceed 20 square feet in area to advertise the sale, lease, or rent of the premises. No such sign shall exceed eight feet in overall height and shall be removed upon sale, lease or rental of the premises or 12 months, whichever comes first. Thereafter, one sign per premise not to exceed 12 square feet in size and five feet in height is permitted for the sale, lease or rent of the premise.

J. Future tenant identification signs: One wall or freestanding sign may be placed on vacant or developing property to advertise the future use of an approved project on the property and where information may be obtained. Such sign shall be limited to one sign, a maximum of 20 square feet in area and eight feet in overall height. Any such signs shall be single faced and be removed prior to the granting of occupancy permit by the City.

K. Incidental signs for automobile repair stores, gasoline service stations, automobile dealers with service repairs, motels and hotels, showing notices of services provided or required by law,
trade affiliations, credit cards accepted, and the like, attached to the structure or building; provided that all of the following conditions exist:

1. The signs number no more than three.
2. No such sign projects beyond any property line.
3. No such sign shall exceed an area per face of three square feet.
4. Signs may be double-faced.
5. Copy applied to fuel pumps or dispensers such as fuel identification, station logo, and other signs required by law.

M. Agricultural signs, either wall or freestanding types, non-illuminated, and not exceeding four square feet for lots two acres or less and 10 square feet for lots greater than two acres, identifying only the agricultural products grown on the premises. The number of such signs shall be one per street frontage or a maximum of two, with wall signs to be located below the roofline and freestanding signs to be no higher than six feet.

N. Sign programs which have been approved prior to the adoption of this Zoning Ordinance.

O. Municipal and traffic control signs: Directional signs to aid vehicle or pedestrian traffic provided that such signs are located on-site, have a maximum area which does not exceed three square feet, have a maximum overall height of four feet above grade, and are mounted on a monument or decorative pole. Such signs may be located in a required setback provided that a minimum distance of five feet from any property line is maintained. Directional signs to the railway, the airport or the highway are among the types of signs which fall in this category.

P. Temporary window signs may be permitted on the inside of windows facing out which do not cover more than 25% of the individual window surface for a period not to exceed 30 days use during any 60 day period. Temporary painted signs may be on the outside of the window.

Q. Historic site and historic landmark, and neighborhood signs, when designed in conformance with standards of the California Historic Commission or a similar entity.

R. Professionally made restroom, telephone and walkway signs of under one square foot.

S. Emblems or signs of a political, civic, philanthropic, educational or religious organizations, if those signs are on the premises occupied by such organizations, and do not exceed 24 square feet in area, or number more than one emblem or sign in total.

T. Political Signs. Political signs must comply with the following requirements:

1. Political signs shall be limited in size to the maximum allowed in the zones where located. Any freeway oriented freestanding sign shall be required to secure all applicable permits and comply with these sign regulations including section 17.36.110.
2. No political signs shall be permitted on public property or in the public right-of-way.
3. In the event that any such sign violates the provisions of this chapter, it shall be subject to abatement pursuant to the procedures prescribed in section 17.36.090.
4. Except as provided in this subsection, no permit shall be required for political signs. (Zoning Ord. dated 1/31/06, § 9109.05.) (Ord. No. 1424, § 3.2, 3.3, 7-13-10)

17.36.060 Prohibited signs.

The following signs are inconsistent with the sign standards set forth in this chapter, and are therefore prohibited:

A. Abandoned signs.
B. Animated, moving, flashing, blinking, reflecting, revolving, or any other similar sign, except electronic message boards.
C. Banners, flags, and pennants, except with Temporary Use Permit.
D. Billboards.
E. Chalkboards or blackboards.
F. Changeable copy signs and electronic message boards, except as allowed by a Conditional Use Permit for movie theaters, arenas, stadiums, or auto malls in the commercial land use districts.
G. Reserved.

H. Off-site signs, except as permitted elsewhere in this ordinance.

I. Permanent sale signs.

J. Portable signs or A-frame signs.

K. Roof signs.

L. Signs on public property or the public rights-of-way, except for traffic regulation and signs permitted by a governmental agency.

M. Signs painted on fences or roofs.

N. Balloons and other inflated devices or signs designed to attract attention, except with Temporary Use Permit.

O. Signs that are affixed to vehicles, excluding permanent signs on commercial vehicles which are driven on a daily or weekly basis.

P. Signs which simulate in color or design a traffic sign or signal, or which make use of words, symbols or characters in such a manner to interfere with, mislead, or confuse pedestrian or vehicular traffic.

Q. Signs which singly or in combination with other signs block more than 5% of the view from any window or door of any structure or dwelling used primarily as a residence.

R. Signs which singly or in combination with other signs, for any portion of the day, block natural sunlight from falling upon any window or door of any structure or dwelling used primarily as a residence.

S. Signs which singly or in combination with other signs block more than 10% of the view from any window or door of any structure used or occupied by people for more than an hour of a typical day, in all zoning districts of the City. (Zoning Ord. dated 1/31/06, § 9109.06; Ord. No. 1377, § 1.)

(Ord. No. 1424, § 3, 7-13-10; Ord. No. 1447, § 3, 2-14-12)

17.36.070 Temporary signs.

Special event signs and civic event signs may be approved by the Director for a limited period of time as a means of publicizing special events such as grand openings, carnivals, parades, charitable events and holiday sales. Such special event signs shall be limited to the following provisions:

A. No special event sign shall be erected without a temporary use permit.

B. Special event signs shall be limited to 90 days per event from the date of erection or date of permit, whichever occurs first.

C. Special event signs shall not include promotional sales signs, and they must be taken down within a week after the conclusion of the special event.

D. Special event signs may include balloons, inflated devices, search lights, beacons, pennants, and streamers.

E. Such temporary signs may not be granted to the same business or location more than twice during any one year.

(Zoning Ord. dated 1/31/06, § 9109.07; Ord. No. 1448, § 9, 5-8-12)

17.36.080 Off-site residential subdivision directional signs.

The following shall regulate and establish a standardized program of off-site residential subdivision directional kiosk signs for the City. For the purposes of this subsection, a residential subdivision is defined as a housing project within a recorded tract where five or more structures or dwelling units are concurrently undergoing construction.

A. No kiosk sign structure shall be located less than 300 feet from an existing or previously approved kiosk site, except in the case of signs on different corners of an intersection.

B. The placement of each kiosk sign structure shall be reviewed and approved by the Director.

C. All kiosk signs shall be placed on private property with written consent of the property owner.

D. A kiosk sign location plan shall be prepared, showing the site of each kiosk directional sign, and shall be approved by the Director prior to the issuance of a sign permit.

(Banning Supp. No. 22, 6-12)
E. There shall be no additions, tag signs, streamers, devices, display boards, or appurtenances, added to the kiosk signs as originally approved, no other non-permitted directional signs, such as posters or trailer signs, may be used.

F. All non-conforming subdivision kiosk directional signs associated with the subdivision in question must be removed prior to the placement of directional kiosk sign(s).

G. Kiosk signs, or attached project directional signage, shall be removed when the subdivision is sold out. The applicant (or his/her legal successors) will be responsible for removal of panels and structures no longer needed. (Zoning Ord. dated 1/31/06, § 9109.08.) (Ord. No. 1424, § 3.5, 7-13-10)

17.36.090 Abatement of abandoned or illegal temporary signs.

A. Every temporary sign not owned by the property owner of the property on which it is erected shall be marked to indicate on the sign the identity of the sign owner, provided that for any commercial sign where not otherwise indicated it shall be presumed that the business being advertised is the owner.

B. Any abandoned or illegal temporary sign is hereby declared to be a danger to the health, safety, and welfare of the citizens of Banning. Any sign which is (i) in deteriorating condition and not maintained in the condition in which it was originally installed, (ii) violates conditions of the sign permit, or (iii) is partially or wholly obscured by the growth of dry vegetation or weeds or by the presence of debris or litter also presents a danger to the health, safety, and welfare of the Banning community. Such signs may be abated as provided in this chapter.

C. Any such signs as set forth above are hereby deemed to be a public nuisance. Any such sign, including any and all structural supports, shall be removed by the property owner within ten days after notice from the director, which notice shall provide an opportunity to be heard before the director on the abandonment and nuisance decision and an appeal may be taken pursuant to chapter 17.68. Any sign not removed within ten days after such notice, may be abated by the director if no appeal has been taken from the director's decision, or, if the appeal has been denied or modified. If after a reasonable effort to determine the owner of the sign, the owner cannot be found, then the city may summarily remove the sign and the same shall be stored for a period of thirty days, during which time they may be recovered by the owner.

D. Costs of an abatement conducted pursuant to this chapter shall be assessed against the owner of the sign, and to the extent permissible under law against the owner of the property, using the procedures established in the Banning Municipal Code. (Zoning Ord. dated 1/31/06, § 9109.09.) (Ord. No. 1424, § 3.6, 7-13-10)

17.36.100 Sign construction and maintenance.

A. Every sign, and all parts, portions, and materials shall be manufactured, assembled, and erected in compliance with all applicable State, Federal, and City regulations and the Uniform Building Code.

B. Every sign, including those specifically exempt from this Zoning Ordinance, in respect to permits and permit fees, and all parts, portions, and materials shall be maintained and kept in good repair. The display surface of all signs shall be kept clean, neatly painted, and free from rust and corrosion. Any cracked, broken surfaces, malfunctioning lights, missing sign copy or other unmaintained or damaged portion of a sign shall be repaired or replaced within 30 calendar days following notification by the City. Noncompliance with such a request shall constitute a nuisance and penalties may be assessed in accordance with the provisions of these zoning ordinances. (Zoning Ord. dated 1/31/06, § 9109.10.)

17.36.110 Sign regulations.

Signs permitted in each of the City's land use districts are identified below. In addition to the
following regulations, all signs must be in compliance with all other provisions of this chapter pertaining to signs.

Signs may have commercial or non-commercial messages. A non-commercial message may be substituted for the copy of any commercial sign allowed by this chapter.

A. Signs in Residential Zones.

1. Up to one flagpole, displaying the flag of the US or the State of California, up to 35 feet in height, unless a permit is obtained from the City to have a flagpole in a private park or public park for up to 65 feet in height.

2. For single family homes, the following are allowed:
   a. Up to one sign not to exceed one square foot in area, identifying the address;
   b. Up to one unlit sign not to exceed four square feet in area, pertaining to the rental, sale or lease of the property on which the sign is located. Such signs must be temporary, and may contain no flashing, blinking or reflective objects.

3. For apartment complexes and multifamily developments, the following are allowed:
   a. Sign(s) containing the name and/or address of the development, providing that the combined area of such signs is not exceeded as established below:
      i. Up to one wall sign
      ii. Up to one freestanding sign per street frontage (which shall be in a landscaped area at least 15 feet from the curb face, and not closer than five feet to the property line. Freestanding signs shall have a maximum height of eight feet inclusive of supporting structures.
      iii. The maximum combined area of the signs set forth above shall not exceed 20 square feet, for complexes with 125 feet of frontage or less, and shall not exceed 30 square feet for complexes with over 125 square feet of frontage.

4. For properties in the residential zones where farming takes place, lots may have one sign per street frontage (up to a maximum of two signs) advertising only the agricultural products grown on the premises. These signs may not be illuminated, and may be either free standing or wall signs. For lots of two acres or less, each sign may be a maximum of four square feet. For lots over two acres, each sign may be a maximum of ten square feet.

5. No neon signs are permitted in residential areas.

B. Signs in Commercial and Industrial Zones.

1. No sign attached to a structure shall be placed above the roof line.

2. Wall signs. Each business shall be permitted wall signs per occupancy footage. The area devoted to such signs shall not exceed one square foot of sign area per one foot of building frontage, and shall not exceed 50 square feet of sign area. The 50 square feet of sign area maximum for wall signs shall not apply to a freeway-oriented wall sign proposed to be located and designed in such a manner as to be viewed primarily in a direct line of sight from a main traveled roadway of a freeway or a freeway on-ramp/off-ramp and advertising onsite retail or service-oriented businesses. Freeway-oriented wall signs shall be subject to all requirements of section 17.36.110(B)(6), including requiring the approval of a conditional use permit.

3. Monument signs. Each parcel or property shall be permitted one monument sign subject to all of the following conditions being met:
   a. One square foot of sign area for one foot of building frontage is permitted. Such sign shall not exceed 50 square feet.
   b. The buildings must be set back at least 25 feet from the property line.
   c. The monument sign shall be located in a landscaped planter area not less than 50 square feet, with one dimension being at least four feet.
   d. The monument sign may be no more than 8 feet high.
   e. Shopping centers may have one monument sign not to exceed one square foot of display face per one foot of building frontage, not to exceed 100 square feet, for center identification. Said sign may include reader panels, and or a bulletin or a changeable copy pane.

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4. Painted signs. Each business shall be permitted painted signs subject to the following conditions:
   a. Said signs shall be in combination with or in lieu of wall signs.
   b. The area of said painted sign shall be deducted from the total allowable wall sign.

5. Accessory signs. Signs denoting credit cards, hours of operation, etc., shall be allowed but shall not exceed three square feet in total area.

6. Freeway-Oriented Freestanding Sign. Freeway-oriented freestanding signs shall be allowed subject to the following requirements:
   a. Said sign shall be located and designed in such a manner as to be viewed primarily in a direct line of sight from a main traveled roadway of a freeway or a freeway on-ramp/off-ramp. The phrase "viewed primarily in direct line of sight from" shall mean that the message may be seen with reasonable clarity for a greater distance by a person traveling on the main traveled roadway of a freeway or on-ramp/off-ramp than by a person traveling on the street adjacent to the sign.
   b. Said signs shall be limited to on-site retail or services businesses. Shopping centers may have one freeway-oriented sign and shall include city identification or city logo as approved by planning commission. Said city identification or logo shall be excluded from the display face area calculation. When the display area of the sign is used for commercial speech, the copy must qualify as onsite to the business or shopping center.
   c. Said sign shall not block another freeway-oriented freestanding sign. The applicant shall be responsible for providing the planning commission with evidence to assure satisfactory compliance with this requirement.
   d. Said sign shall be located in a planter area not less than fifty square feet with one dimension being at least six feet, unless from the evidence presented to the planning commission it can be determined that the area is not visible from public street or right-of-way, or the absence of the planter shall not be detrimental to the appearance of the area.
   e. Said sign shall not exceed an overall height of fifty-five feet.
   f. Said sign shall not exceed one hundred seventy-five square feet per display face.
   g. Said sign shall require approval of a conditional use permit. In addition to satisfying requirements set forth above in this section 17.36.110(B)(6) of the Banning Municipal Code, the following findings must be made prior to approval of a conditional use permit for a freeway-oriented freestanding sign, without consideration of message content of the proposed signs:
      i. The elevation of the freeway in relation to the elevation of the abutting properties justifies the height requested, and is the minimum necessary.
      ii. The number and spacing of freeway signs will not cause unnecessary confusion, clutter or other unsightliness in the general location.
      iii. The use identified, as well as its type, size and intensity, justifies the size, design and location of the sign requested.
      iv. The needs of the traveling public for identification and directional information justifies the sign requested.

7. One flag pole, displaying one or more flags of the state and nation, not to exceed 35 feet in height.

8. Any existing freestanding sign shall be considered legal and conforming, but shall not be altered or replaced except by approval of a conditional use permit.

17.36.120 Sign design guidelines.

A. General. The following design guidelines shall be consulted prior to developing signs for any project. Unless there is a compelling reason, these design guidelines shall be followed. If a guideline is waived, the Mayor and City Council shall be
notified. An appeal, which does not require a fee, may be filed by the Mayor or any Council person within 15 days of the waiver approval.

1. Use a brief message: The fewer the words, the more effective the sign. A sign with a brief, succinct message is simpler and faster to read, looks cleaner and is more attractive.

2. Avoid hard-to-read, overly intricate typefaces: These typefaces are difficult to read and reduce the sign's ability to communicate.

3. Avoid faddish and bizarre typefaces: Such typefaces may look good today, but soon go out of style. The image conveyed may quickly become that of a dated and unfashionable business.

4. Sign colors and materials: should be selected to contribute to legibility and design integrity. Even the most carefully thought out sign may be unattractive and a poor communicator because of poor color selection. Day-glo colors must be avoided.

5. Use significant contrast between the background and letter or symbol colors: If there is little contrast between the brightness or hue of the message of a sign and its background, it will be difficult to read.

6. Avoid too many different colors on a sign: Too many colors overwhelm the basic function of communication. The colors compete with content for the viewer's attention. Limited use of the accent colors can increase legibility, while large areas of competing colors tend to confuse and disturb.

7. Place signs to indicate the location of access to a business: Signs should be placed at or near the entrance to a building or site to indicate the most direct access to the business.

8. Place signs consistent with the proportions of scale of building elements within the facade: Within a building facade, the sign may be placed in different areas. A particular sign may fit well on a plain wall area, but would overpower the finer scale and proportion of the lower storefront. A sign which is appropriate near the building entry may look tiny and out of place above the ground level.

9. Place wall signs to establish rhythm across the facade, scale and proportion where such elements are weak. In many buildings that have a monolithic or plain facade, signs can establish or continue appropriate design rhythm, scale, and proportion.

10. Avoid signs with strange shapes: Signs that are unnecessarily narrow or oddly shaped can restrict the legibility of the message. If an unusual shape is not symbolic, it is probably confusing.

11. Carefully consider the proportion of letter area to overall sign background area: If letters take up too much sign, they may be harder to read. Large letters are not necessarily more legible than smaller ones. A general rule is that letters should not appear to occupy more than 75% of the sign panel area.

12. Make signs smaller if they are oriented to pedestrians: The pedestrian-oriented sign is usually read from a distance of 15 to 20 feet; the vehicle-oriented sign is viewed from a much greater distance. The closer a sign's viewing distance, the smaller that sign need be.

B. Wall or Fascia Signs.

1. Building wall and fascia signs should be compatible with the predominant visual elements of the building. Commercial centers, offices, and other similar facilities are required to be part of a sign program in accordance with the provisions of this chapter.

2. Where there is more than one sign, all signs should be complementary to each other in the following ways:

   a. Type of construction materials (cabinet, sign copy, supports, etc.)
   b. Letter size and style of copy
   c. Method used for supporting sign (wall or ground base)
   d. Configuration of sign area
   e. Shape to total sign and related components

3. The use of graphics consistent with the nature of the product to be advertised is encouraged, i.e., hammer or saw symbol for a hardware store, mortar and pestle for a drug store.
4. Direct and indirect lighting methods are allowed provided that they are not harsh or unnecessarily bright. The use of can-type box signs with translucent backlit panels are less desirable. Panels should be opaque if a can-type sign is used and only the lettering should appear to be lighted. The overspill of light should be negligible.

5. The use of backlit individually cut letter signs is strongly encouraged.

6. The use of permanent sale or come-on signs is prohibited.

7. The identification of each building or store's address in 6 inch high numbers over the main entry doorway or within 10 feet of the main entry is encouraged.

C. Monument Signs.

1. Monument signs are intended to provide street addresses, and identification for the commercial center development as a whole and for up to three major tenants.

2. All tenant signs should be limited in size to the width of the architectural features of the sign and shall be uniform in size and color.

3. A minimum of 10% of the sign area of monument signs for center developments should be devoted to identification of the center or building by address or name.

4. Monument signs should be placed perpendicular to approaching vehicular traffic.

5. Each monument sign should be located within a planted landscaped area which is of a shape and design that will provide a compatible setting and ground definition to the sign, incorporating the following ratio of landscape area to total sign area:

   a. Monument: 4 square feet of landscaped area for each square foot of sign area (1 side only).

   b. Directory: 2 square feet of landscaped area for each square foot of sign area. (Zoning Ord. dated 1/31/06, § 9109.12.)

17.36.130 Nonconforming signs.

A. A legally established sign which fails to conform to this chapter shall be allowed continued use, except that the sign shall not be:

   1. Structurally altered so as to extend its useful life.

   2. Expanded, moved, or relocated.

   3. Re-established after a change in use.

   4. Re-established after a business has been abandoned for 120 days or more.

   5. Re-established after damage or destruction of more than 50%.

B. Sign copy and sign faces may be changed on nonconforming signs when there is no change in use of the site or when only a portion of a multiple tenant sign is being changed.

C. Any non-conforming sign shall be required to be brought into conformance or abated. (Zoning Ord. dated 1/31/06, § 9109.13.)

17.36.140 Removal of illegal and nonconforming signs.

A. The Director shall remove or cause the removal of any fixed, permanent sign constructed, placed or maintained in violation of this chapter, after 30 days following the date of mailing of registered or certified written notice to the owner of the sign, if known, at the last known address or to the owner of the property as shown on the latest assessment roll, or to the occupant of the property at the property address.

B. The notice shall describe the sign and specify the violation involved, and indicate that the sign will be removed if the violation is not corrected within 30 days. If the owner disagrees with the opinion of the Director, the owner may, within the said 30 day period request a hearing before the Planning Commission to determine the existence of a violation.

C. If salvageable in the opinion of the Director, signs removed by the Director pursuant to this chapter shall be stored for a period of 60 days, during which time they may be recovered by the owner upon payment to the City for costs of removal and storage. If not recovered prior to expiration of the 60 day period, the sign and supporting structures shall be declared abandoned and title thereto shall vest to the City, and the cost of removal shall be billed to the owner or lien placed on the property upon which said sign was erected. (Zoning Ord. dated 1/31/06, § 9109.14.)
17.36.150  Reserved.  

Editor's note—Sec. 3 of Ord. No. 1447, adopted Feb. 14, 2012, repealed zoning section 9109.15 from which this section 17.36.150 derived. Former § 17.36.150 pertained to establishing compliance and was amended by Ord. 1377.

17.36.160  Inventory and abatement—Variances—Penalties.

A. Inventory And Abatement. Within 6 months from the date of adoption of this Zoning Ordinance, the City shall commence a program to inventory and identify illegal or abandoned signs within its jurisdiction. Within 60 days after this 6 month period, the City may commence abatement of identified illegal or abandoned signs. If a previously legal sign is merely nonconforming, however, the terms of Section 17.36.150 of this Zoning Ordinance titled "Establishing Compliance," shall apply.

B. Variances. Variances from these sign ordinances are strongly discouraged. However, where results inconsistent with the general purposes of this ordinance would occur from its strict literal interpretation and enforcement, the Planning Commission may grant a variance therefrom upon such terms and conditions as it deems necessary.

C. Penalties. Each violation of this ordinance or any regulation, order or ruling promulgated or made hereunder, shall be punishable by a fine of not more than $200 per day, with each calendar day in violation, constituting a separate offense. (Zoning Ord. dated 1/31/06, § 9109.16.)

17.36.170  Murals.

Murals shall be allowed by permit reviewed by the beautification and mural council of the Banning Chamber of Commerce and permitted by the city's community development department. Applications shall be on a form devised by the community development department. A permit for a mural will be granted when the following conditions have been satisfied:

A. Completed application;
B. Sign permit fee paid;
C. Approved by the beautification and mural council of the Banning Chamber of Commerce;
D. The mural shall not cause a pedestrian or vehicular safety hazard;
E. The mural shall be applied to the wall of a building; and
F. The mural shall be maintained. (Ord. No. 1382, § 3 (part).)
ATTACHMENT 4
Public Hearing Notice
I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above matter. I am the principal clerk of the printer and publisher of Record Gazette, a newspaper published in the English language in the City of Banning, County of Riverside, and adjudicated a newspaper of general circulation as defined by the laws of the state of California by the Superior Court of the County of Riverside, under the date October 14, 1966, Case No. 54737. That the notice, of which the annexed is a copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

February 20, 2015
CITY OF BANNING
Planning Commission Report

DATE: March 4, 2015
TO: Planning Commission
FROM: Brian Guillot, Acting Community Development Director
SUBJECT: CITY OF BANNING GENERAL PLAN ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2014

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 2015-05 (Attachment 1):

I. Recommending to the City Council the approval of the General Plan Annual Progress Report for Calendar Year 2014 (Attachment 2); and, direct staff to file it with the State of California Office of Planning and Research and State Department of Housing and Community Development.

APPLICANT INFORMATION:

Applicant: City of Banning
99 E. Ramsey Street
Banning, CA 92220

BACKGROUND:

California Government Code §65400 mandates that cities and counties in California submit an annual progress report on the status of the General Plan and progress in its implementation, including the progress in implementing the housing element, to their decision makers (City Council or Board of Supervisors), the Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). The annual report must be filed with OPR and HCD by April 1st of each year; however, there is a 60-day grace period provided to cities and counties from April 1st, should there be a delay in the submittal of the annual report.
The California Supreme Court has called the General Plan the “constitution for future development.” The General Plan expresses the community’s development goals and embodies public policy relative to the distribution of future land uses, both public and private. The purpose of the General Plan is to guide development and to improve the quality of life of the City’s residents as land development continues to occur.

The purpose of the General Plan Annual Progress report is to provide enough information to identify the necessary “course adjustments” or modifications to the General Plan and means to improve local implementation. This progress report will be sent to OPR and HCD as soon as it is reviewed and approved by the City Council.

The State uses the information submitted by the City to identify statewide trends in the land use decision making process and how local planning and development activities relate to statewide planning goals and policies.

State law requires that the General Plan include seven (7) mandated elements: land use, housing, traffic circulation, safety, parks and recreation, conservation, and noise. Each of these elements must have goals, policies, and objectives that would contribute to the overall quality of life for Banning residents. Non-mandated elements can be included in the General Plan. However, once the element is adopted, the goals, policies, and objectives in the non-mandated elements have equal status. For example, the land use policies are not any superior to the open space element or economic development element. Each of the element goals, policies, and objectives shall be internally consistent in text, maps, and diagrams in that they cannot conflict with each other.

**DISCUSSION/ANALYSIS:**

On January 31, 2006, the City Council adopted Resolution No. 2006-12 approving the Comprehensive General Plan Update. While there are seven (7) mandated element, the City of Banning’s General Plan contains the following twenty-one (21) elements: Air Quality, Archaeological and Cultural Resources, Biological Resources, Circulation, Economic Development, Emergency Preparedness, Energy and Mineral Resources, Flooding and Hydrology, Geotechnical, Hazardous and Toxic Materials, Housing, Land Use, Noise, Open Space and Conservation, Parks and Recreation, Police and Fire Protection, Public Buildings and Facilities, Schools and Libraries, Water Resources, Water and Waste Water and Utilities, and Wildland Fire Hazard. Over the course of the past nine (9) years, the City has continued to take proactive steps in implementing the goals, policies and action programs of the General Plan. While the City has been implementing the General Plan, the primary reasons why some of the action programs have not been completed or initiated is due to budget constraints, available staff resources, and work program priority for each of the City departments.

The General Plan Annual Progress Report is organized alphabetically by element. Each section contains the adopted goals and policies including a summary table that reflects the action program, responsible City department or agency, adopted schedule and implementation status. The information contained within the General Plan Annual Progress Report was obtained (through a series of inter-department meetings) from the following City departments: Community Development, Public Works, Electric Utility, Water/Waste Water Utility, Community Services, Fire Services and Police.
For easy reference, the action programs that have been completed and/or are active and ongoing are highlighted in **bold type**, while the programs that have not been completed/initiated are highlighted in *italics*.

As part of the General Plan Annual Progress Report, staff has included a copy of the Goals and Policies contained within the City’s 2013-2021 Housing Element (Attachment 3) which was approved by the City Council on January 28, 2014 with the adoption of Resolution No. 2014-05.

In addition to the attached General Plan Annual Progress Report, a form summarizing the annual building and construction activity will be transmitted to OPR and HCD.

It should be noted that the purpose of this process is to review the General Plan Annual Progress Report from the standpoint of providing information to OPR and HCD as to how the City’s General Plan programs have been implemented, rather than to solicit direction as to what should programs should be changed or eliminated.

**PUBLIC COMMUNICATION**

The proposed General Plan Annual Progress Report was advertised in the Record Gazette newspaper on February 20, 2015. As of the date of this report, staff has not received any verbal or written comments for or against the proposal.

**RECOMMENDATION**

Staff recommends that the Planning Commission take the following action:

Adoption of Planning Commission Resolution No. 2015-05:

1. Recommending to the City Council the approval of the General Plan Annual Progress Report for Calendar Year 2014 (Attachment 2); and, direct staff to file it with the State of California Office of Planning and Research and State Department of Housing and Community Development.

Prepared By:

[Signature]

Oliver Muenz
Contract Planner

Reviewed By:

[Signature]

Brian Guillot
Acting Community Development Director

**Attachments:**

1. Resolution No. 2015-05
2. General Plan Annual Progress Report for Calendar Year 2014
3. 2013-2021 Housing Element (Goals and Policies)
4. Public Hearing Notice
ATTACHMENT 1
PC Resolution No. 2015-05
RESOLUTION NO. 2015-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BANNING, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL THE APPROVAL OF THE GENERAL PLAN ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2014

WHEREAS, the California state law requires that each city and county adopt a general plan to guide development in their city and land outside its boundaries that has relation to its city planning (Govt. Code §65300); and

WHEREAS, the California State law requires that the General Plan include seven (7) mandated elements: land use, housing, traffic circulation, safety, parks and recreation, conservation, and noise; and

WHEREAS, the City undertook a comprehensive update to the General Plan and Zoning Ordinance which were adopted by the City Council on January 31, 2006 by Resolution No. 2006-12; and

WHEREAS, the City of Banning General Plan has 21 elements (seven [7] of which are mandated by the State); and

WHEREAS, Government Code §65400 mandates that cities and counties in California submit an annual report on the status of the General Plan and progress in its implementation to their decision makers (City Council or Board of Supervisors), the Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1st of each year; and

WHEREAS, the purpose of the General Plan annual report is to provide enough information to identify the necessary “course adjustments” or modifications to the General Plan and means to improve local implementation; and

WHEREAS, the City is also required to report progress in implementing its housing element and the Regional Housing Needs Assessment as part of the annual report; and

WHEREAS, the economic recession has hampered development in the community, including housing construction because financial institutions have tighter regulations and are not lending any construction loans; and
WHEREAS, on December 29, 2011, the California Supreme Court upheld the validity of the Assembly Bill (AB) 1X 26 and invalidated AB 1X 27 which resulted in dissolution of redevelopment agencies in California including the City of Banning Community Redevelopment Agency which completely cut-off sources of funding for construction of infrastructure, elimination of blight, and construction and maintenance of affordable housing; and

WHEREAS, the City continues to take proactive steps in implementing the goals, policies and action programs of the General Plan; and

WHEREAS, over the course of the past nine (9) years, the City has continued to take proactive steps in implementing the goals, policies and action programs of the General Plan. While the City has been implementing the General Plan, the primary reasons why some of the action programs have not been completed or initiated is due to budget constraints, available staff resources, and work program priority for each of the City departments; and

WHEREAS, the General Plan Annual Progress Report for Calendar Year 2014 contains the reporting forms on progress for implementing the Housing Element and details the implementation action programs and status; and

WHEREAS, on February 20, 2015, the City gave public notice by advertisement in the Record Gazette newspaper of a public hearing concerning the General Plan Annual Progress Report for Calendar Year 2014; and

WHEREAS, on March 4, 2015, the Planning Commission held the noticed public hearing at which time interested persons had an opportunity to testify in support of, or opposition to, the project and at which the Planning Commission considered the General Plan Annual Progress Report for Calendar Year 2014.

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

SECTION 1: Compliance with Government Code Section 65400.

The Planning Commission determined that this General Plan Annual Progress Report was prepared for compliance with Government Code Section 65400.

SECTION 2: Recommendation to the City Council.

The Planning Commission has reviewed and recommended approval of the General Plan Annual Progress Report to the City Council; and, to direct staff to file the report with the State of California Office of Planning and Research and the State Department of Housing and Community Development.
PASSED, APPROVED AND ADOPTED this 4th day of March 2015.

________________________________________________________________________

Kevin Siva, Chairman
Banning Planning Commission

APPROVED AS TO FORM
AND LEGAL CONTENT:

________________________________________________________________________

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

ATTEST:

________________________________________________________________________

Sandra Calderon, Recording Secretary
City of Banning, California
CERTIFICATION:

I, Sandra Calderon, Recording Secretary of the Planning Commission of the City of Banning, California, do hereby certify that the foregoing Resolution, No. 2015-05, was duly adopted by the Planning Commission of the City of Banning, California, at a regular meeting thereof held on the 4th day of March 2015, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_________________________________
Sandra Calderon, Recording Secretary
City of Banning, California
ATTACHMENT 2
General Plan Annual Progress Report for 2014
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Introduction

Government Code Section 65400(b) requires planning agencies to provide an annual report to their legislative body, the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) on the status of their General Plan and their progress in its implementation. The report must detail the progress in meeting the jurisdiction’s share of regional housing needs and addresses efforts by the local agency to removing governmental constraints to the maintenance, improvement, and development of housing.

The purpose for the Annual Progress Report is to assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and, to provide information regarding local agency progress in meeting its share of regional housing needs.

The current Banning General Plan was adopted by the Banning City Council on January 31, 2006. The following discussion will provide a summary of the progress in achieving the Goals, Policies and Implementation Programs for each of the 21 General Plan elements. Each General Plan Element contains implementation programs that identify each department(s) responsible for implementation of the programs and outlines the timing/schedule to complete the programs. The elements have been alphabetized for easier reference. The programs that have been completed and/or active and ongoing are highlighted in bold and the programs that have not been completed are highlighted in italics.
Air Quality Element (11 programs)

GOAL 1
To preserve and enhance local and regional air quality for the protection of the health and welfare of the community.

Policy 1
The City shall be proactive in regulating local pollutant emitters and shall cooperate with the Southern California Association of Governments and the South Coast Air Quality Management District to assure compliance with air quality standards.

Policy 2
The City shall continue to coordinate and cooperate with local, regional and federal efforts to monitor, manage and reduce the levels of major pollutants affecting the City and region, with particular emphasis on PM$_{10}$ and ozone emissions, as well as other emissions associated with diesel-fueled equipment and motor vehicles.

Program 2.A
On an ongoing basis, the City shall continue to participate in efforts to monitor and control PM$_{10}$ emissions from construction and other sources, and all other air pollutants of regional concern. The City shall coordinate with SCAQMD to provide all reporting data for the SCAQMD annual report.

| Responsible Agency: Community Development Department (Planning Division and Building & Safety Division, Public Works Department (Engineering Division) and SCAQMD |
| Schedule: Continuous; Ongoing |
| Implementation Status – Ongoing through land development review and environmental documentation process that is required and standard conditions of approval monitored by the Public Works Department. The City consults with the SCAQMD with regard to air quality impacts from land development projects. The City Public Works inspector also monitors grading activities and enforces dust control. |

Policy 3
City land use planning efforts shall assure that sensitive receptors are separated from polluting point sources.

Program 3.A
The General Plan Land Use Map and Element shall be developed and maintained to locate air pollution point sources, such as manufacturing operations and highways, at an appropriate distance from sensitive receptors, including hospitals, schools, hotels/motels and residential neighborhoods.

| Responsible Agency: Planning Division, SCAQMD |
| Schedule: Continuous; Ongoing |
| Implementation Status – This is implemented through the Zoning Ordinance where zoning districts are established to ensure that conflict between land uses - residential, commercial, industrial, and public facilities are minimized. As part of land development review process, City staff consults with the SCAQMD through the environmental review process as required by the California Environmental Quality Act (CEQA) to ensure that land development projects do not have the potential to impact sensitive receptors. |
**Policy 4**
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.

<table>
<thead>
<tr>
<th>Program 4.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projects that may generate significant levels of air pollution shall be required to conduct detailed impact analyses and incorporate mitigation measures into their designs using the most advanced technological methods feasible. All proposed mitigation measures shall be reviewed and approved by the City prior to the issuance of grading or demolition permits.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Division</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> - Implemented through the California Environmental Quality Act (CEQA) and land development review process. Environmental documents are prepared for each of the land development projects that are not exempt under CEQA and mitigation measures are made apart of the Conditions of Approval. Additionally, mitigation measures are implemented and monitored during construction of the project.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 4.B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide consistent and effective code enforcement of construction and grading activities and off-road vehicle use to assure that the impacts of blowing sand and fugitive dust emissions are minimized.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Building Department, Code Compliance, SCAQMD</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Ongoing through standard approval process and also monitoring during construction.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 4.C</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall encourage immediately, and investigate legislation regarding the reduction of TDM requirements to a level of 50 employees or more.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Public Works Department/Planning Division</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Pending</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> - Not Implemented due to budget cuts and staff reduction.</td>
</tr>
</tbody>
</table>
**Policy 5**
The City shall promote the use of clean and/or renewable alternative energy sources for transportation, heating and cooling.

<table>
<thead>
<tr>
<th>Program 5.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vehicles that use alternative fuel sources, such as compressed natural gas and electricity, shall be purchased and maintained for use in the City’s vehicle fleet when new vehicles are purchased.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> City Manager’s Office</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – New city vehicles that are purchased use compressed natural gas and the implementation is ongoing.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 5.B</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City’s Compressed Natural Gas fueling station shall continue to be open to public use.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Public Works Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> - Active and Ongoing. The CNG Fuel Station is currently open and available to the public 24 hours a day.</td>
</tr>
</tbody>
</table>

**Policy 6**
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.

<table>
<thead>
<tr>
<th>Program 6.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall pursue a balance of employment and housing opportunities that encourage pedestrian and other non-motorized transportation and minimize vehicle miles traveled.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Division</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Ongoing as new development is proposed. The Butterfield Specific Plan (Pardee) will incorporate commercial development with active walking/jogging trails, bike paths, and neighborhood electric vehicles. The Village at Paseo San Gorgonio is a Downtown redevelopment project that encourages people to walk and enjoy the outdoor environment.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 6.B</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall promote the expanded availability of mass transit services, coordinating with all agencies to link residential and commercial business and employment centers with the City’s residential neighborhoods and nearby communities.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Community Services Department, Planning Division</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – The City coordinates with other regional transit agencies such as the Riverside Transit Agency and attends regional transit meetings. Expansion will occur when population increases demand for expanded service. The City Manager is pursuing opportunities for a regional rail/transit station.</td>
</tr>
<tr>
<td>Program 6.C</td>
</tr>
<tr>
<td>---</td>
</tr>
<tr>
<td>The City shall promote and support the development of ridesharing, carpooling, flexible work scheduling, telecommuting and Park and Ride programs among public and private employers.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Division, Public Works Department, Community Services Department, Transit Agencies, Major Employers</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> - Ongoing as the City currently has a four day work week (4/10 work schedule). This program is codified in Chapter 8.60 of the Municipal Code.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 6.D</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall require shade trees with non-damaging root systems to be planted in all medians on all streets, to cool the asphalt and reduce the Reactive Organic Compounds (ROC) and Volatile Organic Compounds (VOC) generated by asphalt streets and parking lots. A list of permitted trees with non-damaging root systems shall be developed.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Division, Public Works Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> - Ordinance in place, active and ongoing. Public Works reviews street tree plans for acceptable species; Public Works maintains trees in medians and replants when required. Planning requires one tree for every seven (7) parking spaces in the parking lot.</td>
</tr>
</tbody>
</table>
Archaeological and Cultural Resources Element (12 programs)

GOAL 1
Documentation, maintenance, preservation, conservation and enhancement of archaeological and historic sites, artifacts, traditions and other elements of the City’s cultural heritage.

Policy 1
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 activities.

<table>
<thead>
<tr>
<th>Program 1.A</th>
<th>All new development proposals, except single family dwelling on existing lots of record, shall submit a records search for historic and cultural resources as part of the planning process.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Responsible Agency: Planning Division</td>
<td></td>
</tr>
<tr>
<td>Schedule: Continuous; Ongoing</td>
<td></td>
</tr>
<tr>
<td>Implementation Status – Ongoing and is implemented through the California Environmental Quality Act (CEQA) process during land development review.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 1.B</th>
<th>Development or land use proposals which have the potential to disturb or destroy sensitive cultural resources shall be evaluated by a qualified professional and, if necessary, comprehensive Phase I studies and appropriate mitigation measures shall be incorporated into project approvals.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Responsible Agency: Planning Division</td>
<td></td>
</tr>
<tr>
<td>Schedule: Continuous; Ongoing</td>
<td></td>
</tr>
<tr>
<td>Implementation Status – Standard conditions for grading.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 1.C</th>
<th>The City shall implement the requirements of state law relating to cultural resources, including Government Code 65352.3, and any subsequent amendments or additions.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Responsible Agency: Planning Division</td>
<td></td>
</tr>
<tr>
<td>Schedule: Continuous; Ongoing</td>
<td></td>
</tr>
<tr>
<td>Implementation Status – City consults with tribal representatives on all land development projects.</td>
<td></td>
</tr>
</tbody>
</table>
**Policy 2**
The City shall expand and enhance its historic preservation efforts.

<table>
<thead>
<tr>
<th>Program 2.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prepare a historic preservation plan, which outlines the goals and objectives of the City’s preservation programs and serves as an official historic context statement for the evaluation of cultural resources within the City boundaries.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Division</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Pending</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – <em>Not implemented due to lack of funding and staffing.</em></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 2.B</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall consider participating in the Certified Local Government program so that it may benefit from historic preservation expertise, technical assistance, special grants, information exchange, and statewide preservation programs coordinated by the State Office of Historic Preservation. The evaluation of participation in the program shall be part of the historic preservation plan.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Division, Historical Society, City Council</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Pending</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – <em>Not implemented due to lack of funding and staffing.</em></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 2.C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Encourage property owners and residents to nominate qualified properties to the City’s inventory system and/or any federal and state registers.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Division, Morongo Band of Cahuilla Indians</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Pending</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – <em>Not implemented due to lack of funding and staffing.</em></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 2.D</th>
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<tbody>
<tr>
<td>Should the Saint Boniface School site be proposed for development, extensive analysis of the site shall be conducted, and mitigation proposed, to document its historic significance.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Division</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – <em>Tract map approved but a project is not yet developed.</em></td>
</tr>
</tbody>
</table>

**Policy 3**
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.
**Policy 4**
Sensitive archaeological and historic resources shall be protected from vandalism and illegal collection, to the greatest extent possible.

<table>
<thead>
<tr>
<th>Program 4.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mapping and similar information, which identifies specific locations of sensitive cultural resources, shall be maintained in a confidential manner, and access to such information shall be provided only to those with appropriate professional or organizational ties.</td>
</tr>
</tbody>
</table>

**Responsible Agency:** Planning Division

**Schedule:** Continuous; Ongoing

**Implementation Status** – Records of sensitive Cultural Resources are maintained by curator at the University of California Riverside.
**Policy 5**
Encourage public participation in and appreciation of the City’s cultural heritage.

<table>
<thead>
<tr>
<th>Program 5.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Implement a systematic program to enhance public awareness of the City’s heritage, generate broad support for its preservation, and enhance community pride.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Division, Historical Society, City Council, Morongo Band of Mission Indians</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – The Centennial Celebration Committee held various guest speakers on the history of Banning throughout 2013 which enhance public awareness of the city’s heritage.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 5.B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support the efforts of local cultural associations to acquire historical materials and artifacts, and to educate the public about the City’s and region’s cultural heritage.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Division, Historical Society, Morongo Band of Mission Indians</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Pending</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Not implemented due to lack of funding and staffing.</td>
</tr>
</tbody>
</table>

**Policy 6**
Support the listing of eligible structures or sites as potential historic landmarks and their inclusion in the National Register of Historic Places.

<table>
<thead>
<tr>
<th>Program 6.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop procedures for the designation of local landmarks and historic districts.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Division, Historical Society, Morongo Band of Mission Indians</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Pending</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Not implemented due to lack of funding and staffing.</td>
</tr>
</tbody>
</table>

**Policy 7**
The City shall consider offering economic or other incentives, such as direct subsidies or application/permitting fee reductions or waivers, to property owners to encourage the maintenance and enhancement of significant cultural buildings and sites.

<table>
<thead>
<tr>
<th>Program 7.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop an application process for City-sponsored incentives to maintain and enhance significant buildings and sites, and provide property owners with information and guidance on eligibility requirements.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Division</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Pending</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Not implemented due to lack of funding and staffing.</td>
</tr>
</tbody>
</table>
Biological Resources Element (7 programs)

GOAL 1
A pattern of community development that supports a functional, productive, harmonious and balanced relationship between the built and natural environment.

Policy 1
The City shall continue to participate in the preservation of habitat for endangered, threatened and sensitive species.

Program 1.A
Through the Western Riverside MSHCP, maintain an accurate and regularly updated map of sensitive plant and animal species and habitat in Banning and its planning area.

| Responsible Agency: Planning Division |
| Schedule: Continuous; Ongoing |
| Implementation Status – Implemented as required by the Multi-Species Habitat Conservation Plan (MHSCP). |

Program 1.B
The City shall participate in the Western Riverside County Multiple Species Habitat Conservation Plan.

| Responsible Agency: Planning Division, Riverside County |
| Schedule: Continuous; Ongoing |
| Implementation Status – Implemented as required by the MSHCP. |

Program 1.C
City staff shall continue to request biological resource surveys for new development.

| Responsible Agency: Planning Division, Riverside County |
| Schedule: Continuous; Ongoing |
| Implementation Status - Implemented as required by the MHSCP and through the CEQA review process. |

Policy 2
As part of the development review process, the City shall evaluate projects based on their impact on existing habitat and wildlife, and for the land’s value as viable open space.

Program 2.A
The City shall encourage developers to recover native and drought tolerant plant materials, and incorporate them into project landscaping, to provide or enhance habitat for local species.

| Responsible Agency: Planning Division |
| Schedule: Continuous; Ongoing |
| Implementation Status – Ongoing part of land development review process. |

Program 2.B
The City shall make available at City Hall a listing of planting materials that emphasizes native vegetation, but may also include non-native, plants that are compatible with the local environment.

| Responsible Agency: Planning Division |
| Schedule: Continuous; Ongoing |
| Implementation Status – The City’s Landscape Guidelines contain the list and are available to the public. |
Policy 3
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.

<table>
<thead>
<tr>
<th>Program 3.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall consult and coordinate with the Riverside County Flood Control District to encourage the establishment of a system of multiple use corridors for movement of people and wildlife between open space areas.</td>
</tr>
</tbody>
</table>

| Responsible Agency: | Planning Division, Riverside County Flood Control District |
| Schedule: | Continuous; Ongoing |
| Implementation Status – Future trail plans that are proposed to be constructed adjacent to flood control facilities will be coordinated with the Riverside County Flood Control District. |

Policy 4
Drainage channels, utility corridors and pipeline easements shall be preserved in natural open space to the greatest extent possible.

Policy 5
The City shall promote the protection of biodiversity and encourage an appreciation of the natural environment and biological resources.

<table>
<thead>
<tr>
<th>Program 5.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall coordinate with the Banning and Beaumont Unified School Districts, the County and other agencies as identified, to provide educational programs that offer an understanding of the region’s natural environment and make the public aware of biological resource issues.</td>
</tr>
</tbody>
</table>

| Responsible Agency: | Planning Division, Banning and Beaumont Unified School Districts, Riverside County, and others as identified |
| Schedule: | Pending |
| Implementation Status – Not implemented due to lack of funding and staffing. |
GOAL 1
A safe and efficient transportation system.

Policy 1
The City’s Recommended General Plan Street System shall be strictly implemented.

| Program 1.A |
|------------------|-------------------------------------------------|
| **Street rights of way shall be 134 feet for Urban Arterial Highways, 110 feet for Arterial Highways, 100 feet for Major Highways, 88 feet for Secondary Highways, 78 feet for Divided Collectors, 66 feet for Collectors, and 60 feet for Local Streets. Local street standards can be amended as described in Policy 2.** |

**Responsible Agency:** Community Development Department, Public Works Department, Planning Commission, City Council

**Schedule:** Continuous; Ongoing

**Implementation Status – Implemented through the City’s development process.**

| Program 1.B |
|------------------|-------------------------------------------------|
| **The City’s Public Works roadway standards shall be amended to match the standards contained in this General Plan.** |

**Responsible Agency:** Public Works Department

**Schedule:** Continuous; Ongoing

**Implementation Status – The roadway standard plans were updated and approved by City Council on December 11, 2012.**

| Program 1.C |
|------------------|-------------------------------------------------|
| **Minimum lane width for all City streets shall be designed at 12 feet.** |

**Responsible Agency:** Planning Division, Public Works Department, Planning Commission, City Council

**Schedule:** Continuous; Ongoing

**Implementation Status – Ongoing standard requirement for all development projects.**
Policy 2
Local streets shall be scaled to encourage neighborhood interaction, pedestrian safety and reduced speeds.

Program 2.A
The design of new local streets can vary from the City’s standard of 60 foot right-of-way, 40 foot paved width, under the following conditions:
1. The minimum travel lane width shall be 12 feet.
2. Parking shall be provided on at least one side of any public street. Parking lanes shall be a minimum of 8 feet in width.
3. Parking may be eliminated on private streets, if provisions are made in Conditions, Covenants and Restrictions (CC&R’s) for enforcement by the Homeowners’ Association.
4. Landscaped traffic circles, chokers, and center islands are encouraged, but must meet the requirements of the Fire Department.
5. The minimum parkway width shall be 10 feet.
6. Linear sidewalks are discouraged. Meandering sidewalks, which provide landscaping and street trees adjacent to the curb, shall be included in local street design.

The design of local streets varying from the City’s standard, shall be included in the Tentative Tract Map application, and shall be reviewed by the Planning Commission and approved by the City Council.

Responsible Agency: Community Development Department, Public Works Department, Planning Commission, City Council
Schedule: Continuous; Ongoing
Implementation Status – Ongoing review as part of development process.

Program 2.B
Existing local streets will be inventoried, and a master plan of potential improvements designed to improve their aesthetic and safety, including landscaped medians, sidewalks and traffic calming devices, shall be developed, cost engineered, and implemented.

Responsible Agencies: Public Works Department, Planning Commission, City Council
Schedule: Continuous; Ongoing
Implementation Status – Ongoing, Capital Improvement Program (CIP) adopted and being implemented as funding is available. In 2013 the City had all the City streets inventoried and inspected for specific conditions which resulted in a condition rating for each street which will be utilized to efficiently maintain the City’s street network.

Policy 3
The City shall establish and maintain a 5-Year Capital Improvement Program for streets.

Program 3.A
The Public Works Department shall establish a Capital Improvement Program for 5 years, and update it annually.

Responsible Agency: Public Works Department
Schedule: Continuous; Ongoing
Implementation Status – The 5 Year Capital Improvement Program is updated and approved annually.
### Policy 4
Proactively participate in regional transportation planning.

#### Program 4.A
Maintain active relationships with the City of Beaumont, the County of Riverside, the Western Riverside County Council of Governments, the California Department of Transportation and the Morongo Band of Mission Indians to share information and promote comprehensive transportation planning in the region.

**Responsible Agency:** Public Works Department, City Manager’s Office, City Council, City of Beaumont, County of Riverside, WRCOG, CalTrans, Tribe

**Schedule:** Continuous; Ongoing

**Implementation Status** – Ongoing.

#### Program 4.B
Aggressively pursue Banning projects in the Transportation Uniform Mitigation Fee (TUMF) program, particularly the addition of projects to the TUMF project list, including grade separated road crossings.

**Responsible Agency:** Public Works Department

**Schedule:** Continuous; Ongoing

**Implementation Status** – Ongoing. TUMF funds were secured and currently utilized to partially fund the Sunset Grade Separation project.

#### Program 4.C
Aggressively pursue the design and development of interchanges at Cottonwood Road (North - South), including all sources of funding, and the coordination of I-10 widening with their installation.

**Responsible Agency:** Public Works Department, City Manager’s Office, City Council, CalTrans, Railroad

**Schedule:** Continuous; Ongoing

**Implementation Status** – Discussions have commenced in regards to Cottonwood; however not much progress has occurred.

### Policy 5
Consider amendments to the Highland Home/Highland Springs/18th Street/Brookside street configurations based on public safety, design feasibility and area needs.

### Policy 6
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.

#### Program 6.A
Periodically review current traffic volumes and the actual pattern of development to coordinate, program and, as necessary, revise road improvements.

**Responsible Agency:** Public Works Department

**Schedule:** Continuous; Ongoing

**Implementation Status** - Ongoing & Active. In 2013 a General Plan Amendment was approved by City Council which changed the citywide policy for Level of Service (LOS) from C to D.

### Policy 7
New development proposals shall pay their fair share for the improvement of streets within and surrounding their projects on which they have an impact, including roadways, bridges, grade separations and traffic signals.
**Policy 8**
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.

**Policy 9**
Street trees within the City right of way shall be preserved, unless a danger to the public health and safety or if the tree is diseased.

**Program 9.A**
Sidewalks in areas with street trees shall be designed to “wrap around” the tree if they are added to an existing neighborhood.

*Responsible Agency:* Public Works Department  
*Schedule:* Continuous; Ongoing  
*Implementation Status – Ongoing.*

**Policy 10**
Sidewalks shall be provided on all roadways 66 feet wide or wider. In Rural Residential land use designation pathways shall be provided.

**Program 10.A**
The Public Works Department shall prepare an inventory of discontinuous sidewalks on all qualifying roadways, and fund individual projects through the Capital Improvement Program annually.

*Responsible Agency:* Public Works Department, City Council  
*Schedule:* Continuous; Ongoing  
*Implementation Status – In progress and is implemented annually through CIP. New inventory of sidewalks and curb and gutters were made a part of the project mentioned in section 2.B.*

**Program 10.B**
All new development proposals located adjacent to qualifying roadways shall be required to install curb, gutter and sidewalk concurrent with construction.

*Responsible Agency:* Public Works Department, Planning Division  
*Schedule:* Continuous; Ongoing  
*Implementation Status – Ongoing through land development review.*

**Program 10.C**
The City shall develop procedures to address neighborhood sidewalk needs as they are requested by that neighborhood.

*Responsible Agency:* Public Works Department  
*Schedule:* Continuous; Ongoing  
*Implementation Status – Ongoing as needed. In November 2014, the Public Works Department had sidewalk and handicap ramps installed on Roberge Avenue, as petitioned for by the local residents.*

**Program 10.D**
Work with the School District to develop safe routes to school.

*Responsible Agency:* Public Works Department  
*Schedule:* Pending  
*Implementation Status - Not implemented due to lack of funding.*
Policy 11
Sidewalks or other pedestrian walkways shall be required on all streets within all new subdivisions.

Policy 12
In the absence of a vehicular grade separation, the City shall aggressively pursue a grade separated pedestrian access across San Gorgonio, to assure that high school students do not have to cross the railroad tracks on their way to and from school.

Policy 13
Pedestrian access in the Downtown Commercial designation shall be preserved and enhanced.

Program 13.A
All development and redevelopment proposals for the Downtown area shall include enhanced sidewalk, pedestrian walkway, lighting and landscaping designs and assure connections to existing and planned sidewalks.

| Responsible Agency: | Public Works Department, Planning Division, Electric Department |
| Schedule: | Continuous; Ongoing |
| Implementation Status – New development is being reviewed on a case-by-case basis to include enhanced sidewalks, walkways, lighting, and landscaping designs and to ensure that there are connections between existing and new development. |

Policy 14
The City shall aggressively pursue the construction of all-weather crossings over General Plan roadways.

Program 14.A
The Public Works Department shall prioritize the need for bridges listed in this Element, develop preliminary cost estimates, identify and pursue sources of funding, including developer funding, for each facility.

| Responsible Agency: | Public Works Department, City Council |
| Schedule: | Continuous; Ongoing |
| Implementation Status – Ongoing Capital Improvement Project (CIP) and through private development funding. Sunset Avenue grade separation is currently a priority project. |

Program 14.B
All new development proposals shall pay their fair share of bridge construction needed to serve their project.

| Responsible Agency: | Public Works Department, Planning Division |
| Schedule: | Continuous; Ongoing |
| Implementation Status - Implemented through the land development review process. |
Policy 15
The City shall develop a Golf Cart Plan compliant with state requirements.

Program 15.A
The City shall develop a golf cart plan and associated ordinances and other required implementation programs.

Responsible Agency: Public Works Department, City Council

Schedule: Pending

Implementation Status – A citywide golf cart plan is not implemented due to lack of funding. However, future golf courses that are to be developed as part of development will require a golf cart plan that connects homes to commercial development within the project or beyond based on future opportunities.

Policy 16
Golf cart paths and facilities shall be funded, to the greatest extent possible, by new development.

Program 16.A
The routing and facilities required in the Golf Cart Plan shall be incorporated into the Development Impact Fee when the Plan is adopted.

Responsible Agency: Public Works Department

Schedule: Pending

Implementation Status – Not implemented since there is no Citywide golf cart plan.

Program 16.B
Golf cart facilities shall be incorporated into new project plans located on golf cart routes.

Responsible Agency: Planning Division, Public Works Department, Planning Commission, City Council

Schedule: Continuous; Ongoing

Implementation Status - Implemented case-by-case based on future development. The proposed Butterfield Specific Plan (Pardee Homes) includes golf cart routes connecting homes to the commercial area in the development.

Policy 17
Encourage the expansion of an integrated Pass transit system.

Program 17.A
The City will explore the potential for either bus or rail connection to the Metrolink transit system.

Responsible Agency: City Manager’s Office, Community Services Department

Schedule: Continuous; Ongoing

Implementation Status - Ongoing and is actively pursued at the Riverside County Transportation Commission level.

Policy 18
The City shall review its transit service to major regional attractions, and intra-City recreational locations in future planning efforts, based on need.
Policy 19
Bus pullouts shall be designed into all new projects on arterial roadways, to allow buses to leave the flow of traffic and reduce congestion.

<table>
<thead>
<tr>
<th>Program 19.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bus pullouts will be retrofitted on built-out streets, wherever possible.</td>
</tr>
</tbody>
</table>

| Responsible Agency: Public Works Department, City Council |
| Schedule: Continuous; Ongoing |

| Implementation Status - Ongoing. A bus pullout area and bus shelter was constructed as part of a Public Works street improvements project along Ramsey Street fronting the proposed Village @ Paseo San Gorgornio project. |

Policy 20
Promote the location of a passenger rail station for long distance and commuter rail service.

Policy 21
Update the Airport Master Plan every five years to meet the needs of the general aviation, business and tourism segments of the community.

<table>
<thead>
<tr>
<th>Program 21.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land use designation decisions within the area of influence of the airport shall be specifically reviewed to assure compatibility.</td>
</tr>
</tbody>
</table>

| Responsible Agency: Planning Commission, City Council |
| Schedule: Continuous; Ongoing |

| Implementation Status – Ongoing through land development review process. |

<table>
<thead>
<tr>
<th>Program 21.B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Work with the Chamber of Commerce, the Morongo Band of Mission Indians, and other interested parties to provide services which meet the needs of passenger and freight transport.</td>
</tr>
</tbody>
</table>

| Responsible Agency: Airport Management, Economic Development staff, Chamber of Commerce, Morongo Band of Mission Indians, City Council |
| Schedule: Continuous; Ongoing |

| Implementation Status – Ongoing, implemented through the Airport Committee. |

Policy 22
Maintain an accurate mapping of all utility corridors.

<table>
<thead>
<tr>
<th>Program 22.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Building Department shall inventory and map transmission utility easements on the Land Use Map (including electric, fiber optics, natural gas and petroleum).</td>
</tr>
</tbody>
</table>

| Responsible Agency: Building Department, Planning Division |
| Schedule: Pending |

| Implementation Status – The State of California requires these maps to be maintained through the Service Alert System. There has been no comprehensive inventory conducted by the City. The Electric Utility Department maintains its own inventory of electric utility lines. |

Policy 23
The City shall purchase and/or replace its fleet of vehicles with alternate fuel vehicles when available to the greatest extent possible, and shall encourage other agencies to do the same.
Policy 24
Public alleys throughout the City shall be maintained to be useful and safe at all times.

Program 24.A
The City shall create a downtown alley master plan and where appropriate pave, light and otherwise improve alleys.

**Responsible Agency:** Public Works Department

**Schedule:** Continuous; Ongoing

**Implementation Status – Ongoing**

Program 24.B
The Public Works Department shall inventory all public alleys, determine which are necessary, and vacate those that are not.

**Responsible Agency:** Public Works Department, City Council

**Schedule:** Continuous; Ongoing

**Implementation Status – Ongoing and active. Alleys were vacated as part of the Village @ Paseo San Gorgornio project.**

Policy 25
The City shall develop and implement plans for a coordinated and connected bicycle lane network in the community that allows for safe use of bicycles on City streets.

Program 25.A
The City shall inventory all streets for potential Class I, Class II and Class III bikeways, and shall program their installation in its Capital Improvement Program.

**Responsible Agency:** Planning Division; Engineering Division; Public Works Department; Planning Commission; City Council

**Schedule:** Ongoing

**Implementation Status – Ongoing as funding permits.**

Program 25.B
Class I bikeways and sidewalks should be installed on both sides of Wilson Street, Ramsey Street, and Lincoln Street, and other major streets where sufficient right-of-way is available.

**Responsible Agency:** Engineering Division; Public Works Department

**Schedule:** Continuous; Ongoing

**Implementation Status – Ongoing, as funding permits.**

Program 25.C
Class II bikeways and sidewalks should be designated on all existing arterial streets that have sufficient width to safely accommodate bicycle travel lanes.

**Responsible Agency:** Planning Division; Engineering Division; Public Works Department

**Schedule:** Pending

**Implementation Status – Not yet completed.**

Program 25.D
The City should designate Class III bikeways only where Class I and Class II facilities are not feasible.

**Responsible Agency:** Planning Division; Public Works Department

**Schedule:** Pending

**Implementation Status – Not yet completed.**
**Policy 26**
The City should continue to work with the Morongo Band of Mission Indians and neighboring cities and communities to create a regional bicycle and trail network.

**Policy 27**
The City shall provide for a comprehensive, interconnected recreational trails system suitable for bicycles, equestrians and/or pedestrians.

<table>
<thead>
<tr>
<th>Program 27.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evaluate the practicality of utilizing flood control channels for multi-use trails, where flooding and safety issues can be accommodated, and negotiate inter-agency agreements for this purpose.</td>
</tr>
</tbody>
</table>

**Responsible Agency:** Planning Division  
**Schedule:** Continuous; Ongoing  
**Implementation Status** – Ongoing through land development review process.

<table>
<thead>
<tr>
<th>Program 27.B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evaluate the practicality of developing a multi-use trails system along the Banning Bench adjacent to and extending into San Bernardino National Forest lands, where environmental and safety issues can be accommodated, and negotiate inter-agency agreements with the U.S. Forest Service for this purpose.</td>
</tr>
</tbody>
</table>

**Responsible Agency:** Planning Division, U.S. Forest Service/San Bernardino National Forest  
**Schedule:** Pending  
**Implementation Status** – Not yet completed.

<table>
<thead>
<tr>
<th>Program 27.C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Establish a multi-purpose trail between Dysart Park and Smith Creek Park, suitable for equestrian, bicycle and pedestrian use.</td>
</tr>
</tbody>
</table>

**Responsible Agency:** Community Services Department; Public Works Department; Parks and Recreation Advisory Committee  
**Schedule:** Pending  
**Implementation Status** – Not yet completed.

**Policy 28**
Motorized vehicles shall be prohibited on City trails.

<table>
<thead>
<tr>
<th>Program 28.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall develop a non-motorized trail system and associated ordinances and other required implementation programs.</td>
</tr>
</tbody>
</table>

**Responsible Agency:** Public Works Department, Planning Commission, City Council  
**Schedule:** Pending  
**Implementation Status** – Not completed.

<table>
<thead>
<tr>
<th>Program 28.B</th>
</tr>
</thead>
<tbody>
<tr>
<td>The non-motorized trail system shall be funded, to the greatest extent possible, by new development.</td>
</tr>
</tbody>
</table>

**Responsible Agency:** Public Works Department  
**Schedule:** Continuous; Ongoing  
**Implementation Status** – Ongoing through land development review process. Butterfield Specific Plan (Pardée Homes) will include non-motorized trail system within the community and for future connection to its surrounding areas.
<table>
<thead>
<tr>
<th><strong>Program 28.C</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>The routing and facilities required in the non-motorized trail system Plan shall be incorporated into the Development Impact Fee when the Plan is adopted.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Public Works Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Pending</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – <em>Not yet completed.</em></td>
</tr>
</tbody>
</table>
Economic Development Element (20 programs)

GOAL 1
A balanced, broadly-based economy that provides a full range of economic and employment opportunities, including sales tax and property tax generation while maintaining high standards of development and environmental protection.

Policy 1
General Plan land use designations and allocations will facilitate a broad range of residential, commercial, industrial and institutional development opportunities.

<table>
<thead>
<tr>
<th>Program 1.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>The city shall annually monitor the remaining capacity of all General Plan land use categories to assure that a variety of economic development opportunities are available.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Community Development Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status - Ongoing.</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 1.B</th>
</tr>
</thead>
<tbody>
<tr>
<td>All proposals for new development or redevelopment shall be evaluated to assure that these uses complement, support and are compatible with the City’s core economic assets.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Community Development Department, Finance Department, Public Works Department, City Council</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status – Ongoing.</strong></td>
</tr>
</tbody>
</table>

Policy 2
The City shall take a proactive role in the retention of existing businesses and the recruitment of new businesses, particularly those that generate and broaden employment opportunities, generate sales tax and property tax, increase discretionary incomes, and contribute to City General Fund revenues.

<table>
<thead>
<tr>
<th>Program 2.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Work closely with Mount San Jacinto College throughout their planning process to assist in its efficient and timely development, implement educational programs geared to job creation and retention, and to coordinate synergistic development opportunities.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Community Development Department, Mount San Jacinto College</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status – Phase I of the Mt. San Jacinto Community College development was completed in December 2010. Additional phases are being discussed by the College.</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 2.B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aggressively pursue retail commercial developments which reduce the current retail sales leakage.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Community Development Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status – Active and ongoing contacts with national and non-national retailers, developers, private investors, and potential tenants through social media marketing, press release, target marketing, letters, e-mails, phone calls, and meetings. Attend ICSC national and regional tradeshows to market and brand the City.</strong></td>
</tr>
</tbody>
</table>
Program 2.C
Continue to maximize the role of the Chamber of Commerce, City website and other mechanisms that promote and enhance the City’s business climate.

**Responsible Agency:** Community Development Department, Chamber of Commerce

**Schedule:** Continuous; Ongoing

**Implementation Status - Active and ongoing.**

Policy 3
Encourage and promote infill development in orderly and logical development patterns that decrease the costs, and increase the efficiency of new utilities, infrastructure, and public services.

Program 3.A
The City shall maintain a package of economic incentive programs that benefit developers of infill projects.

**Responsible Agency:** Community Development Department, Electric Utility Department, Finance Department

**Schedule:** Continuous; Ongoing

**Implementation Status –** The City Council adopted the Electric Utility Incentive Program for existing business expansion and business attraction. The Electric Utility Incentive Program was enhanced in 2012 to lower the minimum requirement threshold in an effort to reach a broader business base. The City provides a one-stop shop program where developers can meet with City staff at no cost in advance of their formal application to the City. The City also provides a single point of contact from start to the completion of a construction project.

Program 3.B
The City shall contribute to the financing of tertiary treatment facilities as an economic development tool.

**Responsible Agency:** Community Development Department, Public Works Department

**Schedule:** Pending

**Implementation Status -** Not yet completed.

Program 3.C
Use the Downtown Charrette as a guideline for the Downtown Commercial area, for the development of high quality, pedestrian oriented retail locations.

**Responsible Agency:** Community Development Department, Planning Commission, City Council

**Schedule:** Continuous; Ongoing

**Implementation Status -** Ongoing.

Policy 4
Attract a greater number of commercial retail businesses to the Downtown Core area to develop a safe, vital and consumer-friendly downtown shopping area.

Program 4.A
Provisions for the Downtown Commercial Zoning District shall encourage specialty retail uses, live-work uses, and other uses which support and expand the pedestrian and tourist-related shopping experience.

**Responsible Agency:** Planning Department, Planning Commission, City Council

**Schedule:** Continuous; Ongoing

**Implementation Status -** Ongoing.
**Program 4.B**
The City shall coordinate with public, private and business organizations to explore grant funding to provide funds for rehabilitation and increased code enforcement in the Downtown Core area.

**Responsible Agency:** Community Development Department, Chamber of Commerce, City Council

**Schedule:** Ongoing

**Implementation Status** – The Community Redevelopment Agency enters into a number of Owner Participation Agreements with members of the business community who desire to upgrade the façade of their buildings. Redevelopment funds for this program were eliminated by the State in 2012. Code Enforcement efforts are ongoing in the Downtown and throughout the City.

**Program 4.C**
The City shall work with local non-profits, downtown property owners, and other citizen groups with an interest in development of the Downtown core area, to identify grant monies, private development interests and business synergies to build on existing revitalization activities in this area.

**Responsible Agency:** Community Development Department

**Schedule:** Continuous; Ongoing

**Implementation Status** – The Community Development Department actively meets with potential developers, investors, and community stakeholders to promote development and investment opportunities throughout the entire City.

**Policy 5**
Explore opportunities with private entities to fund Smith Creek Park as a viable recreation area.

**Program 5.A**
Update the Smith Creek Park master plan and actively market this development opportunity among private entities that could fund development and provide for future maintenance of the park and improvements.

**Responsible Agency:** Community Services Department, Community Development Department, City Council, development community

**Schedule:** Pending

**Implementation Status** – *Not implemented.*
Policy 6
Encourage and facilitate highway-serving commercial development at appropriate Interstate-10 interchanges within the City limits.

Program 6.A
Proactively work with CalTrans to improve on- and off-ramp landscaping and improvements to provide more attractive gateways to the City.
Responsible Agency: Community Development Department, Public Works Department, CalTrans
Schedule: Continuous; Ongoing
Implementation Status – Ongoing

Program 6.B
Preserve highway commercial land use designations at interchange locations, and encourage the location of high quality freeway-serving businesses.
Responsible Agency: Community Development Department
Schedule: Continuous; Ongoing
Implementation Status – Ongoing.
Implementation Status - Implemented through Zoning and land development review process.

Program 6.C
Code compliance on gateway streets and properties adjacent to Interstate 10 shall be strictly enforced.
Responsible Agency: Code Enforcement
Schedule: Continuous; Ongoing
Implementation Status - Ongoing.

Policy 7
Explore joint funding opportunities for the improvement of existing at-grade rail crossings, and investigate necessary infrastructure and funding to extend rail access to lands designated for industrial development.

Program 7.A
Consult with representatives of the Railroad, state and federal legislators, and appropriate state agencies to apply for available funding for these improvements.
Responsible Agency: Public Works Department, Railroad, City Council
Schedule: Continuous; Ongoing
Implementation Status – Ongoing

Policy 8
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.
Policy 9
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 limited to, street construction and signalization, grade separation, utility extension, drainage facilities, and parks.

Program 9.A
The City shall consider requests for assistance from project developers for the development of infrastructure and compare them to the economic benefit of the proposed project.

**Responsible Agency:** Public Works Department, Community Development Department

**Schedule:** Continuous; Ongoing

**Implementation Status:** As part of land development, the projects are required to provide infrastructure to serve the development.

Program 9.B
Proactively work with the Riverside County Transportation Commission in putting Banning projects on the highest priority within the Transportation Uniform Mitigation Fee (TUMF) program.

**Responsible Agency:** City Manager’s Office, City Engineer, City Council

**Schedule:** Continuous; Ongoing

**Implementation Status:** Ongoing. Attend and participate at monthly meetings with Riverside County Transportation Commission.

Policy 10
Continue to encourage and cultivate cooperative relationships with the Morongo Band of Mission Indians and Bureau of Indian Affairs, particularly regarding development opportunities, joint venture or otherwise, of Indian lands within and adjacent to the planning and development and enhancement of community facilities that provide joint benefit, and development projects that produce sales tax/property tax/job generation, to the Tribe and the City.

Program 10.A
Continue to pursue development opportunities that benefit the long-term financial sustainability of the City. Pursue larger facilities to attract national tenants that will enhance the City’s financial position via sales tax generation, property tax generation, and who offer employment opportunities. Consult with representative of the Railroad, state and federal legislators, and appropriate state agencies to apply for available funding for these improvements.

**Responsible Agency:** Community Development Department, Public Works Department, Railroad, City Council, City Administrative Office.

**Schedule:** Continuous; Ongoing

**Implementation Status:** Active and On-going
**Policy 11**
Promote development activities and programs that establish the City as a destination venue and encourages tourism.

<table>
<thead>
<tr>
<th>Program 11.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Encourage and promote development activities, special events and activities which strengthen the City’s image and attractiveness to residents, visitors, and businesses. Create development and program opportunities that promote educational potential for youth, highlight the history and culture of the City/region, and that offers visitors a unique experience.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> City Council, Chamber of Commerce, Morongo Band of Mission Indians, Inland Empire Tourism Council, Banning and Beaumont Unified School Districts.</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status – Ongoing.</strong> Special Events are conducted by the Banning Cultural Alliance such as Phineas Festival, Art Hop, and Play House Bowl and many other downtown activities. The Banning Centennial Committee also has a variety of programs and events scheduled for 2013.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 11.B</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall conduct market research on tourism approaches, target the tourism markets of interest, and create tourism plan goals and an implementation strategy.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Community Development Department, Chamber of Commerce, Local Non-Profits</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status - Ongoing efforts to accomplish tourism plan.</strong></td>
</tr>
</tbody>
</table>
Emergency Preparedness Element (8 programs)

GOAL 1
A detailed, integrated and comprehensive emergency preparedness plan for the City, ensuring a high level of readiness and responsiveness to man-made and natural disasters of any scope, and which maximizes response capabilities of the City, County, State and Federal governments.

Policy 1
The City shall maintain and update its Multi-Hazard Functional Planning Guidance document to ensure maximum operational functionality and to incorporate federal mandates by required deadlines.

Program 1A
The City shall maintain close communication and coordination with Riverside County to expedite adaptation of and compliance with the federal NIMS program.

Responsible Agency: City Manager, Disaster Preparedness Coordinator, Riverside County Emergency Services Department

Schedule: Continuous; Ongoing

Implementation Status - The Emergency Services Coordinator/Fire Marshal has completed “NIMSCAST,” the national online National Incident Management System (NIMS) compliance evaluation program developed by Federal Emergency Management Agency (FEMA). Continual updates will be done on “NIMSCAST” to ensure current information about the City’s compliance is recorded. The latest update was in November 2011. The Emergency Services Coordinator/Fire Marshal monitors the City’s Compliance with State Emergency Management System (SEMS) and NIMS and provides training or training opportunities to ensure SEMS and NIMS compliance. The organizational chart was updated in November/December 2014.

Policy 2
The City shall maintain and update the Banning Emergency Plan to keep it updated with staffing and technical capabilities of the City and cooperating agencies.

Program 2.A
Periodically schedule and direct the review and revision of the Banning Emergency Plan.

Responsible Agency: City Manager, Disaster Preparedness Coordinator, Riverside County Emergency Services, Other City Departments, Sun Lakes EPAP

Schedule: Every two years.

Implementation Status - The City's Emergency Operations Plan was updated and approved by the City Council in August 2007. The plan requires review and updates, as needed, every two years. The latest update was in November 2014.
Policy 3
The City shall identify and establish emergency evacuation and supply routes and plans to preserve or reestablish the use of Highland Springs Avenue, San Gorgonio Avenue, Wilson Street, Ramsey Street, Interstate-10 and other essential transportation routes.

Program 3.A
Through PASSCOM or other appropriate regional organization, the City shall coordinate with adjoining cities, Riverside County, the Morongo Band of Mission Indians and CalTrans to facilitate the designation of emergency evacuation and supply routes, and for the development of a multi-agency emergency response plan that provides expeditious and timely repair to major streets and highways damaged by earthquakes, flooding or other disasters.

**Responsible Agency:** City Manager, Disaster Preparedness Coordinator, Public Works Department, Cities of Beaumont and Calimesa, Riverside County Emergency Services, CalTrans, Morongo Band of Mission Indians

**Schedule:** Continuous; Ongoing

**Implementation Status** - The Emergency Services Coordinator/Fire Marshal is working with the Emergency Services Coordinator of the Morongo Band of Mission Indians to establish a Mutual Aid Agreement between the Tribe and the City for mutual assistance during disasters. Work continues to designate and develop an alternate east/west route through the Pass Area should I-10 become impassible. Agreement in principle between County of Riverside, Banning City, and Morongo Band of Mission Indians for a route south of I-10. Currently no funds available to proceed.

Policy 4
The City shall identify and establish emergency appropriate locations for emergency supply stockpiles.

Program 4.A
Through County-provided CERT training or other appropriate community venues, the City shall recruit decentralized locations where stockpiles of food, water and emergency medical supplies may be stored and maintained.

**Responsible Agency:** City Manager, Disaster Preparedness Coordinator, Public Works Department, Riverside County Emergency Services

**Schedule:** Continuous; Ongoing

**Implementation Status** - Nothing accomplished as of December 20, 2007 regarding stockpiling food and water except for supplies for use by Emergency Operations Center (EOC) personnel during a disaster. For medical emergencies the Fire Department has purchased a trailer and equipped it to handle “Mass Casualty” incidents. The trailer is stocked with medical and rescue supplies. The County of Riverside provided money for a conex with fresh contents to be placed on the Banning bench, but the City has not had the funds to provide that within the City. Work continues with local communities to stockpile as a community and also be personally prepared. The City accepted an Emergency Preparedness trailer with 100 cots from the county Office of Emergency Services (OES).

Policy 5
The City shall cooperate and coordinate with Riverside County Emergency Services, local utility purveyors and other agencies and utilities in the preparation of public information materials to assist residents, visitors and business owners in responding to local disasters and emergencies.
### Program 5.A
The City shall coordinate and cooperate with County Emergency Services, Banning Water District, Eastern Municipal Water District, Beaumont/Cherry Valley Water District, Southern California Edison, the Gas Company, and other agencies and utilities in the development and dissemination of information and instructions on appropriate actions in the event of a local disaster or emergency.

**Responsible Agency:** City Council, City Manager, Disaster Preparedness Coordinator, Riverside County Emergency Services, SCE, the Gas Company, Banning Water District, EMWD, and Beaumont/Cherry Valley Water District.

**Schedule:** Continuous; Ongoing

**Implementation Status -** The Fire Department Emergency Services Bureau continually communicates with County OES and local agencies to dispense pertinent disaster preparedness Information through public events and organization meetings.

### Program 5.B
Coordinate with the County to facilitate with appropriate public and quasi-public agencies and private organizations to assure that CERT training incorporates a public information program to advise the community on how to prepare for and cope in a local disaster or emergency.

**Responsible Agency:** City Council, City Manager, Disaster Preparedness Coordinator, Riverside County Emergency Services, Banning Unified School District, Sun Lakes EPAP, private schools, nursing homes, and various local business organizations.

**Schedule:** Continuous; Ongoing

**Implementation Status -** Ongoing Implementation.

### Program 5.C
Encourage and train community volunteers to assist police and fire personnel during and after a major emergency.

**Responsible Agency:** City Manager, Disaster Preparedness Coordinator, Riverside County Emergency Services, Sun Lakes EPAP.

**Schedule:** Continuous; Ongoing

**Implementation Status -** The Fire Department has an active volunteer program. Emergency Services Coordinator/Fire Marshal, along with one Council member and a citizen volunteer, have provided numerous training programs related to neighborhoods preparing for disasters. PASSCOMM (Pass Communities), County OES, and local groups have provided local training and preparedness.

### Policy 6
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.

### Program 6.A
In order to assure the maximum possible protection from environmental and manmade hazards, including earthquakes and flooding, the City shall consider their vulnerability to natural and manmade disasters and emergencies when reviewing proposals for critical and essential facilities, as well as sensitive land uses.

**Responsible Agency:** Planning Department, Public Works Department, Fire Department.

**Schedule:** Continuous; Ongoing

**Implementation Status -** This is being accomplished by the cooperative efforts between Fire and Public Works to mitigate flooding and mudslides after fires. The City’s Grading Standards and Storm Water Code assist in deterring increases in flood levels by new development.
**Energy and Mineral Resources Element (9 programs)**

**GOAL 1**
Efficient, sustainable and environmentally appropriate use and management of energy and mineral resources, assuring their long-term availability and affordability.

**Policy 1**
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.

<table>
<thead>
<tr>
<th>Program 1.A</th>
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</thead>
<tbody>
<tr>
<td>The City shall strictly and consistently enforce all state mandated</td>
<td>energy-conserving development and building codes/regulations,</td>
<td>and shall investigate and report on the appropriateness of</td>
<td>developing more stringent local energy performance standards.</td>
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<tr>
<td>Policy 1</td>
<td>and shall investigate and report on the appropriateness of</td>
<td>developing more stringent local energy performance standards.</td>
<td></td>
</tr>
<tr>
<td>Responsible Agencies: Building Department, Planning Division, Public</td>
<td>energy-conserving development and building codes/regulations,</td>
<td>and shall investigate and report on the appropriateness of</td>
<td></td>
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<tr>
<td>Utilities</td>
<td>and shall investigate and report on the appropriateness of</td>
<td>developing more stringent local energy performance standards.</td>
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<tr>
<td>Schedule: Continuous; Ongoing</td>
<td>Continuous; Ongoing</td>
<td>Continuous; Ongoing</td>
<td>Continuous; Ongoing</td>
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<tr>
<td>Implementation Status – Active and ongoing part of development process.</td>
<td>Implementation Status – Active and ongoing part of development</td>
<td>Implementation Status – Active and ongoing part of development</td>
<td>Implementation Status – Active and ongoing part of development</td>
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<tr>
<td>The City shall continue to participate in transportation planning efforts</td>
<td>The City shall continue to participate in transportation</td>
<td>The City shall continue to participate in transportation</td>
<td>The City shall continue to participate in transportation</td>
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<tr>
<td>and shall encourage the expanded use of public transit, vehicles fueled</td>
<td>planning efforts and shall encourage the expanded use of public</td>
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<td>planning efforts and shall encourage the expanded use of public</td>
</tr>
<tr>
<td>by compressed natural gas and hydrogen, buses with bike racks and other</td>
<td>transit, vehicles fueled by compressed natural gas and hydrogen,</td>
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<td>transit, vehicles fueled by compressed natural gas and hydrogen,</td>
</tr>
<tr>
<td>improvements that enhance overall operations and energy conservation.</td>
<td>buses with bike racks and other improvements that enhance</td>
<td>buses with bike racks and other improvements that enhance</td>
<td>buses with bike racks and other improvements that enhance</td>
</tr>
<tr>
<td>Responsible Agency: City Manager’s Office, Community Services Department,</td>
<td>overall operations and energy conservation.</td>
<td>overall operations and energy conservation.</td>
<td>overall operations and energy conservation.</td>
</tr>
<tr>
<td>Public Utilities Department</td>
<td>Schedule: Continuous; Ongoing</td>
<td>Schedule: Continuous; Ongoing</td>
<td>Schedule: Continuous; Ongoing</td>
</tr>
<tr>
<td>The City shall strive for efficient community land use and transportation</td>
<td>The City shall strive for efficient community land use and</td>
<td>The City shall strive for efficient community land use and</td>
<td>The City shall strive for efficient community land use and</td>
</tr>
<tr>
<td>planning and design, and shall assure the provision of convenient</td>
<td>transportation planning and design, and shall assure the</td>
<td>transportation planning and design, and shall assure the</td>
<td>transportation planning and design, and shall assure the</td>
</tr>
<tr>
<td>neighborhood shopping, medical and other services located to minimize</td>
<td>provision of convenient neighborhood shopping, medical and</td>
<td>provision of convenient neighborhood shopping, medical and</td>
<td>provision of convenient neighborhood shopping, medical and</td>
</tr>
<tr>
<td>travel and facilitate the use of alternative means of transportation.</td>
<td>other services located to minimize travel and facilitate the</td>
<td>other services located to minimize travel and facilitate the</td>
<td>other services located to minimize travel and facilitate the</td>
</tr>
<tr>
<td>Responsible Agency: Public Works Department, Planning Division, Community</td>
<td>use of alternative means of transportation.</td>
<td>use of alternative means of transportation.</td>
<td>use of alternative means of transportation.</td>
</tr>
<tr>
<td>Services Department</td>
<td>Schedule: Continuous; Ongoing</td>
<td>Schedule: Continuous; Ongoing</td>
<td>Schedule: Continuous; Ongoing</td>
</tr>
<tr>
<td>golf cart paths &amp; pedestrian trails have been planned for new projects.</td>
<td>bikeways, golf cart paths &amp; pedestrian trails have been</td>
<td>bikeways, golf cart paths &amp; pedestrian trails have been</td>
<td>bikeways, golf cart paths &amp; pedestrian trails have been</td>
</tr>
<tr>
<td>Program 1.D</td>
<td>planned for new projects.</td>
<td>planned for new projects.</td>
<td>planned for new projects.</td>
</tr>
<tr>
<td>The City shall encourage the use of, and programs for, electric vehicles,</td>
<td>The City shall encourage the use of, and programs for, electric</td>
<td>The City shall encourage the use of, and programs for, electric</td>
<td>The City shall encourage the use of, and programs for, electric</td>
</tr>
<tr>
<td>hybrids, bicycles and pedestrian facilities.</td>
<td>vehicles, hybrids, bicycles and pedestrian facilities.</td>
<td>vehicles, hybrids, bicycles and pedestrian facilities.</td>
<td>vehicles, hybrids, bicycles and pedestrian facilities.</td>
</tr>
<tr>
<td>Responsible Agency: Public Utilities, Department, City Council</td>
<td>Responsible Agency: Public Utilities, Department, City Council</td>
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<td>Responsible Agency: Public Utilities, Department, City Council</td>
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<tr>
<td>Schedule: Continuous; Ongoing</td>
<td>Schedule: Continuous; Ongoing</td>
<td>Schedule: Continuous; Ongoing</td>
<td>Schedule: Continuous; Ongoing</td>
</tr>
<tr>
<td>Implementation Status - Active and ongoing. The City Electric Utility is</td>
<td>Implementation Status - Active and ongoing. The City Electric</td>
<td>Implementation Status - Active and ongoing. The City Electric</td>
<td>Implementation Status - Active and ongoing. The City Electric</td>
</tr>
<tr>
<td>currently in the bid process for a new public charging station at 2140 W.</td>
<td>Utility is currently in the bid process for a new public</td>
<td>Utility is currently in the bid process for a new public</td>
<td>Utility is currently in the bid process for a new public</td>
</tr>
<tr>
<td>Ramsey Street (McDonald’s).</td>
<td>public charging station at 2140 W. Ramsey Street (McDonald’s).</td>
<td>public charging station at 2140 W. Ramsey Street (McDonald’s).</td>
<td>public charging station at 2140 W. Ramsey Street (McDonald’s).</td>
</tr>
</tbody>
</table>
**Policy 2**
Promote the integration of alternative energy systems, including but not limited to solar thermal, photovoltaic’s and other clean energy systems, directly into building design and construction.

<table>
<thead>
<tr>
<th>Program 2.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall make available to residents, businesses, and the building industry information on commercially available conservation technologies, solar thermal and photovoltaic energy systems, fuel cell and other alternative energy technology. Building regulations and guidelines that provide for the safe and efficient installation of these systems shall also be provided.</td>
</tr>
</tbody>
</table>

**Responsible Agency:** Building Department, Community Development Department, Electric Department

**Schedule:** Continuous; Ongoing

**Implementation Status** - Active and ongoing. Interconnection programs are still available for customers wishing to install “behind the meter” generation. However rebate funds have been exhausted.

**Policy 3**
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.

**Policy 4**
Support public and private efforts to develop and operate alternative systems of wind, solar and other electrical production, which take advantage of local renewable resources.

<table>
<thead>
<tr>
<th>Program 4.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support and facilitate the integration of co-generation and other on-site energy production and management systems into larger industrial, commercial and institutional operations in the City to enhance operational efficiencies, reliability, and to provide additional opportunities for local power production.</td>
</tr>
</tbody>
</table>

**Responsible Agency:** Electric Department; Planning Division; Building Department

**Schedule:** Continuous; Ongoing

**Implementation Status** - Active and Ongoing.
**Policy 5**
Assure a balance between the availability of mineral resources and the compatibility of land uses in areas where mineral resources are mined.

<table>
<thead>
<tr>
<th>Program 5.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall monitor and regulate the safe and environmentally responsible extraction and recycling of significant mineral resources located within the planning area.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Community Development Department, Public Utilities Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing.</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – This is done through the annual inspection report since the City has no funding to hire a geologist who is solely responsible for the daily/weekly monitoring of the mines activities.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 5.B</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall establish a formal relationship with the County Geologist or other qualified agency to monitor mineral resource operations under SMARA.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Division, Riverside County Geologist.</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – This is done through a contract with Aragon Geotechnical, Inc. who performs annual inspection for compliance with the State Mining and Reclamation Act (SMARA).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 5.C</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall strictly enforce the provisions of the existing mining permit within City limits.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Code Compliance, Planning Division</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – The monitoring is being done based on complaints from residents and through the Annual Inspection.</td>
</tr>
</tbody>
</table>
Flooding and Hydrology Element (12 programs)

GOAL 1
A comprehensive system of flood control facilities and services effectively protecting lives and property.

Policy 1
Proactively plan and coordinate with other responsible agencies to upgrade the City's local and regional drainage system.

<table>
<thead>
<tr>
<th>Program 1.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continued implementation of the recommendations of the 1994 RCFC Master Drainage Plan study.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Public Works Department, Planning Division</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status – Ongoing.</strong> The Riverside County Flood Control District is currently constructing a large storm drain project (Gilman Home Channel) and is currently designing two others, as listed in the Master Drainage Plan.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 1.B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital Improvement Plans for drainage management and control shall be developed, updated and maintained and shall be based upon the Master Drainage Plan project descriptions.</td>
</tr>
<tr>
<td><strong>Responsible Agencies:</strong> Public Works Department, Planning Division</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status – Ongoing.</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 1.C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monitor and update the Master Plan of Drainage every five years to reflect changes in local and regional drainage and flood conditions.</td>
</tr>
<tr>
<td><strong>Responsible Agencies:</strong> Public Works Department, Planning Division, Riverside County Flood Control District</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status – Ongoing.</strong> The County Flood District has prepared a master plan and is responsible for updates.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 1.D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Require all new development to complete on site drainage analysis and improvements, at their expense, as part of project development.</td>
</tr>
<tr>
<td><strong>Responsible Agencies:</strong> Public Works Department, Planning Division</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status – Ongoing, part of development process.</strong></td>
</tr>
</tbody>
</table>
Policy 2
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.

Program 2.A
Coordinate and cooperate with RCFC in achieving multi-use agreements within flood control channels and designing safe, attractive recreational facilities that maintain the functional requirements of the drainage facilities.

**Responsible Agencies:** Public Works Department, Planning Division, RCFC

**Schedule:** Continuous; Ongoing

**Implementation Status – Ongoing; through SP’s and other projects adjacent to Flood Control.**

Program 2.B
Work with RCFC to design drainage and flood control facilities that minimize negative aesthetic impacts and retain natural groundcover and vegetation to the greatest extent possible.

**Responsible Agencies:** Public Works Department, Planning Division, RCFC, US Army Corps of Engineers

**Schedule:** Continuous; Ongoing

**Implementation Status – Ongoing; through entitlement process when designs are submitted for approval.**

Policy 3
The City Engineer shall continue to actively participate in regional flood control and drainage improvement efforts and to develop and implement mutually beneficial drainage plans.

Policy 4
The City shall cooperate in securing FEMA map amendments, recognizing the importance of redesignation of the 100-year flood plains within the City boundaries and sphere-of-influence as improvements are completed.

Program 4.A
In conjunction with the RCFC, the City shall coordinate and cooperate in the filing of appropriate FEMA application materials to incrementally secure amendments to the Flood Insurance Rate Maps for the City, consistent with existing and proposed improvements.

**Responsible Agencies:** Public Works Department, Planning Division, RCFC

**Schedule:** Continuous; Ongoing

**Implementation Status - Ongoing.**
Policy 5
Pursue all credible sources of funding for local and regional drainage improvements needed for adequate flood control protection.

Program 5.A
Consider the establishment of Area Drainage Plans or Assessment Districts for purposes of funding necessary drainage improvements in particular geographic areas of the City.

Responsible Agencies: Public Works Department, Planning Division, Developers
Schedule: Pending
Implementation Status – Not yet completed.

Program 5.B
Explore County funding, state funding under the Cobey-Alquist Flood Plain Management Act, other State programs, and federal funding options for local and area-wide flood control projects.

Responsible Agencies: Public Works Department, Planning Division, State; County
Schedule: Continuous; Ongoing
Implementation Status – Ongoing.

Policy 6
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.

Program 6.A
Stormwater retention shall be enforced through the development review process and routine site inspection.

Responsible Agencies: Public Works Department, Planning Division
Schedule: Continuous; Ongoing
Implementation Status – Ongoing; through grading approval process.

Policy 7
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.

Program 7.A
Bridging of roadways within new development projects shall be the responsibility of the developer on whose project the bridge occurs, and shall be included as a condition of approval.

Responsible Agency: Planning Division, Public Works Department, Planning Commission, City Council
Schedule: Continuous; Ongoing
Implementation Status – Ongoing; through land development approval process.

Program 7.B
All new development proposals shall pay their fair share of bridge construction needed to serve their project.

Responsible Agency: Public Works Department, Planning Division
Schedule: Continuous; Ongoing
Implementation Status - Ongoing; through land development approval process.
## Geotechnical Element (7 programs)

### GOAL 1
Increased protection and safety of human life, land, and property from the effects of seismic and geotechnical hazards.

### Policy 1
The City shall establish and maintain an information database containing maps and other information which describe seismic and other geotechnical hazards occurring within the City boundaries, sphere-of-influence and planning area.

<table>
<thead>
<tr>
<th>Program 1.A</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Consult and coordinate with surrounding communities, the California Division of Mines and Geology, Riverside County, other applicable state and federal agencies, and professional engineering geologists to establish, improve and routinely update the database.</strong></td>
</tr>
</tbody>
</table>

**Responsible Agency:** Planning Division, California Division of Mines and Geology, Riverside County, Consulting Geologists  
**Schedule:** Continuous; Ongoing

**Implementation Status – Ongoing.**

### Policy 2
In accordance with state law, all development proposals within designated Alquist-Priolo Earthquake Fault Zones shall be accompanied by appropriate geotechnical analysis.

<table>
<thead>
<tr>
<th>Program 2.A</th>
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</thead>
<tbody>
<tr>
<td><strong>Establish a cooperative agreement with the County Geologist, State Geologist, contract state-certified geologist, or contract geological engineer to review and determine the adequacy of geotechnical and fault hazard studies prepared within the City.</strong></td>
</tr>
</tbody>
</table>

**Responsible Agency:** City Engineer/Consulting Engineering Geologist  
**Schedule:** Continuous; Ongoing

**Implementation Status – Completed. In addition, each land development project is required to provide soils and geotechnical report as part of the project.**

### Policy 3
Development in areas identified as being susceptible to slope instability shall be avoided unless adequately engineered to eliminate geotechnical hazards.

<table>
<thead>
<tr>
<th>Program 3.A</th>
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</thead>
<tbody>
<tr>
<td><strong>The City shall make available copies of the General Plan Slope Instability Susceptibility Map and discourage development within areas so designated, or require detailed geotechnical analysis and mitigation measures that reduce potential hazards to insignificant levels.</strong></td>
</tr>
</tbody>
</table>

**Responsible Agency:** Planning Division, City Engineer/Consulting Engineering Geologist  
**Schedule:** Continuous; Ongoing

**Implementation Status – Ongoing, implemented through new grading ordinance.**
Policy 4
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.

Program 4.A
Consult and coordinate with the City of Banning Public Utilities – Water Department, U.S. Geological Survey, and other appropriate agencies to routinely monitor groundwater levels and surface elevations in the City.

Responsible Agency: City of Banning Public Utilities – Water Department, U.S. Geological Survey
Schedule: Continuous; Ongoing
Implementation Status – Ongoing.

Program 4.B
The City shall encourage the preparation of, support and participate in, the study of the temporary surplus of the Beaumont Water Basin and its impact on subsidence.

Responsible Agency: Water Department, Beaumont/Cherry Valley Water District, San Gorgonio Pass Water Agency
Schedule: Ongoing
Implementation Status – Ongoing.

Policy 5
The City shall coordinate and cooperate with public and quasi-public agencies to assure the continued functionality of major utility systems in the event of a major earthquake.

Program 5.A
Maintain working relationships and strategies between the Public Works Department (wastewater and electric), utilities, and other appropriate agencies to strengthen or relocate utility facilities, and take other appropriate measures to safeguard major utility distribution systems.

Responsible Agency: Planning Division, Public Works Department, City Engineer, Public and Quasi-Public Utilities
Schedule: Continuous; Ongoing
Implementation Status – Ongoing, through pre applications and development meetings.

Policy 6
New septic tank leach fields, seepage pits, drainage facilities, and heavily irrigated areas shall be located away from structural foundations and supports to minimize the potential for localized collapse of soils.

Program 6.A
The City shall require that development applications include plans indicating the location of leach fields, seepage pits, drainage facilities, and water-dependent landscaping so that City staff may evaluate the potential for ground saturation.

Responsible Agency: Planning Division, Building Department, City Engineer
Schedule: Continuous; Ongoing
Implementation Status – Through grading review, part of development review process.
Hazardous and Toxic Materials Element (10 programs)

GOAL 1
Maintain and promote measures to protect life and property from hazards resulting from human activities and development.

Policy 1
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.

Policy 2
The City shall continue to conduct and participate in studies with other agencies to identify existing and potential hazards to public health and safety.

Program 2.A
Maintain, coordinate, and update the location of hazardous spills as a result of accident or intentional action, and community evacuation plans.

**Responsible Agencies:** Fire Department, Planning Division, County Health Department

**Schedule:** Continuous; Ongoing

**Implementation Status** Ongoing.

Program 2.B
The Fire Department shall maintain a citywide Emergency Response Program, which provides for emergency services in the event of a hazardous spill or airborne release.

**Responsible Agencies:** Fire Department, City Manager’s Office, County Health Department

**Schedule:** Continuous; Ongoing

**Implementation Status** – SIMS & NEMS ongoing training.

Program 2.C
Coordinate with responsible agencies to assure enforcement of state and federal regulations for the testing and monitoring of underground fuel storage tanks for leakage.

**Responsible Agencies:** Fire Department, state and federal EPA, County Health Department

**Schedule:** Continuous; Ongoing

**Implementation Status** – City is no longer a Certified Unified Program Agency (CUPA) and County inspects all hazardous businesses within the City for compliance.
Policy 3
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.

Program 3.A
Consult with the County of Riverside Department of Health on a quarterly basis to identify existing and new hazardous waste sites within the General Plan study area.

**Responsible Agencies:** Planning Division, Fire Department, County Health Department

**Schedule:** Continuous; Ongoing

**Implementation Status:** Ongoing.

Program 3.B
A Conditional Use Permit shall be required for all new development that generates, transports, uses or stores significant amounts of hazardous materials.

**Responsible Agencies:** Planning Division

**Schedule:** Continuous; Ongoing

**Implementation Status:** Ongoing.

Policy 4
Require and facilitate the adequate and timely cleanup of contaminated sites identified within the City of Banning and its sphere-of-influence.

Program 4.A
Coordinate with responsible county, state and federal agencies to activate cleanup procedures, and monitor the status of cleanup efforts on an ongoing basis.

**Responsible Agencies:** Planning Division, Fire Department, State and federal EPA, County Health Department, California Regional Water Quality Control Board

**Schedule:** Continuous; Ongoing

**Implementation Status:** Ongoing

Policy 5
The City shall designate appropriate access routes to facilitate the transport of hazardous and toxic materials.

Program 5.A
Coordinate with the Fire Department, Police Department, neighboring jurisdictions, and other appropriate agencies to identify segments of highway or local roads that shall be restricted from transporting hazardous and toxic materials in order to preserve public safety.

**Responsible Agencies:** Planning Division, Fire Department, Police Department

**Schedule:** 2015-2016

**Implementation** - Not yet completed.

Program 5.B
Enforce roadway access restrictions and consider the implementation of fines or penalties for violations.

**Responsible Agencies:** Fire Department, Police Department

**Schedule:** 2015-2016

**Implementation Status:** Not yet completed
Policy 6
Continue to promote programs that encourage or educate the public in the proper handling and disposal of household hazardous waste or dangerous materials.

<table>
<thead>
<tr>
<th>Program 6.A</th>
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</thead>
<tbody>
<tr>
<td>Establish a Household Hazardous Waste program through the City’s solid waste contractor.</td>
</tr>
<tr>
<td><strong>Responsible Agencies:</strong> City Manager’s office, solid waste contractor</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> - Ongoing.</td>
</tr>
</tbody>
</table>

Policy 7
The City shall actively oppose plans to establish hazardous or toxic waste dumps, landfills, or industrial processes that may potentially adversely affect the City and its Sphere-of-Influence.

Policy 8
Maintain an inventory and information database, including mapping, of all major natural gas transmission lines and liquid fuel lines within the City limits and Sphere of Influence.

<table>
<thead>
<tr>
<th>Program 8.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall insure that location of all major natural gas transmission lines and liquid fuel lines that run though the City are clearly identified, that right-of-way and maintenance easements are maintained, and that all existing and proposed development are located a safe distance from these lines.</td>
</tr>
<tr>
<td><strong>Responsible Agencies:</strong> Building and Safety, Planning Division, Fire Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Ongoing.</td>
</tr>
</tbody>
</table>
Housing Element (13 Programs)

On January 28, 2014, the City Council adopted Resolution No. 2014-05 approving the 2013-2021 Housing Element, which has been transmitted to State of California Housing and Community Development Department (HCD) for final review and certification. The Annual Housing Element Report for calendar year 2014 will also be transmitted to HCD as part of the General Plan Annual Progress Report submittal.
Land Use Element (17 programs)

GOAL 1
A balanced, well planned community including businesses which provides a functional pattern of land uses and enhances the quality of life for all Banning residents.

Policy 1
The City maintain a land use map which assures a balance of residential, commercial, industrial open space and public lands.

Program 1.A
The city shall annually monitor the remaining capacity of all General Plan land use categories and recommend changes to the City Council as needed.

Responsible Agency: Planning Division, Planning Commission
Schedule: Continuous; Ongoing
Implementation Status – Ongoing.

Program 1.B
The City’s Zoning Ordinance shall directly correspond to General Plan land use designations, and shall be kept consistent with the General Plan.

Responsible Agency: Planning Division, Planning Commission, City Council
Schedule: Continuous; Ongoing
Implementation Status – Ongoing.

Policy 2
The Planning, Public Works and Economic Development staffs shall be closely coordinated, to assure efficient and cost effective processing of applications.

Program 2.A
The City shall develop a Fast Track application process for projects which enhance the City’s economic development. Procedures and timelines shall be provided to qualifying project applicants in writing.

Responsible Agency: Planning Division, Public Works, City Manager’s Office
Schedule: Continuous; Ongoing
Implementation Status – Ongoing and complies with Permit Streamlining Act.

Policy 3
Development in all land use categories shall be of the highest quality.

Program 3.A
The Zoning Ordinance shall include design standards and guidelines which assist the development community in developing high quality projects.

Responsible Agency: Planning Division, Planning Commission, City Council
Schedule: Continuous; Ongoing
Implementation Status – Completed. The current Zoning Ordinance provides design standards and guidelines for residential and commercial development.
Policy 4
Specific Plans shall be required for projects proposing one or more of the following:

a. More than one residential land use designation;

b. A combination of residential, recreational, commercial and/or industrial land use designation; or

c. Extension of infrastructure (water, sewer and roadways) into an area where these do not exist.

Policy 5
All land use proposals shall be consistent with the goals, policies and programs of this General Plan, and with the Zoning Ordinance.

Policy 6
The City shall implement a program for Art in Public Places.

Program 6.A
An Art in Public Places Ordinance shall be prepared and incorporated into the Municipal Code.

| Responsible Agency: | Community Services Department, Planning Division, Planning Commission, City Council. |
| Schedule: | Continuous; Ongoing |
| Implementation Status – Art in Public Places is currently required as part of new development in Downtown Commercial zoning district. Due to lack of funding and staffing the detail of what the Art in Public Places entails is still to be developed. |

Residential Goals, Policies and Programs:

GOAL 1
Preserve and enhance the City’s neighborhoods.

GOAL 2
A broad range of housing types to fill the needs of the City’s current and future residents.

Policy 1
The land use map shall provide a range of housing densities while considering land use compatibility with non-residential land uses.

Policy 2
Projects adjacent to existing neighborhoods shall be carefully reviewed to assure that neighborhood character is protected.

Policy 3
Density transfers resulting in a 50% increase in density shall be permitted in the Residential/Agriculture-Hillside and Rural Residential-Hillside land use designations.
Policy 4
The City’s Zoning Ordinance shall include design standards and guidelines which encourage high quality residential development.

Program 4.A
Design standards and guidelines shall be included in all residential zoning categories.

Responsible Agency: Planning Division, Planning Commission, City Council
Schedule: Continuous; Ongoing
Implementation Status – Design standards and guidelines are contained in current zoning ordinance.

Policy 5
The City shall complete Specific Neighborhood Plans when requested by the neighborhood.

Program 5.A
Develop and implement an outreach program and outline of parameters for Neighborhood Plans.

Responsible Agency: Planning Division, Planning Commission, City Council
Schedule: Pending
Implementation Status – Not implemented due to lack of funding.

Policy 6
The Zoning Ordinance shall include principles, standards and guidelines which allow for creative and flexible design of residential projects, including clustered housing, narrowed local streets, trails, parks and plazas.

Policy 7
The Zoning Ordinance shall include principles, standards and guidelines which provide for high quality, high density mixed use residential development, in the Downtown Commercial zoning designation.

Policy 8
The City will participate in a Community Plan for the Banning Bench with Riverside County and the Banning Bench Community of Interest. Specific development proposals will continue to be processed during its preparation.

Program 8.A
Negotiate with the Banning Bench Community of Interest as part of the Master Plan for either inclusion in the City’s Sphere of Influence or annexation.

Responsible Agency: City Council, Community of Interest
Schedule: Pending
Implementation Status – Not implemented.

Commercial Goals, Policies and Programs:

GOAL 1 - Commercial
Complementary commercial uses which meet the needs of the City’s residents, increase the City’s revenues, and provide a range of employment opportunities.

GOAL 2 - Industrial
A balanced mix of non-polluting industrial land uses which provide local jobs for the City’s residents.
Policy 1
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.

Policy 2
In coordination with the Economic Development Element, the City shall maintain market information, including information on the City’s identified service needs, potential sites, Fast Track System and provide information on those sites to the development community.

<table>
<thead>
<tr>
<th>Program 2.A</th>
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</thead>
<tbody>
<tr>
<td>Develop and maintain an inventory of potential commercial sites, including lands which may require consolidation, and demographic information for use by the Economic Development staff in attracting new businesses to the City.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Responsible Agency:</th>
<th>Planning Division, City Manager’s Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schedule:</td>
<td>Continuous; Ongoing</td>
</tr>
<tr>
<td>Implementation Status – Ongoing.</td>
<td></td>
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</tbody>
</table>

Policy 3
The Zoning Ordinance shall include principles, design standards and guidelines which encourage the development of high quality commercial projects.

Policy 4
The Zoning Ordinance shall include principles, design standards and guidelines, based on the Downtown Design Charrette, which provide for high quality, pedestrian oriented retail development in the Downtown Commercial zoning designation.

Policy 5
The City shall coordinate with the Banning Unified, the Beaumont Unified School Districts and the Mount San Jacinto Community College to provide vocational education to support commercial and industrial businesses in the City and surrounding areas.

Policy 6
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.

Policy 7
The land use map shall include sufficient industrial lands for manufacturing, warehousing and distribution, while carefully considering compatibility with adjacent lands.

Policy 8
Industrial lands shall be located on major roadways with good access to Interstate 10, to assure that potential traffic impacts associated with tractor-trailers are minimized.

Policy 9
The Zoning Ordinance shall include principles, design standards and guidelines which encourage the development of high quality industrial projects.
Policy 10
Industrial campuses and master planned projects are encouraged.

Policy 11
The City shall coordinate with developers and the Railroad to secure railroad spurs.

Policy 12
The City shall adequately regulate sand and gravel operations to assure that their impacts to surrounding development is minimized.

Program 13.A
The City shall establish a formal relationship with the County Geologist or other qualified agency to monitor mineral resource operations under the State Mining and Reclamation Act (SMARA).

| Responsible Agency: Planning Division, Riverside County Geologist |
| Schedule: Continuous; Ongoing |
| Implementation Status – The County no longer monitors or performs annual inspections for the mines in Banning for compliance with SMARA. The City contracted with Aragon Geotechnical, Inc. to perform annual inspection. The annual inspection report identifies the mine’s compliance and non-compliance items. Non-compliance items must be fixed by the mine. |

Public Facilities Goals, Policies and Programs:

GOAL 1
Sufficient and appropriately located public facilities to serve the needs of the City’s residents, businesses and visitors.

Policy 1
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.

Program 1.A
The City shall take a leadership role with the various public and private providers responsible for schools, fire, health and other providers.

| Responsible Agency: Planning Division, City Manager’s Office, City Council, Fire Department, Banning and Beaumont Unified School Districts, County of Riverside, San Gorgonio Memorial Hospital |
| Schedule: Continuous; Ongoing |
| Implementation Status - The Fire Department master plan for expansion based on community growth was approved by the City Council and is continually re-evaluated. The Fire Department has been working with the Finance Department to develop a plan for Fire and Police Community Funding districts in new developments. |

Policy 2
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.

Program 2.A
The City shall, where appropriate, regulate the location of public facilities through conditions of approval.

| Responsible Agency: Planning Division, Public Works Department, Planning Commission, City Council |
| Schedule: Continuous; Ongoing |
| Implementation Status – Ongoing through development review and conditions of approval. |
Open Space Goals, policies and Programs:

GOAL 1

The conservation and management of open space areas to provide recreational opportunities and protect important resources in perpetuity.

Policy 1

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.

Program 1 A

Review development proposals adjacent to designated open space lands and assure that land uses are compatible, and buffers provided when necessary.

Responsible Agency: Planning Division, Public Works Department

Schedule: Continuous; Ongoing

Implementation Status – Ongoing as part of land development review process.

Policy 2

The City shall proactively coordinate with private and public agencies so that lands available for conservation are dedicated appropriately to assure their management in perpetuity.

Program 2.A

The City shall coordinate with land owners and private and public agencies to the greatest extent possible to assure that lands proposed for open space either through donation or purchase are conveyed to the appropriate management agency.

Responsible Agency: Planning Division, City Manager’s Office, County of Riverside, State and Federal Agencies, Land Conservation Agencies

Schedule: Continuous; Ongoing

Implementation Status – Ongoing as part of development review process.

Policy 3

The City of Banning shall protect the peaks and ridgelines within the City, and encourage coordination with adjacent jurisdictions to protect the peaks and ridgelines within the City’s area of influence, to protect the historic visual quality of the hillside areas and natural features of the Pass area.

Program 3.A

The City shall investigate and implement actions and regulations that facilitate hillside development that is compatible with the natural characteristics of the terrain while protecting the significant view sheds, and natural hillside features such as topography, natural drainage, vegetation, wildlife habitats, movement corridors etc.

Responsible Agency: City Council, City Manager’s Office, Planning Division, Public Works Department, City of Beaumont, County of Riverside, Morongo Band of Mission Indians

Schedule: Continuous; Ongoing

Implementation Status – Grading ordinance adopted. Implementation is ongoing.
### Noise Element (10 programs)

**GOAL 1**

A noise environment that complements the community’s residential character and its land uses.

**Policy 1**
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.

<table>
<thead>
<tr>
<th>Program 1.A</th>
<th>Description</th>
<th>Responsible Agency</th>
<th>Schedule</th>
<th>Implementation Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall require building setbacks, the installation of wall and window insulation, soundwalls, earthen berms, and/or other mitigation measures in areas exceeding the City’s noise limit standards for private development projects as they occur.</td>
<td></td>
<td>Planning Division</td>
<td>Continuous; Ongoing</td>
<td>- Ongoing through land development review process.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 1.B</th>
<th>Description</th>
<th>Responsible Agency</th>
<th>Schedule</th>
<th>Implementation Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall maintain and enforce its Noise Control Ordinances that establish community-wide noise standards and identify measures designed to resolve noise complaints.</td>
<td></td>
<td>Planning Division, Code Enforcement, Police Department</td>
<td>Continuous; Ongoing</td>
<td>- Ongoing through land development review process.</td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>Program 1.C</th>
<th>Description</th>
<th>Responsible Agency</th>
<th>Schedule</th>
<th>Implementation Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall use the development review process to assure the use of buffers between sensitive receptors and incompatible land uses.</td>
<td></td>
<td>Planning Division, Planning Commission, City Council</td>
<td>Continuous; Ongoing</td>
<td>- Ongoing through land development review process.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 1.D</th>
<th>Description</th>
<th>Responsible Agency</th>
<th>Schedule</th>
<th>Implementation Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall require that commercial compactors, loading zones, and large trash bins be located at a sufficient distance from residential properties to reduce noise impacts to its acceptable standard.</td>
<td></td>
<td>Planning Division</td>
<td>Continuous; Ongoing</td>
<td>- Ongoing through land development review process.</td>
</tr>
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</table>

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<thead>
<tr>
<th>Program 1.E</th>
<th>Description</th>
<th>Responsible Agency</th>
<th>Schedule</th>
<th>Implementation Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall purchase, maintain and operate its own noise monitoring equipment.</td>
<td></td>
<td>Code Enforcement</td>
<td>Continuous; Ongoing</td>
<td>- Equipment is older prior to 2006 and needs to be updated. There is no funding for this item.</td>
</tr>
</tbody>
</table>
**Policy 2**
The relationship between land use designations in the Land Use Element and changes in the circulation pattern of the City, as well as individual developments, shall be monitored and mitigated.

**Program 2.A**
The City shall develop guidelines and minimal criteria requirements for noise analyses for proposed development projects. Studies shall evaluate project impacts and the effectiveness of proposed mitigation measures.

**Responsible Agency:** Planning Division, Public Works Department

**Schedule:** Continuous; Ongoing

**Implementation Status** – Ongoing through land development review process and through the building code standards.

**Program 2.B**
The City shall periodically review and amend the Land Use Map to assure reasonable land use/noise level compatibility.

**Responsible Agency:** Planning Division

**Schedule:** Annually

**Implementation Status** – Ongoing and is implemented as part of land development review process.

**Policy 3**
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.

**Policy 4**
The City shall maintain a General Plan Circulation Map and assure low levels of traffic within neighborhoods by assigning truck routes to major roadways only.

**Program 4.A**
The City shall review designated primary truck routes and ensure they are clearly marked throughout the community. Except for traffic providing location-specific services and deliveries, construction trucks and delivery trucks shall be limited to designate truck routes, including: Ramsey Street, and those portions of Lincoln Street, Highland Springs Avenue, Hathaway Street, Sunset Avenue, Eighth Street, San Gorgonio Avenue and Hargrave Street so designated.

**Responsible Agency:** Public Works Department, City Engineer

**Schedule:** Annually

**Implementation Status** – Ongoing

**Program 4.B**
The City shall discourage development projects that result in through-traffic in residential neighborhoods.

**Responsible Agency:** Planning Division, Planning Commission, City Council

**Schedule:** Continuous; Ongoing

**Implementation Status** - Ongoing through land development review process.

**Policy 5**
The City shall ensure that flight paths and airport improvements adhere to all local, state and federal noise regulations.
Policy 6
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.

Policy 7
The City shall coordinate with adjoining jurisdictions to assure noise-compatible land uses across jurisdictional boundaries.

Policy 8
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.

Policy 9
The City shall support development that results in grade separated railroad tracks.

<table>
<thead>
<tr>
<th>Program 9.A</th>
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</thead>
<tbody>
<tr>
<td>The City shall assure that new development and project expansions pay their fair share toward grade separations based on their impacts.</td>
</tr>
</tbody>
</table>

**Responsible Agency:** Planning Division, City Engineer

**Schedule:** Continuous; Ongoing

**Implementation Status - Ongoing through land development review process.**
Open Space and Conservation Element (7 programs)

GOAL 1

Open space and conservation lands that are preserved and managed in perpetuity for the protection of environmental resources or hazards, and the provision of enhanced recreational opportunities and scenic qualities in the City.

GOAL 2

A balance between the City’s built and open space environment and local and regional protection and preservation of its unique environment.

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.

<table>
<thead>
<tr>
<th>Program 1.A</th>
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<tbody>
<tr>
<td>The City shall maintain and use Open Space land use designations on the General Plan Land Use Map.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Division, Community Services Department.</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Ongoing, private open space &amp; public parks have been set aside through the Specific Plan process that requires minimum public land set aside.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 1.B</th>
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<tbody>
<tr>
<td>Environmental hazard zones, including earthquake fault lines, floodways and floodplains, steep or unstable slopes, shall be designated as open space on the land use map.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Division</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – These have been identified in the General Plan and no development is permitted in these areas of concern.</td>
</tr>
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<table>
<thead>
<tr>
<th>Program 1.C</th>
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<tbody>
<tr>
<td>Lands on which cultural resources are identified may be preserved as Open Space</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Division</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Ongoing as part of land development review and Specific Plan process.</td>
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<th>Program 1.D</th>
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<tbody>
<tr>
<td>Inventory the costs of land acquisition, maintenance and other administrative functions, and encourage the transfer of public open space and conservation properties to existing land trusts for local property management.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Division, City Council.</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Pending</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Not implemented due to lack of funding and staffing.</td>
</tr>
</tbody>
</table>
Policy 2
The City shall protect natural hillsides above the toe of slope in perpetuity as undeveloped open space, and
shall provide specific parameters under which development can occur within the Rural Residential – Hillside
and Ranch/Agriculture Residential – Hillside land use designations. For purposes of this General Plan, the
toe of slope is defined as the dividing line between rock formations where there is a noticeable break in the
angle of slope from steep to shallow.

Program 2.A
The Zoning Ordinance shall be amended to include detailed provisions for the preservation of natural
hillsides above the toe of slope. These provisions shall include, but not be limited to, density transfers from
hillside areas to developable areas within the same parcel, building prohibitions for lands with grades
exceeding 25%, permitted uses and building standards for developable areas in these hillsides, and grading
parameters in these hillsides.

Responsible Agency: Planning Division, City Engineer, Planning Commission, City Council.
Schedule: Continuous; Ongoing
Implementation Status – Active and ongoing to comply with the Grading Ordinance that was adopted
by the City Council on July 14, 2009.

Program 2.B
The City shall seek recreational usage of desirable hillside lands currently owned by public agencies, such
as the Bureau of Land Management, the United States Forest Service or the County of Riverside; and shall
secure open space lands from private entities by negotiating public access provisions and/or establishing a
density transfer program.

Responsible Agency: City Manager’s Office, Planning Division, City Council
Schedule: Continuous; Ongoing
Implementation Status – Open Space lands from private entities are secured through a Specific Plan
process and development Agreement from private entities.

Policy 3
Ridgelines shall be preserved as permanent open space.

Policy 4
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.

Policy 5
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.

Program 5.A
The Land Use Map and Zoning Ordinance shall regulate development at the boundaries of the planning area
to assure the preservation of a well-defined, functional or visual edge.

Responsible Agency: Planning Division.
Schedule: Continuous; Ongoing
Implementation Status – Ongoing as part of land development review process.

Policy 6
Where practical, new development shall integrate pipeline, above- and under-ground utility corridors and
other easements (including electric, cable and telephone distribution lines) into a functional open space
network.
Policy 7
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.
Parks and Recreation Element (26 programs)

**GOAL 1**
A high quality public park system with adequate land and facilities to provide recreational facilities and activities for the City’s residents.

**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.

**Policy 1**
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 environment.

<table>
<thead>
<tr>
<th>Program 1.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Update the City’s parks master plan to address the proposed and anticipated parks and recreational facilities to be developed within the City.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Community Services Department, Public Works Department, Parks and Recreation Advisory Committee, Planning Commission</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status – Park Master Plan was adopted by the City Council on February 22, 2011.</strong></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 1.B</th>
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<tbody>
<tr>
<td>The parks master plan shall maintain a standard of 5 acres of parkland per 1,000 residents.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Community Services Department, Parks and Recreation Advisory Committee</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status – Standard established in the General Plan and the Parks Master Plan and is implemented as part of land development review process.</strong></td>
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<table>
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<tr>
<th>Program 1.C</th>
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</thead>
<tbody>
<tr>
<td>Include dog parks, tennis courts and golf facilities in Parks Master Planning updates.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Community Services Department, Parks and Recreation Advisory Committee</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status – Addressed in the Parks Master Plan.</strong></td>
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</tbody>
</table>
### Policy 2
The City will distribute parks and recreation facilities in a manner that is convenient to City neighborhoods and balanced within population concentrations.

<table>
<thead>
<tr>
<th>Program 2.A</th>
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<tbody>
<tr>
<td>The location and design of neighborhood parks shall consider neighborhood suggestions and input regarding facility needs, vehicular and pedestrian access, noise and lighting impacts, and public safety.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Community Services Department; Public Works Department; Parks and Recreation Advisory Committee.</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Ongoing.</td>
</tr>
<tr>
<td><strong>Implementation Status –</strong> Active policy, ongoing as developments occur.</td>
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<table>
<thead>
<tr>
<th>Program 2.B</th>
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<tbody>
<tr>
<td>City staff shall identify and prioritize park development projects based upon need, land availability, neighborhood suggestions and funding, and shall encourage the planting of trees as in parks and open spaces.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Community Services Department; Public Works Department; Parks and Recreation Advisory Committee</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Ongoing.</td>
</tr>
<tr>
<td><strong>Implementation Status –</strong> Ongoing. Park projects are reviewed as part of land development review process.</td>
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<thead>
<tr>
<th>Program 2.C</th>
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<tbody>
<tr>
<td>Investigate and identify the broad range of sources of financing and operating revenue, including Development Impact Fees, Mello Roos special districts, public/private ventures, state and federal grant opportunities, developer fees and inter-agency joint use agreements to supplement revenues collected for parks and recreation purposes.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> City Manager’s Office; Parks and Recreation Division; Community Services Department; Banning and Beaumont Unified School Districts</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status –</strong> Under discussion internally.</td>
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<tr>
<th>Program 2.D</th>
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<tbody>
<tr>
<td>Investigate and identify sources of development financing and revenue, including charitable organizations, state and federal grant opportunities to supplement revenues collected for development of parks and recreation facilities and programs.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> City Manager’s Office; Parks and Recreation Division; Community Services Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status –</strong> Ongoing.</td>
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<tr>
<th>Program 2.E</th>
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<tbody>
<tr>
<td>The City will consider the implementation of a Quimby Ordinance for the purchase of park lands for new developments as they occur.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Parks and Recreation Division; Community Services Department, City Council</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status –</strong> Park land dedication is implemented as part of new development through Specific Plan and Development Agreement.</td>
</tr>
</tbody>
</table>
Policy 3
Require developers of new residential projects to provide on-site recreational and/or open space facilities in addition to City-wide park requirements.

Program 3.A
Encourage the planting of trees in parks and open spaces.

**Responsible Agency:** Community Services Department

**Schedule:** Ongoing

**Implementation Status – Ongoing.**

Program 3.B
Recreation facilities within projects will be maintained by the residents within the project either through a homeowners’ association, assessment district or community facilities district.

**Responsible Agency:** Community Services Department

**Schedule:** Ongoing

**Implementation Status – Ongoing.**

Policy 4
Encourage the development of recreational programs and activities that serve all population segments, including children, the elderly and the disabled.

Program 4.A
Develop a community education program for the City’s parks and recreation facilities which focuses on the sense of community which parks and recreation facilities can foster.

**Responsible Agency:** Parks and Recreation Division; Community Services Department

**Schedule:** Annually

**Implementation Status – Ongoing.**

Program 4.B
Develop advertising and publicity programs for recreational programs and events to encourage participation.

**Responsible Agency:** Community Services Department; Public Works Department; Parks and Recreation Advisory Committee

**Schedule:** Annually

**Implementation Status – Ongoing.**

Program 4.C
Develop and distribute educational materials relating to the planting and maintenance of drought tolerant landscaping on private property.

**Responsible Agency:** Community Services Department; Public Works Department; Parks and Recreation Advisory Committee

**Schedule:** Continuous; Ongoing

**Implementation Status – Ongoing and active and is part of the City’s Landscape Design Guidelines.**
**Policy 5**  
The City shall consider alternative methods of providing park and recreational amenities to meet future population demands.

### Program 5.A
Support the development of private recreational ventures that will serve the general population.  
**Responsible Agency:** Planning Department; Community Services Department; Economic Development Department  
**Schedule:** Ongoing  
**Implementation Status** – Addressed in the Parks Master Plan.

### Program 5.B
Develop a program by which the City can accept parkland gifts and dedications that would be beneficial to the community.  
**Responsible Agency:** City Attorney; Planning Department; City Council  
**Schedule:** Continuous; Ongoing  
**Implementation Status** – Addressed in the Parks Master Plan and on a case-by-case basis.

### Program 5.C
Develop a program that establishes public participation in tree or landscaping planting efforts to commemorate special civic occasions.  
**Responsible Agency:** Community Services Department; Public Works Department; Parks and Recreation Advisory Committee  
**Schedule:** Continuous; Ongoing  
**Implementation Status** – Ongoing and on a case-by-case basis; Sun Lakes public tree planting.
**Policy 6**
The City shall develop and implement plans for a coordinated and connected bicycle lane network in the community that allows for safe use of bicycles on City streets.

| Program 6.A |
The City shall inventory all streets for potential Class I, Class II and Class III bikeways, and shall program their installation in its Capital Improvement Program. |
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<tr>
<td><strong>Responsible Agency:</strong> Planning Department; Engineering Division; Public Works Department; Planning Commission; City Council</td>
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<tr>
<td><strong>Schedule:</strong> 2015-2016.</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> - Not completed and addressed in the Parks Master Plan.</td>
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</table>

| Program 6.B |
Class I bikeways and sidewalks should be installed on both sides of Wilson Street, Ramsey Street, and Lincoln Street, and other major streets where sufficient right-of-way is available. |
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<tbody>
<tr>
<td><strong>Responsible Agency:</strong> Engineering Division; Public Works Department</td>
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<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Not completed and addressed in the Parks Master Plan.</td>
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</tbody>
</table>

| Program 6.C |
Class II bikeways and sidewalks should be designated on all existing arterial streets that have sufficient width to safely accommodate bicycle travel lanes. |
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<tbody>
<tr>
<td><strong>Responsible Agency:</strong> Planning Department; Engineering Division; Public Works Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Not completed and addressed in the Parks Master Plan.</td>
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</tbody>
</table>

| Program 6.D |
The City should designate Class III bikeways only where Class I and Class II facilities are not feasible. |
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<tbody>
<tr>
<td><strong>Responsible Agency:</strong> Planning Department; Public Works Department</td>
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<tr>
<td><strong>Schedule:</strong> Continuous.</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Not completed and addressed in the Parks Master Plan.</td>
</tr>
</tbody>
</table>

**Policy 7**
The City should continue to work with the Morongo Band of Mission Indians and neighboring cities and communities to create a regional bicycle and trail network.
Policy 8
The City shall provide for a comprehensive, interconnected recreational trails system suitable for bicycles, equestrians and/or pedestrians.

Program 8.A
Evaluate the practicality of utilizing flood control channels for multi-use trails, where flooding and safety issues can be accommodated, and negotiate inter-agency agreements for this purpose.

**Responsible Agency:** Planning Department

**Schedule:** Continuous; Ongoing

**Implementation Status – Ongoing, requirement.**

Program 8.B
Evaluate the practicality of developing a multi-use trails system along the Banning Bench adjacent to and extending into San Bernardino National Forest lands, where environmental and safety issues can be accommodated, and negotiate inter-agency agreements with the U.S. Forest Service for this purpose.

**Responsible Agency:** Planning Department, U.S. Forest Service/San Bernardino National Forest

**Schedule:** Continuous; Ongoing

**Implementation Status – Included in the adopted Parks Master Plan.**

Program 8.C
Establish a multi-purpose trail between Dysart Park and Smith Creek Park, suitable for equestrian, bicycle and pedestrian use.

**Responsible Agency:** Community Services Department; Public Works Department; Parks and Recreation Advisory Committee

**Schedule:** Continuous; Ongoing

**Implementation Status – Ongoing.**

Policy 9
Motorized vehicles shall be prohibited on City trails.

Program 9.A
The City shall develop a non-motorized trail system and associated ordinances and other required implementation programs.

**Responsible Agency:** Public Works Department, Planning Commission, City Council

**Schedule:** Continuous; Ongoing

**Implementation Status – Included in the adopted Parks Master Plan.**

Program 9.B
The non-motorized trail system shall be funded, to the greatest extent possible, by new development.

**Responsible Agency:** Public Works Department

**Schedule:** Continuous; Ongoing

**Implementation Status – Ongoing as part of land development review process.**

Program 9.C
The routing and facilities required in the non-motorized trail system Plan shall be incorporated into the Development Impact Fee when the Plan is adopted.

**Responsible Agency:** Public Works Department

**Schedule:** Continuous; Ongoing

**Implementation Status – Not yet completed.**
Police and Fire Protection Element (5 programs)

GOAL 1
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.

Policy 1
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.

Program 1.A
On an annual basis, consult and coordinate long-term planning with the Police and Fire departments regarding the optimal location of future police and fire stations, equipment, paramedic/ambulance service, and to ensure that levels of staffing are adequate.

<table>
<thead>
<tr>
<th>Responsible Agency:</th>
<th>City Manager, Police Department, Fire Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schedule:</td>
<td>Ongoing</td>
</tr>
</tbody>
</table>

Implementation Status - Ongoing. The new police station has been built and occupied. The Fire Department has developed a long-range master plan that outlines the number and placement of fire stations. The master plan was approved by the City Council. The Fire Department uses the master plan to identify fire station requirements when proposed developments are presented. Recent City budgetary concerns have required that the Fire Department consider lowering the number of Stations originally approved in the master plan thereby lowering what it feels is the appropriate level service for Banning residents and explores regional coordination efforts with other cities and the county. Working with Pardee on fire station location within their project to make it more regionalized with Beaumont, Banning and the County for location and cost controls. One best fiscal option for this project is to re-occupy the existing fire station on Wilson Street so personnel and equipment can be added without building a new fire station for the this project.
**Policy 2**  
The City shall review all proposals for new or significant remodeling projects for potential impacts concerning public safety.

<table>
<thead>
<tr>
<th>Program 2.A</th>
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<tbody>
<tr>
<td>The City shall continue to monitor levels of development in the planning area to assess the need for new fire stations.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Department, Fire Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> - The Fire Department has developed a long-range master plan that outlines the number and placement of fire stations. The master plan was approved by the City Council. The Fire Department uses the master plan to identify fire station requirements when proposed developments are presented. Recent City budgetary concerns have required that the Fire Department consider lowering the number of stations originally approved in the master plan thereby lowering what it feels is the appropriate level service for Banning residents or explores regional coordination efforts with other cities and the county.</td>
</tr>
</tbody>
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<tr>
<th>Program 2.B</th>
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<tbody>
<tr>
<td>All development applications shall be routed to the Police and Fire Departments for comment as part of the application review process.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Department, Fire Department, Police Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> - All development proposals are routed to the Police Department and Fire Department for comments.</td>
</tr>
</tbody>
</table>

**Policy 3**  
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.
Policy 4
All proposed development projects shall demonstrate the availability of adequate fire flows prior to approval.

Program 4.A
Coordinate with the City of Banning Utility Department – Water Division and the Banning Heights Mutual Water Company to ensure availability of adequate water supplies and pressures for fire flows for all existing and proposed development.

Responsible Agency: Planning Department, Fire Department, City of Banning Utility Department – Water Division, Banning Heights Mutual Water Company, and Building Department.

Schedule: Ongoing

Implementation Status - All projects are conditioned to meet appropriate fire flow requirements. The Water Department must verify that the required flow can be met.

Program 4.B
Proposed projects in hilly areas with potential access problems, and/or lack of sufficient water and/or water pressure, may require special on-site fire protection measures. Such measures shall be specified during project review.

Responsible Agency: Planning Department, Fire Department

Schedule: Ongoing

Implementation Status – The City Fire Code requires that any building located more than 10 minutes response time from the closest fire station shall have automatic fire sprinkler system installed throughout the building. The Fire Department requires that developers have in place adequate water systems to support fire protection needs. Effective January 1, 2011, an automatic residential fire sprinkler system shall be installed in all new one-and-two family dwellings in accordance with the 2010 California Residential Code (Title 25, Part 2.5)

Policy 5
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. (All development proposals routed to Police Department for comment.)

Policy 6
The City shall continue to support and promote community-based crime prevention programs as an important augmentation to the provision of professional police protection services. (Ongoing through Neighborhood Watch Program and Banning Police Activities League BPAL)

Policy 7
The City shall periodically review the level, quality, innovation and cost-effectiveness of police and fire protection services, including contract services.

Policy 8
The Police and the Fire Departments shall closely coordinate and cooperate with the City and County emergency preparedness teams and shall assure the most effective emergency response practical. (Ongoing training and coordination with all parties involved.)

Policy 9
The Fire Department shall maintain a 5-minute response time.
Policy 10
The Police Department shall maintain a level of service (LOS) goal of 2.0 sworn officers per 1000 residents. (It is recommended that LOS goal be changed to 1.5.)

Policy 11
The Fire Department Ambulance Services shall maintain a 5-minute response time.

Policy 12
The City shall investigate the requirements for an International Organization for Standardization (ISO) rating specifically for the City.

Policy 13
The City shall continue to pursue grant positions for the Police Department.

Policy 14
The City shall pursue all funding mechanisms to fund the need for police and fire services generated by new development.
Public Buildings and Facilities Element (5 programs)

GOAL 1

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.

Policy 1

The Land Use Element shall consider the long-term availability of sites for future public and quasi-public buildings, infrastructure, and other facilities.

Program 1.A

The City shall review its official Land Use Map and development patterns every five years to assure the availability of adequate sites for future public and quasi-public buildings, infrastructure, and other facilities. The City shall confer and coordinate with utilities and other public and quasi-public agencies regarding their long-term needs.

Responsible Agency: Community Development Department, Public Works Department, Electric Department, Banning Heights Mutual Water Company, SCE, SCG, Verizon, Time Warner

Schedule: Continuous; Ongoing

Implementation Status – Ongoing. Recommendations of city-approved master plans of facilities such as parks, recreation, sewer, and water will be incorporated into future development as part of land development review process.

Policy 2

Continue to identify and evaluate viable, long-term funding mechanisms that 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.

Program 2.A

The City shall explore the possibility of establishing a New Construction tax for the purpose of establishing an ongoing funding source for adequate provision of public buildings and utilities associated with new development.

Responsible Agency: City Council, Finance Department, Public Works Department, Building Department.

Schedule: Continuous; Ongoing

Implementation Status – Not yet completed.

Program 2.B

The City shall pursue and encourage joint-use facilities with other local agencies.

Responsible Agency: Community Services Department, Banning and Beaumont Unified School Districts

Schedule: Continuous; Ongoing

Implementation Status – Joint use with Banning Unified School District.
Policy 3
Coordinate with public utility providers and other public/quasi-public agencies to assure that utility buildings and facilities are compatible with the surrounding landscape.

Program 3.A
The City shall establish and maintain close working relationships with utility purveyors and other public and quasi-public agencies serving the City to assure the least intrusive integration of related buildings and facilities into the community.

**Responsible Agency:** Community Development Department, Public Works Department, Banning Heights Mutual Water Company, SCE, SCG, Verizon, Time Warner

**Schedule:** Immediate; Continuous

**Implementation Status - Ongoing.**

Program 3.B
All new maintenance and utility facilities (and their signage) shall be integrated into the surrounding environment using landscape treatments, architectural elements, and/or other appropriate design mechanisms. Whether as a regulatory or advisory function, design plans shall be reviewed by the Community Development Department.

**Responsible Agency:** Community Development Department, Public Works Department, Banning Heights Mutual Water Company, SCE, SCG, Verizon, Time Warner

**Schedule:** Immediate; Continuous

**Implementation Status – Active as it is implemented.**

Policy 4
All public buildings and facilities shall comply with the same development standards as private development.

Policy 5
Encourage the undergrounding of all utility lines and the undergrounding or screening of transformers/facilities.

Policy 6
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.

Policy 7
The Zoning Ordinance shall be reviewed to facilitate the location of public buildings and offices in a centralized location near the Civic Center.
GOAL 1

The provision of quality school and library facilities in the City that is accessible, safe and conveniently located within the community.

Policy 1

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.

Program 1.A

The City shall review and advise the Banning and Beaumont Unified School Districts on their master plans, development proposals and environmental documentation, and shall otherwise coordinate and cooperate with the Districts to assure the provision of safe, conveniently located and effective educational facilities.

**Responsible Agency:** Banning and Beaumont Unified School Districts, Planning Department, City Council

**Schedule:** Ongoing

**Implementation Status** – Working with Banning Unified School District for coordination & MSJC.

Policy 2

Continue to work with the Banning Unified School District to amend the District’s boundary to encompass all lands within its corporate limits and sphere of influence.

Program 2.A

Maintain effective communication with Banning Unified School District staff and board members to lobby for amendment of the District’s boundary.

**Responsible Agency:** Banning Unified School District, Planning Department, City Council, Beaumont Unified School District

**Schedule:** Ongoing

**Implementation Status** – The amendment to the School District’s boundary was pursued but not successful.

Program 2.B

Establish an organized committee comprised of City officials, interested community members and leaders and Banning Unified School District staff and board members to lobby for amendment of the District’s boundary.

**Responsible Agency:** City Council, City Manager’s Office, Banning Unified School District

**Schedule:** Ongoing

**Implementation Status** – The amendment to the School District’s boundary was pursued but not successful.
**Policy 3**
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.

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<thead>
<tr>
<th><strong>Program 3.A</strong></th>
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<tbody>
<tr>
<td>The City shall routinely evaluate and update the Land Use Element to assure that school and library sites are compatible with surrounding land uses, arterial roadways and other significant noise generators.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Ongoing</td>
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<tr>
<td><strong>Implementation Status – Ongoing.</strong></td>
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<tr>
<th><strong>Program 3.B</strong></th>
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<tr>
<td>The City shall work closely with the District to improve the safety of students traveling to and from school over the railroad tracks, and shall strive to provide separate, safe pedestrian and bicycle access, particularly in the vicinity of the high school.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Department, Public Works Department, City Council</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Ongoing</td>
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<tr>
<td><strong>Implementation Status – Ongoing.</strong></td>
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<th><strong>Program 3.C</strong></th>
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<tbody>
<tr>
<td>To maximize the safety of students, parents, school staff and the general public, the City shall coordinate with the Banning Unified School District to maintain an adequate staff of school resource officers responsible for monitoring and patrolling school campuses during appropriate school hours.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Banning Unified School District, Police Department, Beaumont Unified School District</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status - Active and ongoing.</strong></td>
</tr>
</tbody>
</table>

**Policy 4**
The City shall cooperate in securing school impact fees from developers, in accordance with state law.

**Policy 5**
The City shall pro-actively work with the Banning Unified School District to improve the level and quality of education wherever possible.

**Policy 6**
The City shall encourage and support local higher education institutions that enhance general, career and vocational skills, employment opportunities and personal growth.

**Policy 7**
The City shall cooperate with Banning Unified School District, the Riverside Office of Education, and Mt. San Jacinto College to facilitate the establishment of a community education committee, which will develop a mission statement and process of committee activities. The committee’s essential goal shall be to enhance the provision of quality education to all students in the City.

**Policy 8**
As appropriate, the City shall pursue agreements with the school districts to assist in the purchase, lease or joint use of land and facilities for school and recreational purposes, and to provide the neighboring community with access to recreational facilities and open space during non-school hours.
Policy 9
The City shall support and facilitate the development of youth programs to provide quality after-school programs and facilities.

Program 9.A
The City shall establish a committee comprised of education professionals, elected and appointed officials, and County and City staff, and shall explore the possibility of establishing after-school programs targeted towards providing educational, recreational and personal development programs for school-aged children.

<table>
<thead>
<tr>
<th>Responsible Agency:</th>
<th>Banning Unified School District, City Council, Riverside County Office of Education, Community Services Department, Beaumont Unified School District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schedule:</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Implementation Status – Active and ongoing coordination.</td>
<td></td>
</tr>
</tbody>
</table>

Policy 10
The City will encourage the Library Board to confer and coordinate with Mt. San Jacinto College to explore the provision of library services, and cooperative efforts with the Banning Public Library, in conjunction with the proposed MSJC Education Center.

Policy 11
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.

Policy 12
Recognizing the importance of the library system for educational and cultural development within the community, the City shall explore the need for and feasibility of expanded library facilities and resources, including the potential for and appropriateness of accessing on-line resources associated with the Riverside County library system.
Water Resources Element (11 programs)

**GOAL 1**

A balance of development which assures the maintenance of the water supply and its continued high quality.

**Policy 1**

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.

<table>
<thead>
<tr>
<th>Program 1.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>In accordance with the 2003 Determination of Maximum Perennial Yield for the City of Banning, the City shall implement an annual ground water audit. This process involves evaluating groundwater level trends, production rates, ground water quality or other aquifer/well/pump considerations from the previous year (the water audit should be performed six months prior to the start of the water accounting year) and using this information to make recommendations for pumping in the following year.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Public Utilities Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – The Maximum Perennial Yield was updated on March 29, 2011 as part of the Urban Water Management Plan that was adopted by the City Council on June 28, 2011.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 1.B</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall develop construction plans and cost estimates for the construction of recycled water facilities for both Phase I and II, and make them available to the development community.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Public Utilities Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Plans are complete and are awaiting funding.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 1.C</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall coordinate with the San Gorgonio Pass Water Agency and other appropriate agencies to assure that the City’s SWP water can be delivered.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Department, Public Utilities Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Active and ongoing and the City is receiving 1200 acre feet per year.</td>
</tr>
</tbody>
</table>
Policy 2
The City shall require the use of drought-tolerant, low water consuming landscaping as a means of reducing water demand for new development.

Program 2.A
Continue to implement the City’s Water Efficient Landscape Ordinance by requiring the use of native and drought-tolerant planting materials and efficient irrigation systems.

Responsible Agency: Public Utilities Department, Planning Department
Schedule: Continuous; Ongoing
Implementation Status – Ordinance adopted and being implemented.

Program 2.B
The City shall coordinate and cooperate with the San Gorgonio Pass Water Agency, Banning Heights Mutual Water Company and the Beaumont-Cherry Valley Water District to expand and strengthen educational/public relations programs regarding the importance of water conservation and water-efficient landscaping.

Responsible Agency: Public Works Department, Planning Department, Banning Heights Mutual Water Company, Beaumont-Cherry Valley Water District
Schedule: Continuous; Ongoing
Implementation Status – Ongoing.

Policy 3
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.

Program 3.A
Coordinate with the Banning Heights Mutual Water Company regarding the future expansion of recycled wastewater treatment facilities to serve existing and new development projects in the City.

Responsible Agency: Planning Department, Public Works Department, Banning Heights Mutual Water Company
Schedule: Continuous; Ongoing
Implementation Status – No projects identified – will be available for future coordination; expansion is coordinated and conditioned for appropriate projects.

Program 3.B
Aggressively pursue all sources of funding to allow for the installation of a comprehensive recycled water distribution system throughout the City.

Responsible Agency: Public Works Department, City Manager’s Office
Schedule: Continuous; Ongoing
Implementation Status – Ongoing.

Program 3.C
The City shall study the potential of providing incentives to developers and property owners for the installation of on-site recycled water reclamation systems. Recycled water systems include the reuse of water from sources such as sink drains, dishwashers and washing machines for irrigation purposes.

Responsible Agency: Public Utilities Department, City Manager’s Office
Schedule: Continuous; Ongoing
Implementation Status – Ongoing.
**Policy 4**
Require that all new development be connected to the sewage treatment system, or install dry sewers until such time as that connection is possible.

**Policy 5**
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.

<table>
<thead>
<tr>
<th>Program 5.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enforce regulations and guidelines for the development and maintenance of project-specific on-site retention/detention basins which implement the NPDES program, enhance groundwater recharge, complement regional flood control facilities, and address applicable community design policies.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Public Utilities Department, Planning Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Ongoing and required as conditions for all projects.</td>
</tr>
</tbody>
</table>

**Policy 6**
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 on potential groundwater contaminating sources.

<table>
<thead>
<tr>
<th>Program 6.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop and maintain a system to share records and technical information with the San Gorgonio Pass Water Agency, Banning Heights Mutual Water Company and the Beaumont-Cherry Valley Water District, CRWQCB and other appropriate agencies regarding all sites that have the potential to contaminate groundwater resources serving the City.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Public Works Department, the San Gorgonio Pass Water Agency, Banning Heights Mutual Water Company and the Beaumont-Cherry Valley Water District, California Regional Water Quality Control Board</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Ongoing and active.</td>
</tr>
</tbody>
</table>

**Policy 7**
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.

**Policy 8**
Encourage water conservation in existing development.

<table>
<thead>
<tr>
<th>Program 8.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Establish incentive programs for conversion of existing buildings to water conserving fixtures and landscaping.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Public Utilities – Water Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Ongoing.</td>
</tr>
</tbody>
</table>
Water and Waste Water and Utilities Element (10 programs)

GOAL 1

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.

Policy 1

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.

<table>
<thead>
<tr>
<th>Program 1.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support the efforts of the City Utility Department-Water Division, San Gorgonio Pass Water Agency, Banning Heights Mutual Water Company and Beaumont/Cherry Valley Water Agency to develop alternative resources for groundwater recharge, and to expand and construct facilities for the treatment and distribution of reclaimed and/or recycled water.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Utility Department-Water Division, Banning Heights Mutual Water Company, Public Works Department, San Gorgonio Pass Water Agency</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status – Ongoing and active.</strong> The Public Works Department plans to have the last two segments of the irrigation water line installed in 2015/2016.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 1.B</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City, its Utility Department-Water Division, San Gorgonio Pass Water Agency, and Banning Heights Mutual Water Company shall continue and extend their efforts to increase domestic water conservation by expanding efforts to promote the use of water efficient landscaping in all development, and the installation of efficient water-using technologies in new and substantially remodeled structures.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Utility Department-Water Division, San Gorgonio Pass Water Agency, Banning Heights Mutual Water Company, Public Works Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status - Ongoing and active.</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 1.C</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City, its Utility Department-Water Division and Banning Heights Mutual Water Company shall evaluate and, as appropriate, implement actions and regulations that facilitate residential and business retrofits of landscaping/irrigation and water-using appliances/processes that significantly increase water use efficiencies.</td>
</tr>
<tr>
<td><strong>Responsible Agencies:</strong> Utility Department-Water Division, Banning Heights Mutual Water Company, Public Works Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status - Ongoing.</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 1.D</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall provide water customers with incentives for the conservation of water.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Utility Department-Water Division</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status - Ongoing and active.</strong></td>
</tr>
</tbody>
</table>
**Policy 2**
Sewer connection shall be required at the time a lot is developed when service is available.

<table>
<thead>
<tr>
<th>Program 2.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>To the greatest extent practical, the City and its Utility Department-Sewer Division shall require new development to extend and connect to sewer lines rather than permitting the installation of on-lot septic tanks. In the event on-lot septic systems are required, development shall be required to install “dry sewers” and pay connection fee in anticipation of future sewer main extensions.</td>
</tr>
<tr>
<td><strong>Responsible Agencies:</strong> Utility Department-Sewer Division, Public Works Department, Riverside County Environmental Health Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status - Ongoing and active.</strong></td>
</tr>
</tbody>
</table>

**Policy 3**
In the event a sewer line exists in the right-of-way where a for-sale residential unit is served by a septic system, the septic system shall be properly abandoned prior to a sale and/or close of escrow, and the unit shall be connected to the sewer system.

<table>
<thead>
<tr>
<th>Program 3.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Building and Public Works Departments shall establish procedures for identifying home sales, and shall publicize the requirement for connection of sewers with the mortgage companies and escrow companies of the area.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Building Department, Public Works Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status - Ongoing.</strong></td>
</tr>
</tbody>
</table>

**Policy 4**
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.

<table>
<thead>
<tr>
<th>Program 4.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall coordinate its Capital Improvement Program with those of local utility and service providers to assure cost-effective and adequate capacity of services and facilities for future growth and development.</td>
</tr>
<tr>
<td><strong>Responsible Agencies:</strong> Public Works Department, Utility Department, Banning Heights Mutual Water Company, other utilities and service providers</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status - Ongoing.</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 4.B</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall coordinate with appropriate public and quasi-public agencies and utilities in conducting ongoing assessments of infrastructure capacity and evaluating expansion and improvements needed to carry out responsible growth management.</td>
</tr>
<tr>
<td><strong>Responsible Agencies:</strong> Public Works Department, Utility Department, Banning Heights Mutual Water Company, other utilities and service providers</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status - Ongoing.</strong></td>
</tr>
</tbody>
</table>
**Policy 5**
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.

<table>
<thead>
<tr>
<th>Program 5.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall encourage the consolidation of underground utility lines and other subsurface transmission facilities to limit the impacts of these facilities on the disruption of traffic and roadways.</td>
</tr>
<tr>
<td><strong>Responsible Agencies:</strong> Public Works Department, Utility Department, Banning Heights Mutual Water Company, SCE, SCG, other utilities and service providers</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status - Ongoing and active.</strong></td>
</tr>
</tbody>
</table>

**Policy 6**
The City shall proactively support the widespread integration of energy resource conserving technologies throughout the community.

<table>
<thead>
<tr>
<th>Program 6.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall investigate and, as appropriate, implement actions and regulations that facilitate residential and business conservation strategies and the implementation of technology retrofits that significantly increase efficiencies in energy use.</td>
</tr>
<tr>
<td><strong>Responsible Agencies:</strong> Planning and Public Works Departments, Utility Department, Banning Heights Mutual Water Company, SCE, SCG, other utilities and service providers</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status - Ongoing and active.</strong></td>
</tr>
</tbody>
</table>

**Policy 7**
The City shall continue to confer and coordinate with its solid waste service franchisee to maintain and, if possible, exceed the provision of AB 939 by expanding recycling programs that divert valuable resources from the waste stream and returning these materials to productive use.

**Policy 8**
The City shall support, and to the greatest extent practical, shall encourage commercial and industrial businesses to reduce and limit the amount of packaging and potential waste associated with product sale and production.

**Policy 9**
Utility lines on scenic roadways, major streets and in the downtown shall have primary consideration for undergrounding.

**Policy 10**
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 viewsheds impacts and environmental hazards.
**Policy 11**  
The City shall encourage the planning, development and installation of state-of-the-art telecommunications and other broadband communications systems as essential infrastructure.

**Policy 12**  
The City shall encourage in others and itself the use of alternative fuel vehicles.

**Policy 13**  
The City shall investigate lower cable rates for ungated neighborhoods.

**Policy 14**  
The City shall encourage alternative energy use for individual property owners and consider developing an incentive program.
Wildland Fire Hazard Element (15 programs)

GOAL 1

Protect human life, land, and property from the effects of wildland fire hazards.

Policy 1
The City shall establish and maintain an information database containing maps and other information which describe fire hazard severity zones, fire threat zone, and other wildfire hazards occurring within the City boundaries, sphere-of-influence and planning area.

| Program 1.A |
| Consult and coordinate with surrounding communities, the State Board of Forestry and Fire Protection, California Department of Forestry and Fire Protection, Riverside County Fire Department, other applicable state and federal agencies to establish, improve and routinely update the database |
| **Responsible Agency:** Planning Department, Banning Fire Department, Beaumont Fire Department, State Board of Forestry and Fire Protection, California Department of Forestry and Fire Protection, Riverside County Fire Department, Morongo Band of Mission Indians. |
| **Schedule:** Continuous; Ongoing |
| **Implementation Status** - A new severity zone map has been developed by the California Department of Forestry and Fire Protection (CalFire) and was adopted by the City Council on 10/28/08. The revised map went into effect July 1, 2008. Revisions to the Map will be ongoing as development occurs but at a minimum of every 5 years. |

| Program 1.B |
| The City shall make available copies of the Fire Severity Map and discourage development within areas so designated, or require detailed mitigation measures that reduce potential hazards to insignificant levels. |
| **Schedule:** Immediately; Ongoing |
| **Implementation Status** - The current map, produced by the State, is currently available to view at the fire department at City Hall. The City Council approved fire severity map will also be a public document. The City adopted the State Code in early 2011 for building standards within the fire hazard areas. The current handout will be revised to reflect the new code. With the new CFC and residential sprinkler codes this issue has been updated in 2011 along with the Fire Hazard Severity map being available on line at [ftp://frap.fire.ca.gov/projects/hazard/fhz.php](ftp://frap.fire.ca.gov/projects/hazard/fhz.php) |

| Program 1.C |
| Prepare an informational handout to be distributed to developers, property owners, and other appropriate parties, which describes the need for and design of fire safe developments. |
| **Responsible Agency:** Planning, City Engineer, Fire Department |
| **Schedule:** Continuous; Ongoing |
| **Implementation Status** - The Fire Department has developed a one-page handout briefly describing the requirements. The handout will be revised to match the new building code requirements. |
Program 1.D
Establish and maintain a program by which all potentially hazardous structures, which pose a threat due to inadequate fire hazard construction are identified, inventoried, and retrofitted with fire retardant materials. Program shall include informational handouts describing appropriate methods of retrofitting and possible sources of funding to facilitate the rehabilitation of such structures.

**Responsible Agency:** Building and Safety Department, City Engineer, Fire Department

**Schedule:** 2015-2016

**Implementation Status** – *Nothing done at this time.*

**Policy 2**
Ongoing 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.

Program 2.A
Cooperate with all neighboring agencies in order to identify opportunities for fuel breaks in very high hazard severity zones and to ensure that fire breaks are provided where necessary and appropriate.

**Responsible Agency:** Fire Marshall, City of Beaumont, County of Riverside, Morongo Band

**Schedule:** Continuous; Ongoing

**Implementation Status** – Approximately 2½ years ago, the Fire Marshal met with representatives from CalFire/Riverside County Fire and San Bernardino County Fire, and the U.S. Forest Service to discuss fuel modification projects in the wildland areas north of Banning from Yucaipa to the Morongo Reservation. For budget cycle 2004-2006 the City Fire Marshal proposed a 4 year fuel break construction project in Banning Canyon. The Council approved financing for the project. When funding was requested to continue for the final 2 years of the project, it was denied. Fuel break Projects to the northwest of Banning are being done by CalFire but have little effect toward the protection of the watershed in Banning Canyon. The Fire Department is working with the county fire hazard reduction coordinator for projects within the pass area. The current truck trail system is being improved to maintain access and provide a break in the fuel.

Program 2.B
Development proposals shall be transmitted to the Police Department and the City Fire Marshal, and input shall be incorporated into project design or conditions of approval, as appropriate.

**Responsible Agency:** Building and Safety Department, Planning Department, Police Department, Fire Department

**Schedule:** Ongoing

**Implementation Status** – All development proposals are routed to the Fire Department for comments.

Program 2.C
The Police and Fire Departments shall closely coordinate and cooperate with the City and County emergency preparedness teams and shall assure the most effective disaster response practical.

**Responsible Agency:** City Manager’s office, Fire Department, Police Department, County of Riverside, PASSCOM

**Schedule:** Immediately; Ongoing

**Implementation Status** – The Fire Department’s Disaster Preparedness Bureau has completed the City’s Emergency Operations Plan. The Department has an ongoing training program for City Employees and City residents. Coordination with local disaster preparedness organizations and County OES is ongoing. The Fire Department evaluates all projects to ensure adequate egress in emergency situations. The City’s Emergency Operations Plan (EOP) was updated November 2011.
**Program 2.D**
Contact and establish working relationships and strategies with Banning Heights Mutual Water Company, High Valley Water District, public utilities, and other appropriate agencies to strengthen or relocate utility facilities, and take other appropriate measures to safeguard major utility distribution systems to the greatest extent practical.

**Responsible Agency:** Planning Department, Public Works Department, City Engineer, Public and Quasi-Public Utilities

**Schedule:** Continuous; Ongoing

**Implementation Status – Active and ongoing.**

**Program 2.E**
Encourage and cooperate with CalTrans and the railroad to reduce hazardous fuel loads (vegetation) near bridges, roadways, rail lines and state highways, which may be subject to closure during major wildland fire events.

**Responsible Agency:** Public Works Department, Fire Department, City Engineer, CalTrans, railroad

**Schedule:** Continuous

**Implementation Status – Active and ongoing.**

**Program 2.F**
The public will be educated regarding disaster prevention and emergency responses including evacuation procedures.

**Responsible Agency:** Police and Fire Departments, School Districts, PassCom

**Schedule:** Immediately; Ongoing

**Implementation Status – Active and ongoing.**

**Policy 3**
Continue to identify wildfire hazard areas, and to enforce special standards for construction in wildland fire hazard areas.

**Program 3.A**
New and substantially remodeled structures or developments shall incorporate wildfire prevention design techniques, such as the use of “defensible space,” fire retardant sidings, optimal site planning and building orientation, landscaping orientation, and other design approaches to reduce wildfire hazards.

**Responsible Agency:** Building and Safety Department, Planning Department, Police Department, Fire Department

**Schedule:** Ongoing

**Implementation Status – Active and ongoing with land development review.**

**Program 3.B**
Require that adequate emergency vehicle access and evacuation routes be available with approval of any new development.

**Responsible Agency:** Building and Safety Department, Planning Department, Police Department, Fire Department

**Schedule:** Ongoing

**Implementation Status – Active and ongoing.**

**Program 3.C**
The City shall adopt standard requirements for all development proposals in High Fire Hazard Areas,
including requirements for the preparation of Fire Protection Plans prior to the approval of Tentative Tract Maps, Tentative Parcel Maps, or other land use permits.

**Responsible Agency:** Fire Marshal  
**Schedule:** 2015-2016  
**Implementation Status – Active and ongoing.**

### Policy 4
The City shall make every attempt to assure that adequate water supplies and pressures are available during a fire, earthquake or both.

**Program 4.A**  
Coordinate with Banning Heights Mutual Water Company, High Valley Water District and other agencies responsible for supplying water to the region to assure sufficient water supplies and pressures are available to provide adequate fire flows for all existing and proposed development.  
**Responsible Agency:** Public Works Department, Building and Safety Department, Planning Department, Fire Department, Banning Heights Mutual Water Company, High Valley Water District  
**Schedule:** Ongoing  
**Implementation Status – Active and ongoing.** As part of the development process, larger developments are required to prepare Water Supply Assessment studies and to analyze required fire flow demands and pressures for the development project.

**Program 4.B**  
Special on-site fire protection measures may be required on well vegetated, hilly areas with slopes of 10 percent or greater, with possible access problems, and/or a lack of sufficient water and/or water pressure. Such measures shall be specified during project review.  
**Responsible Agency:** Building and Safety Department, Planning Department, Fire Department, Banning Heights Mutual Water Company, High Valley Water District  
**Schedule:** Ongoing  
**Implementation Status – Active and ongoing with development project.**
ATTACHMENT 3
2013-2021 Housing Element (Goals and Policies)
2013 - 2021
HOUSING ELEMENT

CITY OF BANING

DECEMBER 9, 2014
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A. Introduction

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

Purpose of the Housing Element

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

Scope and Content of the Housing Element

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

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

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

- Recognition by local governments of their responsibility in contributing to the attainment of State housing goals;
Preparation and implementation of City and County Housing Elements that are coordinated with State and federal efforts to achieve State housing goals;

Participation by local jurisdictions in implementation efforts to attain State housing goals; and

Cooperation between local, regional and state agencies to address housing needs.

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

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

**RELATED PLANS AND PROGRAMS**

**REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)**

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

**RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS**

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

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

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

As required by state law, internal consistency is maintained among the various elements of the General Plan. For example, the framework for residential development established in the Land Use Element is reflected in the land inventory analysis of the Housing Element. The Land Use Element identifies residential land use designations at various densities that will facilitate the provision of a wide range of housing types for all income groups. The Circulation Element supports the Land Use and Housing Elements by identifying roadways, transit, pedestrian, and bicycle facilities that are needed to provide access and mobility for residents. Other elements that address public safety or
infrastructure issues help to ensure that adequate public services and facilities will be available to support residential developments. Whenever one element of the General Plan is amended, the other elements are reviewed and modified, as necessary, to ensure consistency.

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

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

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

**Community Participation**

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

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

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

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

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

A. GOALS AND POLICIES

CONSERVE AND IMPROVE AFFORDABLE HOUSING

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

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

Policy 1.1: Develop and foster activities to increase the health, safety, and property values of the City’s existing housing stock.

Policy 1.2: Preserve existing single-family neighborhoods.

Policy 1.3: Encourage continued and new investments in established communities.

Policy 1.4: Monitor the status of at-risk multifamily rental housing units, work with potential nonprofit purchasers/managers as appropriate, and explore funding sources available to preserve the at-risk units.
Adequate Housing Sites for New Housing Development

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

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

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

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

Facilitate Development of Affordable Housing and Housing for Persons with Special Needs

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

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

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

Policy 3.2: Assist the development of housing that targets the needs of special populations, including the elderly, persons with disabilities, and homeless.
Policy 3.3: Promote the development of attractive and safe housing to meet community needs.

Remove Governmental Constraints to Housing Production and Affordability

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

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

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

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

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

Equal Housing Opportunities

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

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

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

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

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

Policy 5.4: Accommodate housing for persons with special needs, including emergency shelters and transitional housing, in compliance with applicable State law.
Energy conservation and Sustainable Residential Development

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

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

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

B. Housing Programs

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

1. Code Enforcement

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

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

Responsible Agency: Community Development Department.

Funding Source: Community Development Department budget.

Schedule: Continuous throughout the planning period.

2. Housing Rehabilitation Program

The City will continue to pursue grant programs such as the Riverside County Home Improvement Program to provide loans to eligible lower-income families for necessary home repair and rehabilitation work, including room additions to alleviate overcrowding. The City will continue to publicize assistance offered by the County, including flyers available at the City Planning counter and information posted on the City’s website. The City will prioritize funding as it becomes available to target projects benefitting extremely-low-income households. To the extent feasible, projects may also be eligible for deferral or waiver of City application and processing fees.
Program Objectives: Reduced number of substandard properties.
Responsible Agency: Community Development Department.
Funding Source: Grant funds.
Schedule: Continuous throughout the planning period.

3. Conservation of Existing and Future Affordable Units

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

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

4. Section 8 Rental Assistance

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

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

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

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

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

Program Objectives:

- The City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels sufficient to accommodate the City’s remaining need, by income, to assist developers in identifying land suitable for residential development. As part of the City’s Annual Progress Report (APR), required pursuant to GC 64000, the City must report on the number of extremely low-, very low-, low-, and moderate-income units constructed annually.

- To ensure sufficient residential capacity for units affordable to lower-income households is maintained within the planning period to accommodate the identified regional need for lower-income households, the City will develop and implement a formal ongoing (project by project) monitoring procedure, pursuant to Government Code Section 65863 by September 2014.

- Should an approval of development (residential, commercial or mixed-use) result in a reduction of capacity below the residential capacity assumed on sites needed to accommodate the remaining need for lower-income households, as assumed in Tables B-2, B-4 and B-5, the City will immediately identify and zone sufficient sites to accommodate the shortfall.

- The City will offer the following incentives for the development of affordable housing including but not limited to priority processing of subdivision maps and specific plans that include affordable housing units, expedited review for the
subdivision of larger sites into buildable lots, financial assistance (based on availability of federal, state, local foundations, and private housing funds) and modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis.

- Affordable Housing Opportunity (AHO) Overlay Zone

Within one year of Housing Element adoption, the City will process an amendment to the General Plan Land Use Element and Zoning Ordinance to establish an Affordable Housing Opportunity (AHO) Overlay Zone on HDR-20 sites to allow an increase in base density (excluding density bonus) to 24 dwelling units/acre when a project complies with all of the following:

a. The developer agrees to provide a minimum of 10% very-low-income units and 10% low-income units (or a proportionate increase in very-low-income units and a decrease in low-income units, e.g. 15% very-low and 5% low).

b. Affordable units are deed restricted for a period of not less than 55 years, or in perpetuity, if possible.

c. Multi-family uses within the densities established under the AHO will be allowed by-right, without a conditional use permit or other discretionary permit, provided, however, that multi-family development proposals will be subject to design review.

The City will work with developers, other agencies and the community to address lower-income housing need by offering incentives such as density bonuses, options for clustering units, mix of unit types, second units, use of "in-lieu" housing funds, fast-track processing, and reduced fees, as appropriate for proposed lower-income housing.

**Responsible Agency:** Community Development Department.

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

**Schedule:** Throughout the planning period; No Net Loss monitoring procedure by September 2014; AHO amendment within one year of Housing Element adoption.

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

In order to facilitate the development of housing for low- and moderate-income households and persons with disabilities (including developmental disabilities), the City will implement the following actions:
• Provide administrative assistance to developers seeking available state and federal funding and/or tax credits for the construction of low- and moderate-income housing.

• Facilitate projects that incorporate affordable units and accessible units by granting modifications to development standards, expedited processing, or financial incentives consistent with state law.

• Affordable housing developers will be contacted each year to solicit interest and apprise them of available assistance programs.

• Targeted assistance will be prioritized for special needs housing and extremely-low-income (ELI) units through density bonuses and/or regulatory incentives, modified development standards and fee deferrals, when feasible.

• Coordinate with the Inland Regional Center regarding the needs and assistance programs targeted for persons with developmental disabilities, and make information available on the City website.

• Clarify development standards in the VHDR zone as necessary to facilitate affordable housing development.

• Continue to monitor residential development to evaluate whether the required design amenities are acting as an unreasonable constraint on development. If the requirements are found to be an unreasonable constraint, a Code amendment will be initiated to modify the design requirements.

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

Responsible Agency: Community Development Department.

Funding Source: Community Development Department budget.

Schedule: Contact affordable housing developers and the Inland Regional Center annually; assist developers with applications for funding assistance upon request; initiate a Zoning Code amendment in 2014 to clarify development standards in the VHDR zone.

7. Infill and Mixed-Use Housing Development

Infill housing and mixed-use development helps to promote investment in older neighborhoods while also contributing to meeting the community’s housing needs. The City has targeted the Downtown Commercial (DC) area for special incentives for multi-family, SRO and mixed-use development to stimulate revitalization. The downtown area is particularly well-suited to affordable and special needs housing due to the availability of employment, services and transit.
Since many parcels in the downtown are relatively small, the City will encourage consolidation of adjacent parcels to enhance development feasibility by providing a lot consolidation density incentive of 5% when two or more parcels totaling at least 0.5 acre are consolidated, and 10% when two or more parcels totaling at least 1.0 acre are consolidated. This density incentive will be in addition to the density bonus currently allowed. City incentives will also include consolidated permit processing, reduced fees for parcel mergers or lot line adjustments, density bonus and modified development standards.

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

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

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

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

**Responsible Agency:** Community Development Department.

**Funding Source:** Grant funds; CIP Budget.

**Schedule:** Zoning amendment by June 2014.

Publicize development opportunities by contacting affordable housing developers annually.

### 10. Mortgage Credit Certificate Program

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

Program Objectives: Provide information regarding the MCC Program to eligible home buyers.

Responsible Agency: Riverside County Economic Development Agency (EDA) and participating lenders.

Funding Source: Federal tax credits and EDA.

Schedule: Throughout the planning period.

11. Fair Housing Services

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

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

Responsible Agency: Riverside County.

Funding Source: Riverside County; Community Development Department budget.

Schedule: Throughout the planning period.

12. Reasonable Accommodation in Housing for Persons with Disabilities

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

Program Objectives: Continue to process requests for reasonable accommodation in conformance with state law and the Development Code.
Responsible Agency: Community Development Department.
Funding Source: Community Development Department budget.
Schedule: Throughout the planning period.

13. Residential Energy Conservation

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

a. Support the use of innovative building techniques and construction materials for residential development, such as energy efficient buildings that utilize solar panels and sustainable building materials that are recyclable.

b. Encourage maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program and the Western Riverside Council of Governments (WRCOG) HERO Program, that assist homeowners in providing energy conservation measures.

c. Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.

d. Encourage energy conservation devices including but not limited to lighting, water heater treatments, solar energy systems for all residential projects.

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

Responsible Agency: Community Development Department.
Funding Source: Community Development Department budget; grant programs, as available.
Timeline: Throughout the planning period.
C. Quantified Objectives

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

<table>
<thead>
<tr>
<th>Income Category</th>
<th>New Construction</th>
<th>Rehabilitation</th>
<th>Conservation/Preservation**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely-Low</td>
<td>436</td>
<td>*</td>
<td>-</td>
</tr>
<tr>
<td>Very Low</td>
<td>436</td>
<td>*</td>
<td>-</td>
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<tr>
<td>Low</td>
<td>593</td>
<td>*</td>
<td>-</td>
</tr>
<tr>
<td>Moderate</td>
<td>685</td>
<td>*</td>
<td>-</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>1,642</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Totals</td>
<td>3,792</td>
<td>*</td>
<td>-</td>
</tr>
</tbody>
</table>

Notes:
*depending on available funding to replace lost redevelopment revenues
**No assisted units at risk (see Technical Report Table 18)
ATTACHMENT 4
Public Hearing Notice
I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above matter. I am the principal clerk of the printer and publisher of Record Gazette, a newspaper published in the English language in the City of Banning, County of Riverside, and adjudicated a newspaper of general circulation as defined by the laws of the state of California by the Superior Court of the County of Riverside, under the date October 14, 1966, Case No. 54737. That the notice, of which the annexed is a copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

February 20, 2015

Executed on: 02/20/2015
At Banning ,CA

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature