I. CALL TO ORDER: Chairman Shaw

- Pledge of Allegiance: Commissioner Price
- Roll Call: Commissioners Ellis, Krick, Price, Schuler, Chairman Shaw

II. PUBLIC COMMENTS - On Items Not on the Agenda

A five-minute limitation shall apply to each member of the public who wishes to address the Chairman and Commissioners for items not on the agenda. No member of the public shall be permitted to “share” his/her five minutes with any other member of the public. (Items received under this heading may be referred to staff or future study, research, completion and/or future Commissioner Action.) PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.

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.

Minutes of January 3, 2018 Regular Planning Commission meeting…………………Page 1

IV. REVIEW AND DISCUSSION ITEMS:

I. CITY OF BANNING GENERAL PLAN ANNUAL PROGRESS REPORT FOR CALENDAR 2017.

Staff Report – Sonia Pierce………………………………………………………………………………………………………Page 6
Recommendation:

That the Planning Commission adopt Resolution 2018-02:

Recommending that the City Council approve the General Plan Annual Progress Report for Calendar Year 2017 and direct staff to file the report with the State of California Office of Planning and Research and State Department of Housing and Community Development.

II. Planning Commissioner Comments, December 6, 2017 and January 3, 2018 meeting.

Staff Report – Patty Nevins

III. Notification of Banning Unified School District proposed purchase of real property identified by Assessor’s Parcel Number 543-030-018.

Staff Report – Patty Nevins

Recommendation:

Staff recommends that the Planning Commission consider information related to the proposed property acquisition and provide a recommendation concerning acquisition of the site

V. SELECTION OF CHAIRMAN AND VICE-CHAIRMAN:

1. Motion and Second
2. Discussion on motion
3. Call the question (Roll call vote)

Staff Report – Patty Nevins

VI. PLANNING COMMISSIONER COMMENTS:

VII. COMMUNITY DEVELOPMENT DIRECTOR’S COMMENTS:

Planning Commission Academy, League of California Cities
Wednesday, April 4 – Friday, April 6 at the Hyatt Regency Monterey.

VIII. ADJOURNMENT:
The City of Banning Planning Commission is hereby adjourned to the regular Planning Commission meeting of March 7, 2018 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].
A regular meeting of the City of Banning Planning Commission was held on Wednesday, January 3, 2018 at 6:30 p.m., in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, CA, 92220.

**Commissioners Present:**
- Chairman Shaw
- Vice-Chairman Krick
- Commissioner Ellis
- Commissioner Price
- Commissioner Schuler

**Staff Present:**
- Community Development Director, Patty Nevins
- Public Works Director/City Engineer, Art Vela
- Assistant City Attorney, Serita R. Young
- Senior Planner, Sonia Pierce
- Recording Secretary, Sonja De La Fuente

I. **CALL TO ORDER:**

   The meeting was called to order at 6:30 p.m. by Chairman Shaw.

II. **PUBLIC COMMENTS:**

   No Comments

III. **CONSENSUS CALENDAR ITEMS:**


   **ACTION:** Motion/Second (SCHULER/KRICK) to approve the December 6, 2017 Planning Commission meeting minutes. (Motion Carried 5-0)

IV. **PUBLIC HEARING:**

   1. **DISCUSS AND CONSIDER DESIGN REVIEW 17-7005, A PROPOSED REMODEL/EXPANSION OF AN EXISTING AUTO DEALERSHIP LOCATED AT 4545 W. RAMSEY STREET (APN 537-100-043).**

   Senior Planner Pierce presented the staff report. She said the first item of the agenda is a remodel and expansion of an existing dealership in the General Commercial District. She showed the existing building and site plan. The proposed interior expansion is 4,606 square feet for office space and showroom area.
The new building storefront exterior will feature an aluminum storefront system a maximum of 34 feet high, and the proposed architecture will be consistent with the corporate design that is currently being implemented nationwide.

Bob Knight, General Manager and Alam Kham Principal for Diamond Hills Auto Group thanked the Planning Commission for reviewing the remodel proposal. Mr. Knight said that it is an honor to be able to contribute to the community and help the community grow.

Mr. Khan said that when they originally purchased the property, they were aware that an upgrade to the building was necessary as part of the manufacturer’s requirements for dealerships nationwide. He provided some explanation as to why it is important to invest in improving the image, and added that he very much appreciates being part of this community and hopes to contribute more by employing more people.

Commissioner Price asked if construction would start within two years.

Mr. Khan said he plans to submit plans for plan check within a couple of weeks. He intends to start construction right away, and complete it in approximately eight to ten months.

Commissioner Ellis said he had visited the site, and is impressed with the proposed project.

Mr. Khan said the general contractor for the entire project is located in northern California and specializes in this work, but has been given instructions to give an opportunity to all local sub-contractors to bid on this project.

Commissioner Price and Krick expressed positive feedback.

Commissioner Schuler said she would like to add a condition of approval and should be included in all future large projects. She asked that the proponent should have a secured financing proposal.

Mr. Khan said a financial report was provided to the City previously. He added that a design firm was hired to design their plans and they had finally obtained approval from General Motors.

Commissioner Ellis feels this proposed renovation will be done as soon as possible because the new proposed façade will allow for freeway visibility and will result in more car sales.

Mr. Khan said he also has plans for the site adjacent to the dealership; his goal is to be able to offer three or four other auto manufacturers that will appeal to a lot more individuals.

Commissioner Schuler asked about sales tax going to the City.

Mr. Khan explained that the majority of auto malls were created with the financial assistance from the City, in some instances the land and financing were provided to create those projects also. Dealerships provide a huge income source without creating additional traffic. The plan is to market as a regional dealership after the building is completed. For the past year, approximately 900 new cars and 600 used cars were sold. Mr. Khan feels they are very committed to this project.
The first portion of sales tax received goes to the City, and the remaining will be a split between the City and Diamond Hills. Mr. Khan said he’s unsure of the expiration of this agreement, but thinks it’s in the year of 2030.

Commissioner Price asked what he intends to do with the property across the street from the dealership.

Mr. Khan said one of the challenges for the dealership is the lack of visibility; the intention is to use this land to display vehicles, and build a digital billboard to market and advertise the product that we sell.

Commissioner Shaw opened public comments.

Pete Amerson said he owns property directly behind the auto dealership and would like to know the potential traffic and noise impacts to the area.

Assistant City Attorney Young said, although the project applicant has expressed future expansion plans for this site, that proposal is not before the Planning Commission at this time. If the applicant should bring that in the future, the potential environmental impacts will be analyzed at that time in accordance with CEQA.

Diego Rose, owner of Boondocks Tavern in Banning said he likes growth in the area, but has concerns regarding the intersection of Omar and Ramsey Street. He feels it is a traffic nightmare, and should be evaluated due to some fatalities that have occurred there. He would also like to see some blending of new and old buildings in town. He asked the Commission to consider the town’s history and integrate the Stage Coach theme in some proposed projects that will come before them in the future.

Commissioner Shaw closed public comments

Commissioner Shaw opened Planning Commission discussion.

Commissioner Krick said he understands Rose’s comments, and thinks maybe the dealership could dedicate a wall/corner in the waiting room area and display old photos showing the history of this town that would create interest in the area.

Commissioner Ellis said he knows Omar Street is a problem and the City Council is currently in discussions about reevaluating the speed limit there. He feels the speed limit should be lowered.

Commissioner Price thinks Mr. Rose should attend a City Council meeting to discuss the speeding problem on Omar Street. He believes support will be there to make this change happen.

**ACTION: Motion/Second (SCHULER/KRICK)**

that the Planning Commission adopt Resolution 2018-01 to approve Design Review 17-7005 subject to the Findings and Conditions of Approval with the following added condition:
The applicant shall provide evidence of secured financing to the Planning Department.

(Motion Carried 5-0)

V. REVIEW AND DISCUSSION ITEM:

I. Planned Unit Development Research

Director Nevins presented the staff report, and said staff was asked to bring back information on Planned Unit Ordinances (PUD). Copies of ordinances from nearby cities were provided in the staff report for review. She asked the Commission if they wished to discuss the City’s present ordinance, and any potential modifications they would like to see to be brought back as a zoning text amendment.

Commissioner Schuler said it was very helpful to have received a copy of the planned unit development ordinances from neighboring cities. She said City of Calimesa and Yucaipa are very similar, but City of Yucaipa has some special items that we might want to include in ours. Both documents paid particular attention to off-street parking, which it was Commissioner’s Krick concern on the proposed Repplier Vista development that was presented to the Commission previously. She feels our City should be more specific in the details if we want to change it.

Commissioner Ellis stated that the City should re-visit the property setbacks in our PUD ordinance also.

Commissioner Schuler said property setbacks should be considered with all proposed projects that come before the Commission. She said the State is considering a few changes in urban development. She said that in the recent fires in the community of Coffey Park, Santa Rosa Ca. were contributed to by communities with narrow streets; the high temperatures were enough to ignite the houses and people couldn’t escape as it traveled throughout the community. She said the cost of firefighting last year nationwide was $2.4 billion dollars and in the State of California alone, the cost was $699 million dollars.

Commissioner Price feels homes in California are too close to each other.

Director Nevins said for the next zoning text amendment, she will be looking at various sections of the code, and the intent is to bring them before the Commission for feedback before language is drafted.

Commissioner Shaw opened public comment.

No public comments

Commissioner Shaw closed public comment.

II. Topics Review, Planning Commissioner Comments of December 6, 2017 meeting.
Director Nevins said that during Commissioner Comments, for areas that are not in the Planning Commission’ area of responsibility and it’s something easy, she’s happy to do research and bring it back for discussion. She said information regarding homeless shelters was intended to be discussed tonight by Interim City Manager, but it will be postponed because he is out sick.

The Planning Commission reached a consensus for a recommendations to the City Council after discussing item number 3 of the staff report.

**ACTION: Motion/Second (KRICK/ELLIS)**

Any property associated with the vacated streets on the Paseo San Gorgonio project that were deeded to the developer be re-acquired by the City:

*(Motion Carried 5-0)*

The I-10 bypass discussion was added by Commissioner Ellis for a future topics of review. He said this item is going to be discussed on January 25th at a public hearing at Banning High School.

No discussion was made by the Planning Commission regarding items number one, and number two of the staff report.

**VI. PLANNING COMMISSIONER COMMENTS:**

Commissioner Ellis said he feels that the Planning Commission needs to have input regarding the I-10 bypass logistics as to how that road is going to integrate into ours, especially the railroad crossing and the short bridge.

Commissioner Ellis said he will be attending the January 25th meeting at Banning High School and will bring back a brief report at the next Regular Planning Commission meeting.

**VII. COMMUNITY DEVELOPMENT DIRECTOR’S COMMENTS:**

No comments

**VIII. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 7:43 p.m.

Respectfully submitted,

__________________________
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 FROM THE CITY CLERK’S OFFICE.**
CITY OF BANNING
Planning Commission Report

TO: Planning Commission
FROM: Patty Nevins, Community Development Director
PREPARED BY: Sonia Pierce, Senior Planner
MEETING DATE: February 7, 2018
SUBJECT: CITY OF BANNING GENERAL PLAN ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2017

RECOMMENDATION:
Staff recommends that the Planning Commission adopt Resolution 2018-02:

I. Recommending that the City Council approve the General Plan Annual Progress Report for Calendar Year 2017 (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:
The City of Banning is required by State law to have a legally adequate General Plan (Gov. Code, § 65300 et seq.), that primarily addresses the physical development of the City. State law requires General Plans to include the following elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety.

Cities and counties are allowed to include optional elements; and combining elements is permissible. 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.

The City's General Plan includes the twenty-one elements listed below, which are divided into four sections:

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<td>• School and Libraries Element</td>
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<tr>
<td>• Wildland Fire Hazards Element</td>
<td>• Police and Fire Protection element</td>
</tr>
<tr>
<td>• Hazardous and Toxic Materials Element</td>
<td>• Emergency Preparedness Element</td>
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Section 65400(a)(2) of the Government Code further mandates the preparation of a General Plan Annual Progress Report to the City Council that must be filed by April 1st of each year with the Governor’s Office of Planning and Research (OPR) and the State Housing and Community Development Department (HCD). 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.

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.

**DISCUSSION / ANALYSIS:**

On January 31, 2006, the City Council adopted Resolution No. 2006-12 approving the Comprehensive General Plan Update. Over the years, when economically feasible the City has continued to take proactive steps in implementing the goals, policies, and action programs of the General Plan. As in previous years, budgetary constraints have played a role in the lack of follow through in implementing some of the General Plan programs.
In keeping with the organizational format of the 2006 General Plan, the General Plan Annual Progress Report arranges the twenty-one elements among the four subject chapters. 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. Similar to the previous year, 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 in *italics*.

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 regarding how the City's General Plan programs have been implemented, rather than to solicit direction as to what programs should be changed or eliminated.

**RECOMMENDATION**

Staff recommends that the Planning Commission take the following action:

Adopt Planning Commission Resolution No. 2018-02:

1. Recommending that the City Council approve the General Plan Annual Progress Report for Calendar Year 2017 (Attachment 2) and direct staff to file the Report with the State of California Office of Planning and Research and State Department of Housing and Community Development.

Prepared By:  
Sonia Pierce  
Senior Planner

Reviewed and Recommended By:  
Patty Nevins  
Community Development Director

**Attachments:**

1. Resolution 2018-02  
2. General Plan Annual Progress Report for Calendar Year 2017  
3. Public Hearing Notice
ATTACHMENT 1

PC Resolution No. 2018-02
RESOLUTION NO. 2018-02

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 2017

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 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; 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 ten (10) 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 2017 contains the reporting forms on progress for implementing the Housing Element and details the implementation action programs and status; and

WHEREAS, on February 7, 2018, the Planning Commission considered the General Plan Annual Progress Report for Calendar Year at which time interested persons had an opportunity to testify in support of, or opposition to, the report.

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 the General Plan Annual Progress Report and recommends approval of the General Plan Annual Progress Report to the City Council; and, recommends that the City Council 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 7th day of February 2018.
APPROVED AS TO FORM
AND LEGAL CONTENT:

Serita R. Young, Assistant City Attorney
Richards Watson & Gershon

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 2018-02, was duly adopted by the Planning Commission of the City of Banning, California, at a regular meeting thereof held on the 7th day of February 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sandra Calderon, Recording Secretary
City of Banning, California
City of Banning
Community Development Department

General Plan
Annual Progress Report
2017
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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 updated Housing Element was approved December 9, 2014. The following discussion will provide a summary of the progress in achieving the Goals, Policies and Implementation Programs for each of the twenty-one General Plan elements for the 2017 calendar year. 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. In order to reflect the General Plan 2006 format, the elements are organized into four major sections: Community Development, Environmental Resources, Environmental Hazards, and Public Services and Facilities.

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.
Chapter 1 Community Development

Land Use Element

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
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:
- More than one residential land use designation;
- A combination of residential, recreational, commercial and/or industrial land use designation; or
- 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.


Schedule: Continuous; Ongoing

Implementation Status – In Progress. Art in Public Places is currently required as part of new development in the Downtown Commercial zoning district. Due to lack of funding and staffing, the details of the Art in Public Places program have yet to be developed. It is anticipated that this program will be developed as part of a work plan created in conjunction with the current work of the Downtown Ad Hoc Committee.

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 the 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 – There have been no requests for Specific Neighborhood Plans.

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 completed due to staffing and funding constraints.
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>
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<th>Program 2.A</th>
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<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>
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</tbody>
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*Responsible Agency: Planning Division, City Manager’s Office*

*Schedule: Continuous; Ongoing*

*Implementation Status – Ongoing.*

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
N/A

Policy 10
The Zoning Ordinance shall include principles, design standards and guidelines which encourage the development of high quality industrial projects.

Policy 11
Industrial campuses and master planned projects are encouraged.

Policy 12
The City shall coordinate with developers and the Railroad to secure railroad spurs.

Policy 13
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 inspections. 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.

<table>
<thead>
<tr>
<th>Program 1.A</th>
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<tbody>
<tr>
<td>The City shall take a leadership role with the various public and private providers responsible for schools, fire, health and other providers.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Division, City Manager’s Office, City Council, Fire Department, Banning and Beaumont Unified School Districts, County of Riverside, San Gorgonio Memorial Hospital</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> - The Fire Department master plan for expansion based on community growth was approved by the City Council and is continually re-evaluated.</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Program 2.A</th>
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<tbody>
<tr>
<td>The City shall, where appropriate, regulate the location of public facilities through conditions of approval.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Division, Public Works Department, Planning Commission, City Council</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Ongoing through development review and conditions of approval.</td>
</tr>
</tbody>
</table>

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 – A grading ordinance was adopted as part of the City’s Municipal Code. Implementation is ongoing.**

Economic Development Element

**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.

Program 1.A
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.

Responsible Agency: Community Development Department
Schedule: Continuous; Ongoing
Implementation Status – Ongoing.

Program 1.B
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.

Responsible Agency: Community Development Department, Finance Department, Public Works Department, City Council
Schedule: Continuous; Ongoing
Implementation Status – Ongoing.

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.

Program 2.A
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.

Responsible Agency: Community Development Department, Mount San Jacinto College
Schedule: Continuous; Ongoing
Implementation Status – Not completed due to staffing and funding constraints.

Program 2.B
Aggressively pursue retail commercial developments which reduce the current retail sales leakage.

Responsible Agency: Community Development Department
Schedule: Continuous; Ongoing
Implementation Status – The Sun Lakes Village Shopping Center completed construction of a 7,964 square foot building on “Pad A”. The building includes three tenants which opened in 2017, Chipotle Mexican Grill Restaurant, T-Mobile and Mattress Firm. Additional restaurants opened in the shopping center in 2017 include Waba Grill and GuamuChilito Town.
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. 2017 updates to the City’s website include the addition of information describing residential and commercial development plans and programming in the City. In addition, the City successfully recruited a skydiving operator that is anticipated to draw potential customers from outside the community into the City.

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 has adopted an 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 – Ongoing. The City is soliciting a proposal to review previously-prepared designs for a tertiary treatment facility.

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; the Downtown Charrette will be used as a tool to assist with planning for the Downtown area.
**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.

<table>
<thead>
<tr>
<th>Program 4.A</th>
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<tbody>
<tr>
<td>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.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Department, Planning Commission, City Council</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous: Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> - The City attracted its first micro brewery (Brew Rebellion) to the downtown, effectively reducing vacancy and leasing a City-owned vacant building. Additionally, the City has regained its interest in the former Paseo San Gorgonio site and is currently ramping up to market for sale and development.</td>
</tr>
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<tr>
<th>Program 4.B</th>
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<tbody>
<tr>
<td>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.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Community Development Department, Chamber of Commerce, City Council</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> - Ongoing; grant and other funding for rehabilitation, code enforcement, and improvements will be explored as part of a work plan created in conjunction with the current work of the Downtown Ad Hoc committee.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Program 4.C</th>
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</thead>
<tbody>
<tr>
<td>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.</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</strong> - Ongoing; staff is developing a Stakeholder Plan to identify individuals and groups with an interest in the Downtown area and is working with the Downtown Ad Hoc Committee to develop a plan for engaging stakeholders.</td>
</tr>
</tbody>
</table>
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 completed due to staffing and funding constraints.*

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** – 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, projects are required to provide infrastructure to serve the development. In 2017, the City adopted and now has the ability to offer the Statewide Communities Infrastructure Program to developers to assist with financing infrastructure and impact fees.**

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. Staff attends and participates 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. (The City will have a comprehensive plan.)

Program 11.A
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.

**Responsible Agency:** City Council, Chamber of Commerce, Morongo Band of Mission Indians, Inland Empire Tourism Council, Banning and Beaumont Unified School Districts.

**Schedule:** Continuous; Ongoing

**Implementation Status – Ongoing. Special Events include The Play House Bowl “Evening in the Park” Concert Series, Banning Stagecoach Days, and Wild West Days at Gilman Ranch.**

Program 11.B
The City shall conduct market research on tourism approaches, target the tourism markets of interest, and create tourism plan goals and an implementation strategy.

**Responsible Agency:** Community Development Department, Chamber of Commerce, Local Non-Profits (Inland Empire Tourism Council, ECOPAC)

**Schedule:** Ongoing

**Implementation Status - Ongoing efforts to accomplish tourism plan. The City was successful in attracting a skydiving operator in 2017. There is a need to identify budget resources for an enhanced tourism program.**
Circulation Element

GOAL 1
A safe and efficient transportation system.

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

<table>
<thead>
<tr>
<th>Program 1.A</th>
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<tbody>
<tr>
<td>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.</td>
</tr>
<tr>
<td>Responsible Agency: Community Development Department, Public Works Department, Planning Commission, City Council (Planning Department)</td>
</tr>
<tr>
<td>Schedule: Continuous; Ongoing</td>
</tr>
<tr>
<td>Implementation Status – Implemented through the City’s development process.</td>
</tr>
</tbody>
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<thead>
<tr>
<th>Program 1.B</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City’s Public Works roadway standards shall be amended to match the standards contained in this General Plan.</td>
</tr>
<tr>
<td>Responsible Agency: Public Works Department</td>
</tr>
<tr>
<td>Schedule: Continuous; Ongoing</td>
</tr>
<tr>
<td>Implementation Status – Completed</td>
</tr>
</tbody>
</table>

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<tr>
<th>Program 1.C</th>
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</thead>
<tbody>
<tr>
<td>Minimum lane width for all City streets shall be designed at 12 feet.</td>
</tr>
<tr>
<td>Responsible Agency: Planning Division, Public Works Department, Planning Commission, City Council</td>
</tr>
<tr>
<td>Schedule: Continuous; Ongoing</td>
</tr>
<tr>
<td>Implementation Status – Ongoing standard requirement for all development projects. Currently the minimum roadway for two way traffic is 44’ from curb to curb per the General Plan.</td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th><strong>Program 3.A</strong></th>
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</thead>
</table>
| 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 every two years as part of the budget cycle.** |

**Policy 4**
Proactively participate in regional transportation planning.

<table>
<thead>
<tr>
<th><strong>Program 4.A</strong></th>
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</table>
| 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 – The City actively participates in Western Riverside Council of Governments (WRCOG) meetings.** |

<table>
<thead>
<tr>
<th><strong>Program 4.B</strong></th>
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</table>
| 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 utilized to partially fund the Sunset Grade Separation project. Discussions are underway regarding TUMF credit agreements for the Sun Lakes Boulevard extension project and the Highlands Springs I-10 interchange project.** |

<table>
<thead>
<tr>
<th><strong>Program 4.C</strong></th>
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</table>
| 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. (interchanges at Highland Home road and Cottonwood (North-South) | **Responsible Agency:** Public Works Department, City Manager’s Office, City Council, CalTrans, Railroad  
**Schedule:** Continuous; Ongoing  
**Implementation Status – Currently there are no discussions on the development of an interchange at Cottonwood Road. The County of Riverside is planning an I-10 Bypass Project which would result in street improvements in the easterly area of the City, south
of the I-10, generally along Westward Avenue to Hathaway Street.

**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. In 2017, a General Plan Amendment to remove the extension of Highland Homes Road to Brookside was approved by the City Council.

**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, reviewed as development occurs.

**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.**

**Program 10.D**  
Work with the School District to develop safe routes to school.  
**Responsible Agency:** Public Works Department  
**Schedule:** Pending  
**Implementation Status — In 2016, the City received an Active Transportation Program grant to develop bicycle lanes, some of which are centered around schools.**

**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 via the Capital Improvement Project (CIP) and through private development funding. The Sunset Avenue grade separation was completed in 2016.

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 staffing constraints. However, the Rancho San Gorgonio Specific Plan project, which was approved in 2016, allows for striped dual Low Speed Vehicles (LSV/NEV) lanes in its arterial street designs.
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 completed as 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 for future development. As noted above, the Rancho San Gorgonio Specific Plan project, which was approved in 2016, incorporates golf cart transportation in its street designs.

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.

Program 19.A
Bus pullouts will be retrofitted on built-out streets, wherever possible.

Responsible Agency: Public Works Department, City Council
Schedule: Continuous; Ongoing
Implementation Status – Ongoing, as funding permits

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>
<tr>
<td><strong>Responsible Agency:</strong> Planning Commission, City Council</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status:</strong> Ongoing through land development review process.</td>
</tr>
</tbody>
</table>

<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>
<tr>
<td><strong>Responsible Agency:</strong> Airport Management, Economic Development staff, Chamber of Commerce, Morongo Band of Mission Indians, City Council</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status:</strong> Ongoing, implemented through the Airport Committee.</td>
</tr>
</tbody>
</table>

**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>
<tr>
<td><strong>Responsible Agency:</strong> Building Department, Planning Division</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Pending</td>
</tr>
<tr>
<td><strong>Implementation Status:</strong> The State of California requires these maps to be maintained through the Service Alert System. Due to staffing constraints, there has been no comprehensive inventory conducted by the City. The Electric Utility Department maintains its own inventory of electric utility lines.</td>
</tr>
</tbody>
</table>

**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.

<table>
<thead>
<tr>
<th>Program 24.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City shall create a downtown alley master plan and where appropriate pave, light and otherwise improve alleys.</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> Not completed due to staffing and funding constraints.</td>
</tr>
</tbody>
</table>
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** – Not completed due to staffing and funding constraints.

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. The City has been chosen to receive an ATP grant to construct bike lanes along Wilson Street and Ramsey Street. Staff is working with Caltrans to plan, design, and construct the project and environmental review was completed in 2017. |

| 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 completed due to staffing and funding constraints. |

| 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 completed due to staffing and funding constraints. |
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.

Program 27.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 Division
**Schedule:** Pending
**Implementation Status** – *Not completed due to staffing and funding constraints*

Program 27.B
Evaluate the practicality of developing a multi-use trail 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 Division, U.S. Forest Service/San Bernardino National Forest
**Schedule:** Pending
**Implementation Status** – *Not completed due to staffing and funding constraints.*

Program 27.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:** Pending
**Implementation Status** – *Not completed due to staffing and funding constraints.*

Policy 28
Motorized vehicles shall be prohibited on City trails.

Program 28.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:** Pending
**Implementation Status** – *Not completed due to staffing and funding constraints.*

Program 28.B
The non-motorized trail system shall be funded, to the greatest extent possible, by new
Program 28.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: Pending
Implementation Status – Not completed as the non-motorized trail system plan has not been completed.

Parks and Recreation Element

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.

Program 1.A
Update the City’s parks master plan to address the proposed and anticipated parks and recreational facilities to be developed within the City.

Responsible Agency: Community Services Department, Public Works Department, Parks and Recreation Commission, Planning Commission.
Schedule: Continuous; Ongoing
Implementation Status – Park Master Plan was adopted by the City Council on February 22, 2011.

Program 1.B
The parks master plan shall maintain a standard of 5 acres of parkland per 1,000 residents.

Responsible Agency: Community Services Department, Parks and Recreation Commission.
Schedule: Continuous; Ongoing
Implementation Status – Standard established in the General Plan and the Parks Master
Plan and is implemented as part of land development review process.

<table>
<thead>
<tr>
<th>Program 1.C</th>
</tr>
</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 Commission.</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Addressed in the Parks Master Plan.</td>
</tr>
</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>
</tr>
</thead>
<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 Commission.</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Ongoing.</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Active policy, ongoing as developments occur.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 2.B</th>
</tr>
</thead>
<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 Commission.</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>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 2.C</th>
</tr>
</thead>
<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; 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> – Ongoing. Development Impact Fees are being updated citywide. Anticipated completion is April 2018. The City adopted goals and policy statement for CDF’s were completed in 2017. City adopted the Statewide Communities Infrastructure Program (SCIP) in 2017.</td>
</tr>
</tbody>
</table>
**Program 2.D**
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.

**Responsible Agency:** City Manager’s Office; Community Services Department

**Schedule:** Ongoing

**Implementation Status** – Not completed due to staffing/funding constraints.

**Program 2.E**
The City will consider the implementation of a Quimby Ordinance for the purchase of park lands for new developments as they occur.

**Responsible Agency:** Community Services Department, City Council

**Schedule:** Ongoing

**Implementation Status** – Park land dedication is implemented as part of new development through Specific Plan and Development Agreement.

**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, reviewed during the development process.

**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. (Investigate and identify the broad range of sources of financing and operating revenue, including Development Impact Fees, Mello Roos special districts, public/private venture, state and federal grant opportunities, developer fees and inter-agency joint use agreements to supplement revenues collected for parks and recreation purposes.)

**Responsible Agency:** Community Services Department (City Manager’s Office, Banning and Beaumont Unified School Districts)

**Schedule:** Ongoing

**Implementation Status** – Ongoing, under discussion with specific projects.

**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.
<table>
<thead>
<tr>
<th>Program 4.B</th>
<th>Develop advertising and publicity programs for recreational programs and events to encourage participation.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Responsible Agency: Community Services Department; Public Works Department; Parks and Recreation Commission</td>
<td>Schedule: Annually</td>
</tr>
<tr>
<td>Implementation Status – Ongoing. Programs, activities, and special events are advertised with flyers that are distributed through the City’s local school district, the community access channel, and on the city website. The Public Information Officer has improved recreational programs exposure with local news media and in addition to event specific flyers, the City also produces a quarterly Activity Listing which has information on all programs offered.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 4.C</th>
<th>Develop and distribute educational materials relating to the planting and maintenance of drought tolerant landscaping on private property.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Responsible Agency: Community Services Department; Public Works Department; Parks and Recreation Commission</td>
<td>Schedule: Continuous; Ongoing</td>
</tr>
<tr>
<td>Implementation Status – Ongoing and active and is part of the City’s Landscape Design Guidelines.</td>
<td></td>
</tr>
</tbody>
</table>

**Policy 5**
The City shall consider alternative methods of providing park and recreational amenities to meet future population demands.

<table>
<thead>
<tr>
<th>Program 5.A</th>
<th>Support the development of private recreational ventures that will serve the general population.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Responsible Agency: Planning Department; Community Services Department; Economic Development Department</td>
<td>Schedule: Ongoing</td>
</tr>
<tr>
<td>Implementation Status – Addressed in the Parks Master Plan.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 5.B</th>
<th>Develop a program by which the City can accept parkland gifts and dedications that would be beneficial to the community.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Responsible Agency: City Attorney; Planning Department; City Council</td>
<td>Schedule: Continuous; Ongoing</td>
</tr>
</tbody>
</table>
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 Commission

Schedule: Continuous; Ongoing

Implementation Status – Not completed due to staffing/funding constraints.

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.

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


Implementation Status – The City was awarded a $1,000,000.00 ATP grant to construct Class I, II, and III bikeways along Ramsey Street, San Gorgonio Avenue, and Wilson Street. Environmental review and design planning is currently underway.

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.

Responsible Agency: Engineering Division; Public Works Department

Schedule: Continuous; Ongoing

Implementation Status – Ongoing.

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.

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

Schedule: Continuous; Ongoing

Implementation Status – Ongoing.

Program 6.D
The City should designate Class III bikeways only where Class I and Class II facilities are not feasible.

Responsible Agency: Planning Department; Public Works Department

Schedule: Continuous

Implementation Status – Ongoing.
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.

Responsibility: Planning Department
Schedule: Continuous; Ongoing
Implementation Status - Ongoing during development review process.

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.

Responsibility: 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.

Responsibility: Community Services Department; Public Works Department; Parks and Recreation Advisory Committee
Schedule: Continuous; Ongoing
Implementation Status - Not completed due to staffing and funding constraints.

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.

Responsibility: 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. Trails have been incorporated into the recently approved Butterfield Specific Plan and Rancho San Gorgonio Specific Plan projects.

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** – As a part of the Rancho San Gorgonio Specific Plan some trail systems will be identified but, other areas are not completed due to staffing and funding constraints.

Housing Element


The Annual Housing Element Report for calendar year 2016 will also be transmitted to HCD as part of the General Plan Annual Progress Report submittal.

Listed in this section are the housing goals, policies, and programs as listed in the adopted Housing Element.

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 ongoing 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
Development 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 investment in established communities.

Policy 1.4
Monitor the status of at-risk multifamily rental housing units, work with potential nonprofit purchaser/managers as appropriate, and explore funding sources available to preserve the at-risk units.

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.

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.

**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.

**HOUSING GOAL 3**

Assist in the development of housing that is affordable to all segments of the community.

*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.

**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.

**HOUSING GOAL 4**

Remove governmental constraints to the provision of housing to the greatest extent feasible and legally permissible.

*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.

**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.

HOUSING GOAL 5
Promote equal opportunity for housing throughout the City of Banning.

*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.

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.

HOUSING GOAL 6
Promote residential energy conservation and sustainable development.

*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.

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

B. HOUSING PROGRAMS

The Housing Element includes programs which define the specific actions the City will undertake in order to achieve the goals for the current planning period.
(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.) HE 2014

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’s Code Enforcement and Building Safety departments work together to actively and efficiently address code violations and improve communication with owners of properties in need of improvement.)

<table>
<thead>
<tr>
<th>Program Objectives:</th>
<th>Decrease the number of unresolved code violations within the City and increase the number of improved properties.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Responsible Agency:</td>
<td>Community Development Department.</td>
</tr>
<tr>
<td>Funding Source:</td>
<td>Community Development Department budget.</td>
</tr>
<tr>
<td>Schedule:</td>
<td>Continuous throughout the planning period.</td>
</tr>
<tr>
<td>Implementation Status:</td>
<td>The City currently employs two code enforcement officers and two additional officers have been approved by City Council for 2018.</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Program Objectives:</th>
<th>Reduced number of substandard properties.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Responsible Agency:</td>
<td>Community Development Department</td>
</tr>
<tr>
<td>Funding Source:</td>
<td>Grant funds.</td>
</tr>
<tr>
<td>Schedule:</td>
<td>Continuous throughout the planning period.</td>
</tr>
<tr>
<td>Implementation Status:</td>
<td>Not completed due to staffing and funding constraints.</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Program Objectives:</th>
<th>Monitor the status of assisted projects.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Responsibility Agency:</td>
<td>Community Development Department, U.S. Department of Housing and Urban Development (HUD), the California Department of Housing and</td>
</tr>
</tbody>
</table>
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 tenant 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.

**Implementation Status:** Not completed due to staffing and funding constraints.

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 approval 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 GC6400, the City must report on the number of extremely low-, very 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 65869 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 and 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 Development 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 proposal will be subject to design review.

The City will work with developer, 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, and appropriate for proposed lower-income housing.

<table>
<thead>
<tr>
<th>Responsible Agency:</th>
<th>Community Development Department.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funding Source:</td>
<td>Community Development Department budget.</td>
</tr>
<tr>
<td>Schedule:</td>
<td>Throughout the planning period; No Net Loss monitoring procedure September 2014; AHO amendment within one year of Housing Element adoption.</td>
</tr>
<tr>
<td>Implementation Status:</td>
<td>The City has met the requirement for the 5th Cycle (2013-2021 adopted Housing Element.</td>
</tr>
</tbody>
</table>

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 unreasonable constraint, a Code amendment will be initiated to modify
the design requirements.

| Program Objectives: Facilitate affordable housing development commensurate with the
| Responsible Agency: Community Development Department
| Funding Source: Community Development Department budget.
| Schedule: Contact affordable housing developers and the Inland Regional Center annually;
| Implementation Status: Not completed due to staffing and funding constraints; zoning
code amendments to address certain actions are planned for 2018.

7. Infill and Mixed – Use Housing Development

Infill housing and mixed-use development helps to promote investment in older neighborhoods
while also contributing to meet 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 5% 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 adjustment,
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 development 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.
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 borrowers 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.

<table>
<thead>
<tr>
<th>Program Objectives:</th>
<th>Provide information regarding the MCC Program to eligible home buyers.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Responsible Agency:</td>
<td>Riverside County Economic Development Agency (EDA) and participating lenders.</td>
</tr>
<tr>
<td>Funding Source:</td>
<td>Federal tax credits and EDA.</td>
</tr>
<tr>
<td>Schedule:</td>
<td>Throughout the planning period.</td>
</tr>
<tr>
<td>Implementation Status:</td>
<td>On December 8, 2015 the City Council adopted Resolution No. 2015-103, to continue participating with the County of Riverside Mortgage Credit Certificate (MCC) Program.</td>
</tr>
</tbody>
</table>

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 household; 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.

<table>
<thead>
<tr>
<th>Program Objectives:</th>
<th>Continue to work with the County of Riverside to provide fair housing services to residents of Banning.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Responsible Agency:</td>
<td>Riverside County</td>
</tr>
<tr>
<td>Funding Source:</td>
<td>Riverside County; Community Development Department budget.</td>
</tr>
<tr>
<td>Schedule:</td>
<td>Throughout the planning period.</td>
</tr>
<tr>
<td>Implementation Status:</td>
<td>Ongoing, information is made available at the public counter regularly.</td>
</tr>
</tbody>
</table>

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 request in conformance with state law. The City will continue to implement this ordinance.

<table>
<thead>
<tr>
<th>Program Objectives:</th>
<th>Continue to process requests for reasonable accommodation in conformance with state law and the Development Code.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Responsible Agency:</td>
<td>Community Development Department.</td>
</tr>
<tr>
<td>Funding Source:</td>
<td>Community Development Department budget.</td>
</tr>
<tr>
<td>Schedule:</td>
<td>Throughout the planning period.</td>
</tr>
<tr>
<td>Implementation Status:</td>
<td>Ongoing.</td>
</tr>
</tbody>
</table>

13. Residential Energy Conservation

With the adoption of AB 32, California’s greenhouse gas legislation, energy conservation is 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 building that utilized 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.

**Implementation Status:** Ongoing. The City Council adopted Ordinance 1490, to expedite the permitting procedures of small residential rooftop solar systems; therefore, lowering the cost of solar installation and further expand the accessibility of solar, to meet the requirement of this program and comply with AB 2188, which provides for a streamlined permitting process for residential rooftop solar energy systems. To comply with AB1236 the City has partnered with business and has an electrical vehicle charging station at 2140 W. Ramsey Street (McDonald’s). In 2017, Municipal Code amendments providing expedited procedures for electric vehicles charging system permitting were approved by the City Council.

**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>872</td>
<td>*</td>
<td>-</td>
</tr>
<tr>
<td>Very Low</td>
<td>436</td>
<td>*</td>
<td>-</td>
</tr>
<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)
Chapter 2 Environmental Resources
Water Resources Element

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.

Program 1.A
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.

Responsible Agency: Public Works Department
Schedule: Continuous; Ongoing

Implementation Status – The Maximum Perennial Yield was last updated on March 29, 2011 as part of the Urban Water Management Plan that was adopted by the City Council on June 28, 2011. In 2016, the City prepared a Water Reliability Self Certification that was submitted to the State. In October 2017, a Ground Water Audit was commenced and is anticipated to be completed by March 2018.

Program 1.B
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.

Responsible Agency: Public Works Department
Schedule: Continuous; Ongoing

Implementation Status – Plans are complete and are awaiting funding. Phase 1 plans were made available to the development community and at least one developer expressed interest in revising the plans to reflect the latest known customer base. Negotiations are ongoing to coordinate the revisions and subsequent construction.

Program 1.C
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.

Responsible Agency: Planning Department, Public Works Department
Schedule: Continuous; Ongoing
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.

<table>
<thead>
<tr>
<th>Program 2.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Public Works Department, Planning Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Ordinance adopted and being implemented.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 2.B</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Public Works Department, Planning Department, Banning Heights Mutual Water Company, Beaumont-Cherry Valley Water District</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Ongoing. As part of the Integrated Regional Water Management Plan, the City of Banning submitted a project nomination to expand and strengthen education/public relations programs on a region-wide basis.</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Program 3.A</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Planning Department, Public Works Department, Banning Heights Mutual Water Company</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – No projects identified – will be available for future coordination. Expansion is coordinated and conditioned for appropriate projects.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 3.B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aggressively pursue all sources of funding to allow for the installation of a comprehensive recycled water distribution system throughout the City.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Public Works Department, City Manager’s Office</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status</strong> – Ongoing. As part of the Integrated Regional Water Management Plan, the City of Banning submitted a project nomination for expansion of the existing recycled water distribution system.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program 3.C</th>
</tr>
</thead>
</table>
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 Works Department, City Manager’s Office  
**Schedule:** Continuous; Ongoing  
**Implementation Status – Ongoing. Periodic reviews are undertaken looking for feasible opportunities to implement a gray water program for property owners.**

**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.

**Program 5.A**  
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.  
**Responsible Agency:** Public Utilities Department, Planning Department  
**Schedule:** Continuous; Ongoing  
**Implementation Status – Ongoing and required as conditions for all projects.**

**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.

**Program 6.A**  
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.  
**Responsible Agency:** 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  
**Schedule:** Continuous; Ongoing  
**Implementation Status – Ongoing and active.**

**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 – Ongoing.</strong> The City currently offers a rebate for installation of ultra low-flush toilets. The limit is two per account.</td>
</tr>
</tbody>
</table>

Open Space and Conservation Element

**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.

Program 1.A
The City shall maintain and use Open Space land use designations on the General Plan Land Use Map.

**Responsible Agency:** Planning Division, Community Services Department.

**Schedule:** Continuous; Ongoing

**Implementation Status:** Ongoing: private open space & public parks have also been set aside through the Specific Plan process that requires minimum public land set aside.

Program 1.B
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.

**Responsible Agency:** Planning Division

**Schedule:** Continuous; Ongoing

**Implementation Status:** These have been identified in the General Plan and no development is permitted in these areas of concern.

Program 1.C
Lands on which cultural resources are identified may be preserved as Open Space.

**Responsible Agency:** Planning Division

**Schedule:** Continuous; Ongoing

**Implementation Status:** Ongoing as part of land development review and Specific Plan process.

Program 1.D
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.

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

**Schedule:** Pending

**Implementation Status:** Not completed due to staffing and funding constraints.

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.

Biological Resources Element

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.

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.

Program 3.A
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.

**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.
Program 5.A
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.

**Responsible Agency:** Planning Division, Banning and Beaumont Unified School Districts, Riverside County, and others as identified

**Schedule:** Pending

**Implementation Status** – Not completed due to staffing and funding constraints.

Archaeological and Historic Resources Element

**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.

**Program 1.A**
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.

**Responsible Agency:** Planning Division

**Schedule:** Continuous; Ongoing

**Implementation Status** – Ongoing and is implemented through the California Environmental Quality Act (CEQA) process during land development review.

**Program 1.B**
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.

**Responsible Agency:** Planning Division

**Schedule:** Continuous; Ongoing

**Implementation Status** – Standard conditions for grading.

**Program 1.C**
The City shall implement the requirements of state law relating to cultural resources, including Government Code 65352.3, and any subsequent amendments or additions.

**Responsible Agency:** Planning Division

**Schedule:** Continuous; Ongoing

**Implementation Status** – City consults with tribal representatives as required.
Policy 2
The City shall expand and enhance its historic preservation efforts.

Program 2.A
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.

**Responsible Agency:** Planning Division

**Schedule:** Pending

**Implementation Status** – *Not completed due to staffing and funding constraints.*

Program 2.B
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.

**Responsible Agency:** Planning Division, Historical Society, City Council

**Schedule:** Pending

**Implementation Status** – *Not completed due to staffing and funding constraints.*

Program 2.C
Encourage property owners and residents to nominate qualified properties to the City’s inventory system and/or any federal and state registers.

**Responsible Agency:** Planning Division, Morongo Band of Cahuilla Indians

**Schedule:** Pending

**Implementation Status** – *Not completed due to staffing and funding constraints.*

Program 2.D
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.

**Responsible Agency:** Planning Division

**Schedule:** Continuous; Ongoing

**Implementation Status** – *Tract map approved but a project is not yet developed. Extensive analysis included cultural analysis and coordination with tribal representatives.*

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>
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<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>
<tr>
<td>Responsible Agency: Planning Division</td>
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<tr>
<td>Schedule: Continuous; Ongoing</td>
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<tr>
<td>Implementation Status – Records of sensitive Cultural Resources are maintained by curator at the University of California Riverside.</td>
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</table>

Policy 5
Encourage public participation in and appreciation of the City’s cultural heritage.

<table>
<thead>
<tr>
<th>Program 5.A</th>
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<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>Responsible Agency: Planning Division, Historical Society, City Council, Morongo Band of Mission Indians</td>
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<tr>
<td>Schedule: Continuous; Ongoing</td>
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<tr>
<td>Implementation Status – Not completed due to staffing and funding constraints.</td>
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<thead>
<tr>
<th>Program 5.B</th>
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<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>Responsible Agency: Planning Division, Historical Society, Morongo Band of Mission Indians</td>
</tr>
<tr>
<td>Schedule: Pending</td>
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<tr>
<td>Implementation Status – Not completed due to staffing and funding constraints.</td>
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Policy 6
Support the listing of eligible structures or sites as potential historic landmarks and their inclusion in the National Register of Historic Places.

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<tbody>
<tr>
<td>Develop procedures for the designation of local landmarks and historic districts.</td>
</tr>
<tr>
<td>Responsible Agency: Planning Division, Historical Society, Morongo Band of Mission Indians</td>
</tr>
<tr>
<td>Schedule: Pending</td>
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<tr>
<td>Implementation Status – Not completed due to staffing and funding constraints.</td>
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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.

Program 7.A
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.

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<thead>
<tr>
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<tr>
<td>Schedule: Pending</td>
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<td>Implementation Status – Not completed due to staffing and funding constraints.</td>
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</table>

Air Quality Element

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 PM10 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 PM10 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 Elements 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.

Program 4.A
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.

Responsible Agency: Planning Division
Schedule: Continuous; Ongoing
Implementation Status - 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.

Program 4.B
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.

Responsible Agency: Building Department, Code Compliance, SCAQMD
Schedule: Continuous; Ongoing
Implementation Status – Ongoing through standard approval process and also monitoring during construction.

Program 4.C
The City shall encourage immediately, and investigate legislation regarding the reduction of
Policy 5
The City shall promote the use of clean and/or renewable alternative energy sources for transportation, heating and cooling.

Program 5.A
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.

Responsible Agency: City Manager’s Office
Schedule: Continuous; Ongoing
Implementation Status – New city vehicles that are purchased use compressed natural gas and the implementation is ongoing.

Program 5.B
The City’s Compressed Natural Gas fueling stations shall continue to be open to public use.

Responsible Agency: Public Works Department
Schedule: Continuous; Ongoing
Implementation Status - Active and Ongoing. The CNG Fuel Station is currently open and available to the school district and city vehicles 24 hours a day.

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.

Program 6.A
The City shall pursue a balance of employment and housing opportunities that encourage pedestrian and other non-motorized transportation and minimize vehicle miles traveled.

Responsible Agency: Planning Division
Schedule: Continuous; Ongoing
Implementation Status – Ongoing as new development is proposed. The Butterfield Specific Plan and Rancho San Gorgonio Specific Plan projects include residential and commercial development along with active walking/jogging trails, bike paths, and neighborhood electric vehicles.

Program 6.B
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.

Responsible Agency: Community Services Department, Planning Division
Implementation Status – 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.

**Program 6.C**
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.

**Responsible Agency:** Planning Division, Public Works Department, Community Services Department, Transit Agencies, Major Employers

**Schedule:** Continuous; Ongoing

Implementation Status - Ongoing as the City currently has a four-day work week (flexible work schedule) option. The Vehicle Trip Reduction Program is codified in Chapter 8.60 of the Municipal Code.

**Program 6.D**
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.

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

**Schedule:** Continuous; Ongoing

Implementation Status - 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.

**Energy and Mineral Resources Element**

**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.

**Program 1.A**
The City shall strictly and consistently enforce all state mandated energy-conserving development and building codes/regulations, and shall investigate and report on the appropriateness of developing more stringent local energy performance standards.

**Responsible Agencies:** Building Department, Planning Division, Public Utilities

**Schedule:** Continuous; Ongoing

Implementation Status – Active and ongoing part of development process.
**Program 1.B**
The City shall continue to participate in transportation planning efforts and shall encourage the expanded use of public transit, vehicles fueled by compressed natural gas and hydrogen, buses with bike racks and other improvements that enhance overall operations and energy conservation.

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

**Schedule:** Continuous; Ongoing

**Implementation Status – Ongoing and Active.**

**Program 1.C**
The City shall strive for efficient community land use and transportation planning and design, and shall assure the provision of convenient neighborhood shopping, medical and other services located to minimize travel and facilitate the use of alternative means of transportation.

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

**Schedule:** Continuous; Ongoing

**Implementation Status - Through Development Review Process; bikeways, golf cart paths & pedestrian trails have been planned for new projects.**

**Program 1.D**
The City shall encourage the use of, and programs for, electric vehicles, hybrids, bicycles and pedestrian facilities.

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

**Schedule:** Continuous; Ongoing

**Implementation Status - Active and ongoing. The City Electric Utility has installed a new public charging station at 2140 W. Ramsey Street (McDonald’s), and may consider a new charging station at the City’s Maintenance yard if the City adds electric vehicles to its fleet in 2018.**

**Policy 2**
Promote the integration of alternative energy systems, including but not limited to solar thermal, photovoltaic and other clean energy systems, directly into building design and construction.

**Program 2.A**
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.

**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. The City also adopted an ordinance to address AB 2188, which provides for streamlined permitted for certain small residential rooftop solar energy**
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.

Program 4.A
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.

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.

Program 5.A
The City shall monitor and regulate the safe and environmentally responsible extraction and recycling of significant mineral resources located within the planning area.

Responsible Agency: Community Development Department, Public Utilities Department
Schedule: Continuous; Ongoing.
Implementation Status – Ongoing, evaluated through the mining annual inspection report.

Program 5.B
The City shall establish a formal relationship with the County Geologist or other qualified agency to monitor mineral resource operations under SMARA.

Responsible Agency: Planning Division, Riverside County Geologist.
Schedule: Continuous; Ongoing
Implementation Status – This is done through a contract with Aragon Geotechnical, Inc. who performs annual inspection for compliance with the State Mining and Reclamation Act (SMARA).
Chapter 3 Environmental Hazards

Geotechnical Element

**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.

**Program 1.A**
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.

**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.

**Program 2.A**
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.

**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.
**Program 3.A**
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.

**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 monthly in conjunction with the San Gorgonio Pass Water Agency.

**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 on a frequent basis. A detailed study was completed in 2015 by the San Gorgonio Pass Water District.
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.

Flooding and Hydrology Element

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.

Program 1.A
Continued implementation of the recommendations of the 1994 RCFC Master Drainage Plan study.

Responsible Agency: Public Works Department, Planning Division
Schedule: Continuous; Ongoing
Implementation Status – Ongoing. In 2017, the Riverside County Flood Control District
(RCFCD) completed the construction of a storm drain system along Hargrave Street. RCFCD is also working on a master planned storm drain facility along Hathaway Street south of Lincoln Street. Additionally, the City requires that development projects include master planned facilities.

**Program 1.B**
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.

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

**Schedule:** Continuous; Ongoing

**Implementation Status – Ongoing.** Updates are completed as new projects are constructed.

**Program 1.C**
Monitor and update the Master Plan of Drainage every five years to reflect changes in local and regional drainage and flood conditions.

**Responsible Agencies:** Public Works Department, Planning Division, Riverside County Flood Control District

**Schedule:** Continuous; Ongoing

**Implementation Status – Ongoing.** The County Flood District has prepared a master plan and is responsible for updates. Updates are completed as current development dictates.

**Program 1.D**
Require all new development to complete on site drainage analysis and improvements, at their expense, as part of project development.

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

**Schedule:** Continuous; Ongoing

**Implementation Status – Ongoing, part of development process.**

**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 Specific Plans 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; coordination 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. Updates are filed as new development dictates a change.**

**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. The Riverside County Flood Control District does currently have a tax that is paid by all properties within the City that goes towards the funding of flood control facilities.**

**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 –. Not completed due to staffing constraints.**
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.

<table>
<thead>
<tr>
<th>Program 6.A</th>
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<tbody>
<tr>
<td>Stormwater retention shall be enforced through the development review process and routine site inspection.</td>
</tr>
<tr>
<td>Responsible Agencies: Public Works Department, Planning Division</td>
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<tr>
<td>Schedule: Continuous; Ongoing</td>
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<tr>
<td>Implementation Status – Ongoing; implemented through grading approval process.</td>
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</tbody>
</table>

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.

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>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.</td>
</tr>
<tr>
<td>Responsible Agency: Planning Division, Public Works Department, Planning Commission, City Council</td>
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<tr>
<td>Schedule: Continuous; Ongoing</td>
</tr>
<tr>
<td>Implementation Status – Ongoing; implemented through land development approval process.</td>
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<tr>
<td>All new development proposals shall pay their fair share of bridge construction needed to serve their project.</td>
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<tr>
<td>Responsible Agency: Public Works Department, Planning Division</td>
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<tr>
<td>Schedule: Continuous; Ongoing</td>
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<tr>
<td>Implementation Status – Ongoing; implemented through land development approval process.</td>
</tr>
</tbody>
</table>

Noise Element

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.
**Program 1.A**
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.

**Responsible Agency:** Planning Division

**Schedule:** Continuous; Ongoing

**Implementation Status** – Ongoing; implemented through land development review process.

**Program 1.B**
The City shall maintain and enforce its Noise Control Ordinances that establish community-wide noise standards and identify measures designed to resolve noise complaints.

**Responsible Agency:** Planning Division, Code Enforcement, Police Department

**Schedule:** Continuous; Ongoing

**Implementation Status** – Ongoing; implemented through land development review process.

**Program 1.C**
The City shall use the development review process to assure the use of buffers between sensitive receptors and incompatible land uses.

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

**Schedule:** Continuous; Ongoing

**Implementation Status** – Ongoing; implemented through land development review process.

**Program 1.D**
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.

**Responsible Agency:** Planning Division

**Schedule:** Continuous; Ongoing

**Implementation Status** – Ongoing; implemented through land development review process.

**Program 1.E**
The City shall purchase, maintain and operate its own noise monitoring equipment.

**Responsible Agency:** Code Enforcement

**Schedule:** Continuous; Ongoing

**Implementation Status** – Equipment is older (prior to 2006) and needs to be updated. Not implemented due to funding constraints.
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; implemented 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; 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; truck route signs are replaced as needed when they are in disrepair.
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; implemented 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.

Program 9.A
The City shall assure that new development and project expansions pay their fair share toward grade separations based on their impacts.

**Responsible Agency:** Planning Division, City Engineer  
**Schedule:** Continuous; Ongoing  
**Implementation Status** - Ongoing; implemented through land development review process.

Wildland Fire Hazards Element

**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 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.

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 available to view at www.fire.ca.gov. The current handout will be revised to reflect the new code. With the new 2016 CFC and residential sprinkler codes this issue has been updated along with the Fire Hazard Severity map being available.

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 revised handout to match the new building code requirements will be available for the public in 2018.

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 – Not completed due to staffing and funding constraints.
**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.

<table>
<thead>
<tr>
<th><strong>Program 2.A</strong></th>
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<tbody>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>

**Responsible Agency:** Fire Marshal, City of Beaumont, County of Riverside, Morongo Band

**Schedule:** Continuous; Ongoing

**Implementation Status** – Maintaining the current Truck Trail and Fuelbreak system, including the Cherry Canyon Fuelbreak, International Fuelbreak and the Oak Glen-Banning Canyon Road are ongoing and cut and pile operations go on each year to limit fuel loading on either side of these Truck Trails. Opportunities for new fuel breaks are currently being sought, but given environmental constraints and property ownership issues, none are currently in progress.

<table>
<thead>
<tr>
<th><strong>Program 2.B</strong></th>
</tr>
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<tbody>
<tr>
<td>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.</td>
</tr>
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</table>

**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.

<table>
<thead>
<tr>
<th><strong>Program 2.C</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>

**Responsible Agency:** City Manager’s office, Fire Department, Police Department, County of Riverside, PASSCOM
Implementation Status – The Fire Department’s Disaster Preparedness Bureau has completed the City’s Emergency Operations Plan. The Department conducts biannual training and 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).

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 including Fire Prevention Week every October and presentations at civic groups, special events, public schools, pre-schools, and care facilities.

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 with land development review.

**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 with land development review.

**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 through development project review.**

Hazardous and Toxic Materials Element

**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
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


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 – The City is no longer a Certified Unified Program Agency (CUPA) and therefore the 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 – Not completed due to staffing and funding constraints

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, reviewed with development proposals.

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 Status - Not completed due to staffing and funding constraints.**

**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 completed due to staffing and funding constraints.**

**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.

**Program 6.A**
Establish a Household Hazardous Waste program through the City’s solid waste contractor.

**Responsible Agencies:** City Manager’s office, solid waste contractor

**Schedule:** Continuous; Ongoing

**Implementation Status - Ongoing.** The Public Works Department has handouts at the City Hall and also the City has information on the website regarding the disposal of household hazardous waste and the location of where materials can be disposed.

**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.
Chapter 4 Public Services and Facilities

Water, Wastewater and Utilities Element

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 Works 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.

Program 1.8
The City shall ensure that location of all major natural gas transmission lines and liquid fuel lines that run through 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.

Responsible Agencies: Building and Safety, Planning Division, Fire Department

Schedule: Continuous; Ongoing

Implementation Status – Ongoing. Lines are identified in the General Plan and reviewed during the development process.

Program 1.8
The City shall ensure that location of all major natural gas transmission lines and liquid fuel lines that run through 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.

Responsible Agencies: Building and Safety, Planning Division, Fire Department

Schedule: Continuous; Ongoing

Implementation Status – Ongoing. Lines are identified in the General Plan and reviewed during the development process.
Program 1.C
The City, its Public Works 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.

Responsible Agencies: Public Works Department-Water Division, Banning Heights Mutual Water Company, Public Works Department

Schedule: Continuous

Implementation Status - Not completed due to staffing and funding constraints.

Program 1.D
The City shall provide water customers with incentives for the conservation of water.

Responsible Agency: Public Works Department-Water Division

Schedule: Continuous; Ongoing

Implementation Status - Ongoing and active. Handouts are located in the public areas of the City Hall to inform the public of the available programs. The low flush toilet exchange program is popular.

Policy 2
Sewer connection shall be required at the time a lot is developed when service is available.

Program 2.A
To the greatest extent practical, the City and its Public Works 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.

Responsible Agencies: Public Works Department-Sewer Division, Public Works Department, Riverside County Environmental Health Department, Building Division

Schedule: Ongoing

Implementation Status - Ongoing and active.

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.

Program 3.A
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.

Responsible Agency: Building Department, Public Works Department
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.

Program 4.A
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.

Responsible Agencies: Public Works Department, Utility Department, Banning Heights Mutual Water Company, other utilities and service providers

Schedule: Continuous; Ongoing
Implementation Status - Ongoing.

Program 4.B
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.

Responsible Agencies: Public Works Department, Electric Department, Banning Heights Mutual Water Company, other utilities and service providers

Schedule: Continuous; Ongoing
Implementation Status - Ongoing.

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.

Program 5.A
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.

Responsible Agencies: Public Works Department, Utility Department, Banning Heights Mutual Water Company, SCE, SCG, other utilities and service providers

Schedule: Ongoing
Implementation Status - Ongoing and active.

Policy 6
The City shall proactively support the widespread integration of energy resource conserving technologies throughout the community.
Program 6.A
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.

**Responsible Agencies:** Planning and Public Works Departments, Utility Department, Banning Heights Mutual Water Company, SCE, SCG, other utilities and service providers

**Schedule:** Continuous; Ongoing

**Implementation Status - Ongoing and active.**

**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.
Public Building and Facilities Element

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.

<table>
<thead>
<tr>
<th>Program 1.A</th>
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<tbody>
<tr>
<td>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.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Community Development Department, Public Works Department, Electric Department, Banning Heights Mutual Water Company, SCE, SCG, Frontier, Time Warner</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status – Ongoing.</strong> 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.</td>
</tr>
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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.

<table>
<thead>
<tr>
<th>Program 2.A</th>
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<tbody>
<tr>
<td>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.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> City Council, Finance Department, Public Works Department, Building Department</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; Ongoing</td>
</tr>
<tr>
<td><strong>Implementation Status – Not completed due to staffing constraints.</strong></td>
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<thead>
<tr>
<th>Program 2.B</th>
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<tbody>
<tr>
<td>The City shall pursue and encourage joint-use facilities with other local agencies.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> Community Services Department, Banning and Beaumont Unified School Districts</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Continuous; ongoing</td>
</tr>
</tbody>
</table>
Implementation Status – Ongoing, such as joint uses 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, Frontier, 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, Frontier, Time Warner

Schedule: Immediate; Continuous

Implementation Status – Ongoing through the development review process.

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.

Police and Fire Protection Element

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.

| Responsible Agency: | City Manager, Police Department, Fire Department |
| Schedule: | Ongoing |

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; regional coordination efforts with other cities and the county are being explored.

Policy 2
The City shall review all proposals for new or significant remodeling projects for potential impacts concerning public safety.

Program 2.A
The City shall continue to monitor levels of development in the planning area to assess the need for new fire stations.

| Responsible Agency: | Planning Department, Fire Department |
| Schedule: | Ongoing |

Implementation Status - 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.

Program 2.B
All development applications shall be routed to the Police and Fire Departments for comment as part of the application review process.

| Responsible Agency: | Planning Department, Fire Department, Police Department |
| Schedule: | Ongoing |

Implementation Status - All development proposals are routed to the Police Department and Fire Department for comments.
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.

<table>
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<tr>
<th>Program 4.A</th>
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<tbody>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>

| 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 and the Water Department must verify that the required flow can be met. |

<table>
<thead>
<tr>
<th>Program 4.B</th>
</tr>
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<tbody>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>

| 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.

**Emergency Preparedness Element**

**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.

<table>
<thead>
<tr>
<th>Program 1A</th>
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<tbody>
<tr>
<td>The City shall maintain close communication and coordination with Riverside County to expedite adaptation of and compliance with the federal NIMS program.</td>
</tr>
<tr>
<td><strong>Responsible Agency:</strong> City Manager, Disaster Preparedness Coordinator, Riverside County Management Department (EMD).</td>
</tr>
</tbody>
</table>
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 Management Department, Other City Departments, Sun Lakes EPAP

Schedule: Every two years.

Implementation Status - The City’s Emergency Operations Plan was updated and previously approved by the City Council. The plan requires review and updates, as needed, every two years. The plan was being reviewed in 2017.

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 Management Department, CalTrans, Morongo Band of Mission Indians

Schedule: Continuous; Ongoing

Implementation Status - The Emergency Services Coordinator/Fire Marshal has met with the Emergency Services Coordinator of the Morongo Band of Mission Indians and established 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 impassable. The environmental impact report for the Banning to Cabazon Bypass has been prepared and has recently been issued for public comment.
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 de-centralized 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 Management Department

Schedule: Continuous; Ongoing

Implementation Status – The EOP committee has recently started doing NIM/SEMS training. CERT training will commence in March 2018. No progress 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. Work continues with local communities to stockpile as a community and also be personally prepared.

Policy 5
The City shall cooperate and coordinate with Riverside County Emergency Management Department, 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 Management Department, 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 Management Department, 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 Management Department, Banning Unified School District, Sun Lakes EPAP, private schools, nursing homes, and various local business organizations
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 Management Department, Sun Lakes EPAP

Schedule: Continuous; Ongoing

Implementation Status - The Fire Department has an active volunteer program. Emergency Services Coordinator, along with 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. The police department continues to utilize citizen volunteers to assist in the day to day operations of the police department, as well as during special events and critical incidents.

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.

Attachments

Annual Element Progress Report – Housing Element Implementation

Housing Successor of the City of Banning – Financial Statements
Annual Element Progress Report – Housing Element Implementation
# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

<table>
<thead>
<tr>
<th>Jurisdiction</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Banning</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Reporting Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/1/2017 - 12/31/2017</td>
</tr>
</tbody>
</table>

## Table A

### Annual Building Activity Report Summary - New Construction

**Very Low-, Low-, and Mixed-Income Multifamily Projects**

<table>
<thead>
<tr>
<th>Housing Development Information</th>
<th>Housing with Financial Assistance and/or Deed Restrictions</th>
<th>Housing without Financial Assistance or Deed Restrictions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Identifier</td>
<td>Housing Without Financial Assistance</td>
<td></td>
</tr>
<tr>
<td>(may be APN No., project name or address)</td>
<td>(may be Deed Restriction)</td>
<td>(may be Deed Restriction)</td>
</tr>
<tr>
<td>Unit Category</td>
<td>(may be Deed Restriction)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(may be Deed Restriction)</td>
<td></td>
</tr>
<tr>
<td>Tenure R=Renter O=Owner</td>
<td>(may be Deed Restriction)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(may be Deed Restriction)</td>
<td></td>
</tr>
<tr>
<td>Affordability by Household Incomes</td>
<td>(may be Deed Restriction)</td>
<td></td>
</tr>
<tr>
<td>Very Low-Income</td>
<td>(may be Deed Restriction)</td>
<td></td>
</tr>
<tr>
<td>Low-Income</td>
<td>(may be Deed Restriction)</td>
<td></td>
</tr>
<tr>
<td>Moderate-Income</td>
<td>(may be Deed Restriction)</td>
<td></td>
</tr>
<tr>
<td>Above Moderate-Income</td>
<td>(may be Deed Restriction)</td>
<td></td>
</tr>
</tbody>
</table>

|                                | Housing with Financial Assistance and/or Deed Restrictions | Housing without Financial Assistance or Deed Restrictions |
|                                |                                                          |                                                          |
|                                |                                                          |                                                          |
| Total Units per Project        |                                                          |                                                          |
| Est. # Infill Units*           |                                                          |                                                          |

### Notes:

- *Note: These fields are voluntary*
ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction: City of Banning
Reporting Period: 1/1/2017 - 12/31/2017

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1).

<table>
<thead>
<tr>
<th>Activity Type</th>
<th>Affordability by Household Incomes</th>
<th>(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Extremely Low-Income</td>
<td>Very Low-Income</td>
</tr>
<tr>
<td>(1) Rehabilitation Activity</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>(2) Preservation of Units At-Risk</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>(3) Acquisition of Units</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>(6) Total Units by Income</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

* Note: This field is voluntary

Table A3
Annual Building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

<table>
<thead>
<tr>
<th>1. Single Family</th>
<th>2. 2 - 4 Units</th>
<th>3. 5+ Units</th>
<th>4. Unit</th>
<th>5. Mobile Homes</th>
<th>6. Total</th>
<th>7. Number of infill units*</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of Units Permitted for Moderate</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>No. of Units Permitted for Above Moderate</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

* Note: This field is voluntary
ANNUAL ELEMENT PROGRESS REPORT  
_Housing Element Implementation_  
(CCR Title 25 §6202 )

**Jurisdiction:** City of Banning  
**Reporting Period:** 1/1/2017 - 12/31/2017

**Table B**  
Regional Housing Needs Allocation Progress  
Permitted Units Issued by Affordability

<table>
<thead>
<tr>
<th>Income Level</th>
<th>RHNA Allocation by Income Level</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>Total Units to Date (all years)</th>
<th>Total Remaining RHNA by Income Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>Deed Restricted Non-deed restricted</td>
<td>872</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>872</td>
</tr>
<tr>
<td>Low</td>
<td>Deed Restricted Non-deed restricted</td>
<td>593</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>593</td>
</tr>
<tr>
<td>Moderate</td>
<td>Deed Restricted Non-deed restricted</td>
<td>685</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>685</td>
</tr>
<tr>
<td>Above Moderate</td>
<td></td>
<td>1,642</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1,642</td>
</tr>
<tr>
<td>Total RHNA by COG.</td>
<td>Enter allocation number:</td>
<td>3,792</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>3,792</td>
</tr>
</tbody>
</table>

Note: units serving extremely low-income households are included in the very low-income permitted units totals.
ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation  
(CCR Title 25 §6202)

Jurisdiction: City of Banning  
Reporting Period: 1/1/2017 - 12/31/2017

### Table C
Program Implementation Status

<table>
<thead>
<tr>
<th>Name of Program</th>
<th>Objective</th>
<th>Timeframe in H.E.</th>
<th>Status of Program Implementation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Code Enforcement</td>
<td>Decrease the number of unresolved code violations within the city and increase the number of improved properties.</td>
<td>Continuous throughout the planning period.</td>
<td>The City currently employs two code enforcement officers, and the Code Enforcement Division has been moved to the City of Banning Police Department to better organize the program.</td>
</tr>
<tr>
<td>Housing Rehabilitation Program</td>
<td>Reduced number of substandard properties</td>
<td>Continuous throughout the planning period.</td>
<td>No progress due to lack of funding.</td>
</tr>
<tr>
<td>Conservation of Existing and Future Affordable Units</td>
<td>Monitor the status of assisted projects.</td>
<td>Throughout the planning period.</td>
<td>Ongoing.</td>
</tr>
<tr>
<td>Section 8 Rental Assistance</td>
<td>Continue to support the HARIVCO's applications for additional Section 8 allocation and efforts to provide vouchers for lower-income residents.</td>
<td>Throughout the planning period.</td>
<td>Ongoing.</td>
</tr>
<tr>
<td>Adequate Sites for Residential Development</td>
<td>A complete list of program objectives is included in the Housing Element section of the General Plan Annual Progress Report for the year 2015.</td>
<td>Throughout the planning period; No Net Loss monitoring procedure September 2014; AHO amendment within one year of Housing Element adoption.</td>
<td>The City has met the requirement for the 5th Cycle (2013-2021) adopted Housing Element.</td>
</tr>
</tbody>
</table>
### Jurisdiction
City of Banning

### Reporting Period
1/1/2017 - 12/31/2017

<table>
<thead>
<tr>
<th>Facilitate Development of Affordable and Special Needs Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>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 in the VHDR zone.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Infill and Mixed - Use Housing Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mortgage Credit Certificate Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide information regarding the MCC Program to eligible home buyers.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fair Housing Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continue to work with the County of Riverside to provide fair housing services to residents of Banning.</td>
</tr>
</tbody>
</table>
## ANNUAL ELEMENT PROGRESS REPORT

**Housing Element Implementation**

(CCR Title 25 §6202)

<table>
<thead>
<tr>
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<th>City of Banning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reporting Period</td>
<td>1/1/2017 - 12/31/2017</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Reasonable Accommodation in Housing for Persons with Disabilities</th>
<th>Continue to process requests for reasonable accommodation in conformance with state law and the Development Code.</th>
<th>Throughout the planning period.</th>
<th>Ongoing.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Energy Conservation</td>
<td>Work cooperatively with property owners, utility companies and other government agencies to reduce energy use in residential developments.</td>
<td>Throughout the planning period.</td>
<td>The City Council adopted Ordinance 1490, to expedite the permitting procedures of small residential rooftop solar systems; therefore, lowering the cost of solar installation and further expand the accessibility of solar, to meet the requirement of this program.</td>
</tr>
</tbody>
</table>
ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction: City of Banning
Reporting Period: 1/1/2017 - 12/31/2017

General Comments:

No Comments
Housing Successor of the City of Banning – Financial Statements (2017)
BANNING HOUSING AUTHORITY

HOUSING SUCCESSOR OF THE CITY OF BANNING, CALIFORNIA

JUNE 30, 2017

FINANCIAL STATEMENTS

Focused on YOU

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HOUSING SUCCESSOR OF THE
CITY OF BANNING, CALIFORNIA
FINANCIAL STATEMENTS
JUNE 30, 2017
BANNING HOUSING AUTHORITY  
CITY OF BANNING, CALIFORNIA  
JUNE 30, 2017  

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<tr>
<td>Independent Auditors' Report</td>
<td>1</td>
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<tr>
<td>BASIC FINANCIAL STATEMENTS</td>
<td></td>
</tr>
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<td>Statement of Net Position and Governmental Fund Balance Sheet</td>
<td>3</td>
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<td>4</td>
</tr>
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<td>5</td>
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<td></td>
</tr>
<tr>
<td>Budgetary Comparison Schedule</td>
<td>8</td>
</tr>
<tr>
<td>Notes to the Required Supplemental Information</td>
<td>9</td>
</tr>
<tr>
<td>SUPPLEMENTAL INFORMATION</td>
<td></td>
</tr>
<tr>
<td>Computation of Housing Successor Excess/Surplus</td>
<td>10</td>
</tr>
<tr>
<td>Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and other Matters Based on an audit of Financial Statements Performed in Accordance with Government Auditing Standards</td>
<td>11</td>
</tr>
<tr>
<td>Independent Auditors' Report on Compliance with Applicable Requirement and on Internal Control Over Compliance</td>
<td>13</td>
</tr>
</tbody>
</table>
INDEPENDENT AUDITORS’ REPORT

To the Honorable Mayor and Members of the
Banning Housing Authority
City of Banning, California

Report on Financial Statements

We have audited the accompanying financial statements of the governmental activities of the Banning Housing Authority, (the Housing Successor), a Special Revenue Fund of the City of Banning, California, as of and for the year ended June 30, 2017, and the related notes to the financial statements, which collectively comprise the Housing Successor’s basic financial statements as listed in the table of contents.

Management’s Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor’s Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity’s preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities of the Banning Housing Authority, as of June 30, 2017, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.
To the Honorable Mayor and Members of the
Banning Housing Authority
City of Banning, California

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Information

We have audited the financial statements of the Banning Housing Authority as of and for the year ended June 30, 2017, and have issued our report thereon dated December 21, 2017, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying report on excess/surplus calculation is presented for purposes of additional analysis only and is not a required part of the financial statements. Such information is the responsibility of management and was derived from the financial statements. The report on excess/surplus calculation has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated December 21, 2017 on our consideration of the Housing Successor's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering Housing Successor's internal control over financial reporting and compliance.

Lance, Sell & Toogherd, LLP

Brea, California
December 21, 2017
# BANNING HOUSING AUTHORITY

**STATEMENT OF NET POSITION AND GOVERNMENTAL FUND BALANCE SHEET**

**JUNE 30, 2017**

<table>
<thead>
<tr>
<th>Governmental Fund</th>
<th>Reclassifications</th>
<th>Statement of Net Position</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assets:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pooled cash and investments</td>
<td>$1,379,579</td>
<td>$</td>
</tr>
<tr>
<td>Receivables:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Notes and loans</td>
<td>886,205</td>
<td>-</td>
</tr>
<tr>
<td>Accrued interest</td>
<td>1,711</td>
<td>-</td>
</tr>
<tr>
<td>Due from other governments</td>
<td>968,415</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total Assets</strong></td>
<td>$3,235,910</td>
<td>$</td>
</tr>
<tr>
<td><strong>Deferred Inflows of Resources, and Fund Balances/Net Position:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deferred Inflows of Resources:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unavailable revenues</td>
<td>$886,205</td>
<td>$ (886,205)</td>
</tr>
<tr>
<td><strong>Total Deferred Inflows of Resources</strong></td>
<td>886,205</td>
<td>(886,205)</td>
</tr>
<tr>
<td><strong>Fund Balances/Net Position:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restricted for:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community development projects</td>
<td>2,349,705</td>
<td>886,205</td>
</tr>
<tr>
<td><strong>Total Fund Balances/Net Position</strong></td>
<td>2,349,705</td>
<td>886,205</td>
</tr>
<tr>
<td><strong>Total Deferred Inflows of Resources, and Fund Balances/Net Position</strong></td>
<td>$3,235,910</td>
<td>$</td>
</tr>
</tbody>
</table>

See Notes to Financial Statements
BANNING HOUSING AUTHORITY

STATEMENT OF ACTIVITIES AND GOVERNMENTAL STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
YEAR ENDED JUNE 30, 2017

<table>
<thead>
<tr>
<th></th>
<th>Governmental Fund</th>
<th>Reclassifications</th>
<th>Statement of Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revenues:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Use of money and property</td>
<td>$4,821</td>
<td>$-</td>
<td>$4,821</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>$395</td>
<td>-</td>
<td>$395</td>
</tr>
<tr>
<td><strong>Total Revenues</strong></td>
<td>$5,216</td>
<td></td>
<td>$5,216</td>
</tr>
<tr>
<td><strong>Expenditures:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community development</td>
<td>$3,605</td>
<td>-</td>
<td>$3,605</td>
</tr>
<tr>
<td><strong>Total Expenditures</strong></td>
<td>$3,605</td>
<td></td>
<td>$3,605</td>
</tr>
<tr>
<td>Excess (Deficiency) of Revenues Over (Under) Expenditures</td>
<td>$1,611</td>
<td>-</td>
<td>$1,611</td>
</tr>
<tr>
<td>Fund Balance/Net Position, Beginning of Year</td>
<td>$2,343,094</td>
<td>$886,205</td>
<td>$3,234,299</td>
</tr>
<tr>
<td>Fund Balance/Net Position, End of Year</td>
<td>$2,349,705</td>
<td>$886,205</td>
<td>$3,235,910</td>
</tr>
</tbody>
</table>

See Notes to Financial Statements
I. SIGNIFICANT ACCOUNTING POLICIES

Note 1: Organization and Summary of Significant Accounting Policies

a. Description of the Reporting Entity

The accompanying financial statements present only the Banning Housing Authority, a Special Revenue Fund of the City of Banning, California (the City) and do not include any other funds of the City. The City’s basic financial statements are available at City Hall.

On December 29, 2011, the California Supreme Court upheld Assembly Bill 1X 26 (the Bill) that provides for the dissolution of all redevelopment agencies in the State of California. The Bill impacted the reporting entity of the City of Banning that previously had reported a redevelopment agency within the report entity of the City as a blended component unit.

On January 10, 2012, and in accordance with California Health and Safety Code Section 34176, with resolution 2012-01 HA the Housing Authority, a blended component unit of the City of Banning, California elected to retain the housing assets and function of the former redevelopment agency. The Housing Authority continues to report the housing assets and functions in the government special revenue fund designated City Housing Successor.

The attached basic financial statements contain information relative only to the Banning Housing Authority Fund (the Housing Successor).

b. Government-Wide and Fund Financial Statements

The government-wide financial statements (Statement of Net Position and Statement of Activities) report information on all activities of the Housing Successor. The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include:
1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment, and
2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

c. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.
Note 1: Organization and Summary of Significant Accounting Policies (Continued)

When both restricted and unrestricted resources are available for use, it is the
Housing Successor’s policy to use restricted resources first, and then unrestricted
resources as they are needed.

d. Fund Balance and Net Position

Fund Balance

The Housing Successor’s fund balances are classified on the governmental fund balance
sheet among the following categories:

Nonspendable Fund Balance - This includes amounts that cannot be spent because
they are either (a) not in spendable form or (b) legally or contractually required to be
maintained intact.

Restricted Fund Balance - This includes amounts that can be spent only for the
specific purposes stipulated by constitution, external resource providers, or through
enabling legislation.

Committed Fund Balance - This includes amounts that can be used only for the
specific purposes determined by a formal action of the city council.

Assigned Fund Balance - This includes amounts that are designated by the
City Council for specific purposes.

Unassigned Fund Balance - This is the residual classification that includes all
spendable amounts not contained in the other classifications.

When expenditure is incurred for purposes for which both restricted and unrestricted fund
balances are available, the Housing Successor’s policy is to apply restricted fund balance
first.

When expenditure is incurred for purposes for which committed, assigned or unassigned
fund balances are available, the Housing Successor’s policy is to apply committed fund
balance first, and then assigned fund balance, and finally unassigned fund balance.

Net Position

The net position reported on the Statement of Net Position in the government-wide
financial statements consists of the following three categories:

Investment in capital assets - This amount consists of capital assets, net of
accumulated depreciation.

Restricted Net Position - This amount is restricted by external creditors, grantors,
contributors, or laws or regulations of other governments.

Unrestricted Net Position - This amount is all net position that do not meet the
definition of “investment in capital assets” or “restricted net position”.

6
II. DETAILED NOTES ON ACCOUNT BALANCES

Note 2: Cash and Investments

The City of Banning maintains a cash and investment pool that is available for use for all funds. Each fund type's position in the pool is reported on the combined balance sheet as cash and investments. The Housing Successor pooled cash and investment position as of June 30, 2017, was $1,379,579.

Note 3: Notes and Loans Receivable

The Housing Successor has entered into various loan agreements relating to owners' participation agreements. The owners' participation agreements have repayment terms between 6 and 55 years. The following summarizes the loans outstanding at June 30, 2017:

<table>
<thead>
<tr>
<th>Description</th>
<th>Balance at June 30, 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>First-time Home Buyer Down Assistance</td>
<td>$386,205</td>
</tr>
<tr>
<td>OPA - Westview Terrace 2011</td>
<td>500,000</td>
</tr>
<tr>
<td>Total loans receivable at June 30, 2017</td>
<td>$886,205</td>
</tr>
</tbody>
</table>

No loan payments were made during the year ended June 30, 2017.

Note 4: Due From Other Governments

The Housing Successor Low/Mod Fund made an advance of $2,298,433 to the Former Redevelopment Agency Debt Service Fund to fund the mandated payment for the "Supplemental" Educational Revenue Augmentation Fund. No amount was paid during the current fiscal year. The amount outstanding as of June 30, 2017 is $968,415.
## BANNING HOUSING AUTHORITY

### BUDGETARY COMPARISON SCHEDULE

**YEAR ENDED JUNE 30, 2017**

<table>
<thead>
<tr>
<th>Resources (Inflows):</th>
<th>Budget Amounts</th>
<th>Actual Amounts</th>
<th>Variance with Final Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Original</td>
<td>Final</td>
<td>Positive (Negative)</td>
</tr>
<tr>
<td>Budgetary Fund Balance, July 1</td>
<td>$2,348,094</td>
<td>$2,348,094</td>
<td>$2,348,094</td>
</tr>
<tr>
<td>Intergovernmental</td>
<td>1,024,593</td>
<td>1,024,593</td>
<td>-</td>
</tr>
<tr>
<td>Use of money and property</td>
<td>1,200</td>
<td>1,200</td>
<td>4,821</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>-</td>
<td>395</td>
<td>395</td>
</tr>
<tr>
<td><strong>Amounts Available for Appropriations</strong></td>
<td>3,373,887</td>
<td>3,373,887</td>
<td>2,353,310</td>
</tr>
<tr>
<td><strong>Charges to Appropriations (Outflow):</strong></td>
<td></td>
<td></td>
<td>(1,020,577)</td>
</tr>
<tr>
<td>Community development</td>
<td>3,605</td>
<td>3,605</td>
<td>3,605</td>
</tr>
<tr>
<td><strong>Total Charges to Appropriations</strong></td>
<td>3,605</td>
<td>3,605</td>
<td>3,605</td>
</tr>
<tr>
<td><strong>Budgetary Fund Balance, June 30</strong></td>
<td>$3,370,282</td>
<td>$3,370,282</td>
<td>$2,349,705</td>
</tr>
<tr>
<td></td>
<td>$3,370,282</td>
<td>$3,370,282</td>
<td>$2,349,705</td>
</tr>
</tbody>
</table>

See Notes to Required Supplementary Information

8
a. Budgets and Budgetary Accounting

Budget for the Housing Authority Fund is adopted on a basis substantially consistent with accounting principles generally accepted in the United States of America. Accordingly, actual revenues and expenditures can be compared with related budget amounts without any significant reconciling items.
BANNING HOUSING AUTHORITY

COMPUTATION OF HOUSING SUCCESSOR
EXCESS/SURPLUS (HSC 34176.1)

<table>
<thead>
<tr>
<th></th>
<th>Low and Moderate Housing Funds</th>
<th>Projected Low and Moderate Housing Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Opening Fund Balance</td>
<td>$2,348,094</td>
</tr>
<tr>
<td></td>
<td>Less Unavailable Amounts:</td>
<td></td>
</tr>
<tr>
<td>SERAF loans</td>
<td>$1,993,008</td>
<td>(1,993,008)</td>
</tr>
<tr>
<td></td>
<td>Available Housing Successor Funds</td>
<td>355,086</td>
</tr>
<tr>
<td></td>
<td>Limitation (greater of $1,000,000 or four years deposits)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Aggregate amount deposited for last four years:*</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2016 - 2017</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>2015 - 2016</td>
<td>21,200</td>
</tr>
<tr>
<td></td>
<td>2014 - 2015</td>
<td>61,702</td>
</tr>
<tr>
<td></td>
<td>2013 - 2014</td>
<td>22,514</td>
</tr>
<tr>
<td></td>
<td>2012 - 2013</td>
<td>1,959,222</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>$2,064,638</td>
</tr>
<tr>
<td></td>
<td>Base Limitation</td>
<td>$1,000,000</td>
</tr>
<tr>
<td></td>
<td>Greater amount</td>
<td>$2,064,638</td>
</tr>
<tr>
<td></td>
<td>Computed Excess/Surplus</td>
<td>None</td>
</tr>
</tbody>
</table>

* This is the estimated future excess/surplus in 2017/2018. Please note, if a housing successor has an excess surplus, the housing successor shall encumber the excess surplus for the purposes described in paragraph (3) of subdivision (a) of Health and Safety Code 34176.1 or transfer the funds pursuant to paragraph (2) of subdivision (c) of 34176.1 within three fiscal years. If the housing successor fails to comply with this subdivision, the housing successor, within 90 days of the end of the third fiscal year, shall transfer any excess surplus to the Department of Housing and Community Development for expenditure pursuant to the Multifamily Housing Program or the Joe Serna, Jr. Farmworker Housing Grant Program.
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS

To the Honorable Mayor and Members of the
Banning Housing Authority
City of Banning, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities of the Banning Housing Authority, (the Housing Successor), a Special Revenue Fund of the City of Banning, California (the City), as of and for the year ended June 30, 2017, and the related notes to the financial statements, which collectively comprise the Housing Successor's basic financial statements, and have issued our report thereon dated December 21, 2017.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Housing Successor's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Successor's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Successor's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Successor's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.
To the Honorable Mayor and Members of the
Banning Housing Authority
City of Banning, California

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance
and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Successor’s
internal control or on compliance. This report is an integral part of an audit performed in accordance with
Government Auditing Standards in considering the Housing Successor’s internal control and
compliance. Accordingly, this communication is not suitable for any other purpose.

Brea, California
December 21, 2017
INDEPENDENT AUDITORS’ REPORT ON COMPLIANCE WITH APPLICABLE REQUIREMENT AND ON INTERNAL CONTROL OVER COMPLIANCE

To the Honorable Mayor and Members of the
Banning Housing Authority
City of Banning, California

Report on Compliance for the Housing Successor

We have audited the Banning Housing Successor’s (Housing Successor) compliance with the type of compliance requirements described in the California Health and Safety Code sections applicable to California Housing Successor Agencies for the year ending June 30, 2017.

Management’s Responsibility

Management is responsible for compliance with the California Health and Safety Code sections applicable to California Housing Successor Agencies.

Auditor’s Responsibility

Our responsibility is to express an opinion on the Housing Successor’s compliance with the California Health and Safety Code sections applicable to California Housing Successor Agencies. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in the Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred above that could have a direct and material effect on Housing Successor occurred. An audit includes examining, on a test basis, evidence about the Housing Successor’s compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the Housing Successor. However, our audit does not provide a legal determination of the Housing Successor’s compliance with those requirements.

Opinion

In our opinion, the Housing Successor complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its Housing Successor for the year ending June 30, 2017.

Report on Internal Control over Compliance

Management of the Housing Successor is responsible for establishing and maintaining effective internal control over compliance with the type of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Housing Successor’s internal control over compliance with the types of requirements that could have a direct and material effect on the Housing Successor to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance and to test and report on internal controls over compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance.
To the Honorable Mayor and Members of the
Banning Housing Authority
City of Banning, California

Accordingly, we do not express an opinion on the effectiveness of the Housing Successor's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance of California Health and Safety Code sections applicable to California Housing Successor Agencies on a timely basis. A material weakness in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that a material noncompliance with a type of compliance requirement of California Health and Safety Code sections applicable to California Housing Successor Agencies will not be prevented, or detected and corrected on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Excess/Surplus Calculation

We have audited the financial statements of the governmental activities of the Banning Housing Successor as of and for the year ended June 30, 2017, and have issued our report thereon dated December 21, 2017, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying report on excess/surplus calculation is presented for purposes of additional analysis only and is not a required part of the financial statements. Such information is the responsibility of management and was derived from the financial statements. The report on excess/surplus calculation has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of California Health and Safety Code sections applicable to California Housing Successor Agencies. Accordingly, this communication is not suitable for any other purpose.

Brea, California
December 21, 2017
ATTACHMENT 2
BANNING HOUSING AUTHORITY MANAGEMENT REPRESENTATION LETTER
December 21, 2017

Lance, Soll & Lunghard, LLP
Certified Public Accountants
203 North Brea Boulevard, Suite 203
Brea, CA 92821-4056

This representation letter is provided in connection with your audit of the financial statements of the Banning Housing Authority (the Housing Successor), which comprise the respective financial position of the governmental activities and the governmental fund as of June 30, 2017, and the respective changes in financial position for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, as of December 21, 2017 the following representations made to you during your audit.

Financial Statements

1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated May 19, 2017, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for preparation of the supplementary information in accordance with the applicable criteria.

2) The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.

3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.

5) Significant assumptions we used in making accounting estimates, including those measured at fair value, are reasonable.
6) Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with U.S. GAAP.

7) Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements.

8) The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole for each opinion unit. A list of the uncorrected misstatements is attached to the representation letter.

9) The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.

10) Guarantees, whether written or oral, under which the Housing Successor is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

11) We have provided you with:

   a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters and all audit or relevant monitoring reports, if any, received from funding sources.

   b) Additional information that you have requested from us for the purpose of the audit.

   c) Unrestricted access to persons within the Housing Successor from whom you determined it necessary to obtain audit evidence.

   d) Minutes of the meetings of Housing Successor or summaries of actions of recent meetings for which minutes have not yet been prepared.

12) All material transactions have been recorded in the accounting records and are reflected in the financial statements.

13) We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

14) We have no knowledge of any fraud or suspected fraud that affects the Housing Successor and involves:

   - Management,
   - Employees who have significant roles in internal control, or
   - Others where the fraud could have a material effect on the financial statements.

15) We have no knowledge of any allegations of fraud or suspected fraud affecting the Housing Successor's financial statements communicated by employees, former employees, regulators, or others.

16) We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
17) We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.

18) We have disclosed to you the identity of the Housing Successor’s related parties and all the related party relationships and transactions of which we are aware.

**Government—specific**

19) We have made available to you all financial records and related data.

20) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.

21) We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.

22) The Housing Successor has no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, or equity.

23) We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts; and legal and contractual provisions for reporting specific activities in separate funds.

24) We have identified and disclosed to you all instances that have occurred or are likely to have occurred, of fraud and noncompliance with provisions of laws and regulations that we believe have a material effect on the financial statements or other financial data significant to the audit objectives, and any other instances that warrant the attention of those charged with governance.

25) We have identified and disclosed to you all instances, which have occurred or are likely to have occurred, of noncompliance with provisions of contracts and grant agreements that we believe have a material effect on the determination of financial statement amounts or other financial data significant to the audit objectives.

26) We have identified and disclosed to you all instances that have occurred or are likely to have occurred, of abuse that could be quantitatively or qualitatively material to the financial statements or other financial data significant to the audit objectives.

27) There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.

28) As part of your audit, you assisted with preparation of the financial statements and related notes. We acknowledge our responsibility as it relates to those nonaudit services, including that we assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved, and accepted responsibility for those financial statements and related notes.
29) The Housing Successor has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.

30) The Housing Successor has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.

31) The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations.

32) The financial statements properly classify all funds and activities, in accordance with GASB Statement No. 34.

33) All funds that meet the quantitative criteria in GASB Statement Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.

34) Components of net position (net investment in capital assets; restricted; and unrestricted), and components of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.

35) Investments, derivative instruments, and land and other real estate held by endowments are properly valued.

36) Provisions for uncollectible receivables have been properly identified and recorded.

37) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.

38) Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.

39) Interfund, internal, and inter-entity activity and balances have been appropriately classified and reported.

40) Deposits and investment securities and derivative instruments are properly classified as to risk and are properly disclosed.

41) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated.

42) We have appropriately disclosed the Housing Successor's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.

43) We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.

44) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
45) With respect to the computation of the Housing Successor's excess surplus,

   a) We acknowledge our responsibility for presenting the Housing Successor in accordance with accounting principles generally accepted in the United States of America, and we believe the Housing Successor's excess surplus, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the Housing Successor's excess surplus have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.

   b) If the Housing Successor's excess surplus is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.

Signature: Rochelle Clayton  
Signature: Suzanne Cook

Title: Deputy City Manager/Administrative Services  Title: Deputy Finance Director
      Director
**Summary of Audit Differences**

Name of Governmental Unit: Banning Housing Successor

Date of Combined Balance Sheet: June 30, 2017

Opinion Unit, Fund Type or Fund: All Funds

<table>
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<tr>
<th>Unadjusted Audit Differences</th>
<th>Cause</th>
<th>Current Year Over (Under) Revenues and Expenditures/Expenses and Changes in Fund Balance/Equity</th>
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</thead>
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<td>None noted</td>
<td></td>
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<tr>
<td>Cumulative effect (before effect of prior year differences)</td>
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<tr>
<td>Effect of unadjusted audit difference - prior year</td>
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<td>Cumulative effect (after effect of prior year differences)</td>
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ATTACHMENT 3
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:

January 26, 2018

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

[Signature]
CITY OF BANNING
Planning Commission Staff Report

MEETING DATE: February 7, 2018

TO: Planning Commission

FROM: Patty Nevins, Community Development Director

SUBJECT: Topics Review, Planning Commissioner Comments, December 6, 2017 and January 3, 2018 meeting

STAFF RECOMMENDATIONS:

This item is for information and discussion only; there is no recommended action.

BACKGROUND:

At the December 6, 2017 and January 3, 2018 Planning Commission meetings, information and/or actions on certain topics were requested by Planning Commissioners. Additionally, at the January meeting there was discussion regarding a potential future standard condition of approval for project. It was noted during discussions that certain topics might not fall within the Planning Commission’s responsibilities; please see Banning Municipal Code (BMC) Section 2.28.050 (Attachment 1) for information on the Planning Commission’s Duties and Responsibilities.

The topics raised during the December 6th meeting and staff responses are as follows:

1. Homeless Temporary Shelters. Questions were raised regarding the use of temporary locations, including trees and vegetation, as homeless shelters for individuals. Information on this topic will be provided at the March meeting.

2. I-10 Bypass: Banning to Cabazon Project. A request was made to agendize discussion of the Riverside County “I-10 Bypass: Banning to Cabazon Project.” Public presentations on this project at City Council meetings include one in June 2016, and there was limited discussion of the project at the January 23, 2017 City Council meeting. Most recently, a public meeting was held by the Riverside County Transportation Department at Banning High School on January 26, 2017. As a point of information, staff is also coordinating with the project proponents for a potential workshop to be presented at either a regular or special City Council meeting. Neither commenting on the environmental documents of other agencies, nor review of streets and street improvements, are within the purview of the
Planning Commission (please refer to BMC 2.28.050, attached). This does not, however, preclude Planning Commissioners from commenting directly on such projects in their personal capacity as City residents.

3. Standard Conditions of Approval. The possibility of requiring proof of secured financing as a standard condition of approval for future projects was raised. A standard condition of approval requiring proof of secured financing for all proposed developments would appear to mean that before a building permit could be issued for the project, the applicant would have to satisfy the City that sufficient and adequate financing from a lender had been secured to ensure completion of the project once construction had commenced. This type of condition could potentially affect the time that it takes to obtain a building permit by requiring that type of financial review. Normally, when processing planning projects, planning departments in cities do not review the economics of the construction process. Rather, when cities are just exercising their zoning powers, cities focus on the planning aspects of projects. Financing issues, are not within the purview of the Planning Commission (please refer to BMC 2.28.050). In addition, whether a project developer is self-funded or is seeking approval before seeking to secure financing, each has the same right to develop their property as would an owner/user developer. For purposes of the Planning Commission’s review of entitlement applications, the relevant considerations are the proposed zoning aspects of projects, rather than who is developing the project and whether that person or entity has the funds to do so. If the developer plans to use outside financing to build the project, a bank would normally carefully review the financial plans, costs, and timetables to ensure that funds are not exhausted before the project is completed. For all of these reasons, the Planning Commission should not require financial information or condition project approval upon the applicant’s submission of proof of secured financing. The Commission could consider conditions of approval that impose corrective measures intended to keep a project site clean and prevent deterioration of existing buildings on the project site, and that require construction perimeter landscaping and fencing if physical construction has not begun within a specified time. These types of conditions would directly address adverse impacts on the community from prolonged development delays. To the extent that project sites are deemed to be nuisances, as defined under the Banning Municipal Code, City staff may also rely on the City’s nuisance abatement provisions to bring those sites into compliance.

Prepared By:

Patty Nevins
Community Development Director
2.28.010 - Planning commission—Membership requirements.

A. Members of the planning commission shall be residents of the City of Banning who hold no other municipal office in the city. Members may not be employees of the city.

B. Proof of residency shall be submitted at time of application to the commission through voter registration, utility bill at a physical address within the city boundaries. Residency shall be confirmed prior to appointment and maintained throughout the term served.

(Code 1965, § 2-5.)

2.28.020 - Term and vacancies.

A. The planning commission shall consist of five members.

B. Planning commissioners shall serve four-year terms, which shall be staggered every two years concurrent with the city elections. Appointments shall be made by the city council. Applications shall be made available and the closing date announced at least two months prior to the expiration of the commissioner's term to be filled.

C. Members shall serve at the pleasure of the council and may be removed at any time by a majority vote of the entire council.

D. Any member who is unexcused for two consecutive regular meetings of the commission or six meetings within a twelve-month period, whether the six meetings are excused or not, will be deemed to have resigned their office and the city council may appoint a new member to serve in the resigned commissioner's place for the remainder of their term.

E. To be excused from any such meeting, a member shall notify the planning department, at least forty-eight hours prior to any such meeting. If a member is unable to attend due to illness, injury or family matters, a statement by the member at the next regular meeting of the commission shall constitute an excused absence.

(Code 1965, § 2-6.)

2.28.030 - Compensation.

A. Members of the planning commission shall not receive compensation; reasonable traveling expenses to and from conferences and/or special field trips and training sessions shall be reimbursed.

B. Upon authorization by the city manager, the planning commission and members of its staff, may attend city planning conferences or meetings, or hearings on city planning legislation, or matters affecting the planning of the city. The reasonable expenses of such attendance shall be charged upon the funds allocated to the commission.

C. All fundings shall be established through the City of Banning budget, which shall be approved by the city council.

(Code 1965, § 2-7.)
2.28.040 - Rules of procedure.

A. A quorum of the planning commission shall consist of a majority of the members (including any vacancies). A quorum must be present in order for the planning commission to hold a meeting.

B. In the event that only three commissioners are present, any actions recommending amendment to the Municipal Code or general plan must be unanimous; all other actions would require a majority vote of the commission in attendance. A tie vote shall constitute a denial of the matter or request brought before the planning commission.

C. The commission shall adopt rules for the transaction of business and shall keep a record of its transactions, findings, and determinations. The Brown Act and "Robert's Rules in Plain English" by Doris P. Zimmerman (Harper Perennial) shall be incorporated into such rules.

D. The commission shall follow all applicable city fiscal and administrative policies and procedures.

(Code 1965, § 2-8.)

2.28.050 - Duties and responsibilities.

A. The planning commission shall exercise those functions of the planning agency of the city delegated to it in the Banning Municipal Code.

B. At the regular February meeting, the planning commission shall choose a chairperson and a vice-chairperson from among the planning commission members. The chairman and vice-chairman shall serve for one term. Both positions shall rotate every year. All members must be present to conduct this business.

1. The chairperson shall preside at all regular and special meetings and rule on all points of order and procedure during the meetings.

2. The vice-chairperson shall assume all duties of the chairperson in his or her absence.

3. In the event the chairperson and vice-chairperson are both absent, an acting chairperson shall be appointed from the commission for the meeting from those present.

C. The planning commission's scope of responsibility is to:

1. Prepare, review, adopt, and recommend to the city council for its adoption, a long range, comprehensive general plan to guide the future physical development and conservation of the city and its adjoining environs based on geographic, social, economic and political characteristics of the community;

2. Prepare, review, adopt and recommend to the city council for its adoption of special area specific plans for identifiable areas, wherein more detailed guidelines are needed to supplement the objectives of the general plan;

3. Review development applications submitted to the city for consistency with adopted plans and ordinances. Approve or deny applications when final authority is granted to the planning commission by the Municipal Code. Make a recommendation on those actions for which the city council is the final reviewing approval body;

4. Act as the appeal body on decisions made by the community development director;

5. Perform such other functions and duties as the city council may from time to time direct and/or
provide within the Banning Municipal Code.

D. The commission may form ad-hoc subcommittees in accordance with the Brown Act, and make appointments to that subcommittee, as it deems necessary. A quorum of commission members may not be appointed to serve in a single subcommittee. Before forming a subcommittee, the commission shall establish a specific mission and term for the subcommittee.

E. The planning commission is an important function within the City of Banning, and as such, certain expectations are held by the city council in making the appointment of individuals to the commission. These expectations include the following:

1. Commissioners will attend all regular meetings and special meetings as they arise;
2. Commissioners will communicate expected and unexpected absences to the planning department, prior to the meeting;
3. Commissioners will communicate any potential conflicts of interest on agenda items to the planning department in advance of the hearing to allow confirmation of a quorum;
4. Commissioners will arrive on time to each meeting, fully participate, and remain in attendance until the end of each meeting;
5. Commissioners will prepare themselves for each meeting by reading the agenda, reports and other materials, and visiting the site, as necessary, and communicate any questions to the secretary in advance of the hearing.

Pursuant to Resolution 2000-41, if a commissioner visits the site prior to a hearing on the matter, the commissioner shall disclose at the hearing such evidence and observation gathered during the site visit;

6. Commissioners are encouraged to attend the annual planner’s institute (Monterey and Southern California) or an equivalent planning training program given by a University of California campus (or approved equivalent) and may attend other planning conferences and or training classes as the need and opportunities arise. The city will also provide regular in-service training and make-up training where attendance is required;

7. New commissioners are expected to become familiar with the city's general plan, the “Planning Commission Handbook” (prepared by the State of California), and relevant Municipal Code sections particularly those relevant to zoning to become familiar with these documents. The “Guide for New Members” distributed by the Planning Commissioners Journal and www.plannersweb.com are other valuable resources for new commissioners;

8. Applicants to the planning commission will be expected to attend a brief orientation session explaining the role of commissioners, the planning process, and the expectations of commissioners that are appointed; and

9. New commission members will attend an expanded orientation session with the liaison to the commission and other staff, as deemed necessary, to provide new appointees with a solid understanding immediately upon appointment. The orientation will include an overview of the planning process, a review of the commission’s structure, policies and bylaws, a summary of available documents and resources, and a review of the commission’s relationship with citizens, staff, developers, and the governing body.

F. The planning commission may serve on regional boards or commissions as directed by the city council.
G. The planning commission shall participate in annual meetings with the city council to discuss development, development doctrine, policies, etc.

(Code 1965, § 2-8.1.)

2.28.060 - Conflict of interest requirements.

A. The State of California Political Reform Act requires planning commission members to disclose interests in investments, real property, and income derived within the City of Banning or from sources doing business within the City of Banning. Filings are required within ten days of assuming office and on an annual basis.

B. Members shall not work for the "pass" cities, which include Beaumont, Calimesa, and Riverside County in roles, such as economic development, planning, or redevelopment.

C. If an apparent conflict of interest arises, the member shall inquire of the city attorney or staff prior to the meeting.

(Code 1965, § 2-8.2.)

2.28.070 - Staff liaison.

A. The staff liaison to the planning commission shall be the community development director.

B. The planning commission liaison, supported by the secretary to the planning commission (a staff position), shall be responsible for:
   1. Confirming that a quorum will be present prior to each meeting;
   2. Receiving and recording all exhibits, petitions, documents, or other material presented to the planning commission in support of, or in opposition to, any issue before the planning commission;
   3. Signing all meeting minutes and resolutions upon approval;
   4. Preparing and distributing agendas and agenda packets;
   5. Facilitating the tape recording of meetings and preparation of minutes; and
   6. Responding to all questions from planning commission members regarding agenda items in advance of meetings.

(Code 1965, § 2-8.3.)

2.28.080 - Meeting times and places.

A. The planning commission shall meet on the first Wednesday of each month at 6:30 p.m. at the city council chambers located at 99 E. Ramsey Street, or at such time and place as the commission may designate by resolution.

B. Commissioners will attend special meetings as they arise.

(Code 1965, § 2-8.4.)

(Ord. No. 1427, § 1, 9-14-10)

2.28.090 - Adoption.

A. This document, as adopted and amended by council resolution, shall serve as the bylaws for the
commission.

(Code 1965, § 2-9.)
CITY OF BANNING
Planning Commission Staff Report

MEETING DATE:  February 7, 2018
TO:  Planning Commission
FROM:  Patty Nevins, Community Development Director
SUBJECT:  Notification by Banning Unified School District of proposed purchase of real property identified by Assessor’s Parcel Number 543-030-018.

STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission consider information related to the proposed property acquisition and provide a recommendation concerning acquisition of the site.

BACKGROUND:

On January 25, 2018, a letter for the Planning Commission from Fagen Friedman & Fulfrost was received in the Community Development Department (see Attachment 1). The letter provides notification of the Banning Unified School District’s proposed purchase of real property identified by Assessor’s Parcel Number (APN) 543-030-018 for “educational facilities.” The letter was sent in accordance with the requirements of Public Resources Code (PRC) section 21151.2 (see Attachment 2), which requires that school districts provide notice of proposed acquisitions to the planning commission having jurisdiction. The Planning Commission is to submit a written report of investigation and a recommendation regarding the acquisition within 30 days of receiving the notice.

ANALYSIS:

The subject property is approximately 7.5 acres with an existing single family home and other structures, located west of the existing Banning High School campus (see aerial view below). According to City records, the property address is 654 W. Westward Avenue. The property is zoned Very Low Density Residential (VLDR). Property to the west, east, and south of the subject site is zoned VLDR. Property to the north across Westward is zoned Low Density Residential. See General Plan/Zoning Map excerpt below (see Attachment 3 for full General Plan/Zoning map).

The exact educational facilities are not described; as of the writing of this report, staff has not yet received clarification as to the precise facilities proposed.
If the Planning Commission does not favor acquisition, the District may nevertheless purchase the property but must wait until 30 days has passed since the District’s receipt of the Planning Commission’s report.

Once the Planning Commission provides staff with its recommendation on the District’s proposed acquisition, staff will summarize the recommendation in a letter to be signed by the Chair and sent to the District by the 30-day deadline.
Prepared By:

Patty Nevins
Community Development Director

ATTACHMENTS
1. Letter from Fagen Friedman & Fulfrost
2. Public Resources Code (PRC) section 21151.2
3. General Plan / Zoning Map
1. ATTACHMENT 1
January 19, 2018

Via First Class Mail

Planning Commission  
City of Banning  
99 E. Ramsey Street  
Banning, CA 92220

Re: Public Resources Code § 21151.2 Notice  
Riverside County APN 543-030-018

Dear Planning Commission:

We serve as legal counsel to the Banning Unified School District ("District") concerning the purchase of certain real property located in Banning. In accordance with the requirements of Public Resources Code section 21151.2, we write to notify you of District’s proposed purchase of real property.

The District is considering the purchase of an approximately 7.14-acre parcel at 654 West Westward Avenue, located within Banning, Riverside County Assessor Parcel Number 543-030-018 ("the Property"), near the Banning High School site at 100 West Westward Avenue. The District is currently evaluating plans for educational facilities at the Property.

We hope the above information is helpful. Please do not hesitate to contact our office should you have any questions or would like additional information.

Sincerely,

FAGEN FRIEDMAN & FULFROST, LLP

Luke Boughen

cc: Robert Guillen, Superintendent, Banning Unified School District
ATTACHMENT 2
PUBLIC RESOURCES CODE - PRC

DIVISION 13. ENVIRONMENTAL QUALITY [21000 - 21189.57]  (Division 13 added by Stats. 1970, Ch. 1433.)

CHAPTER 4. Local Agencies [21150 - 21154]  (Chapter 4 added by Stats. 1970, Ch. 1433.)

To promote the safety of pupils and comprehensive community planning the governing board of each school district before acquiring title to property for a new school site or for an addition to a present school site, shall give the planning commission having jurisdiction notice in writing of the proposed acquisition. The planning commission shall investigate the proposed site and within 30 days after receipt of the notice shall submit to the governing board a written report of the investigation and its recommendations concerning acquisition of the site.

The governing board shall not acquire title to the property until the report of the planning commission has been received. If the report does not favor the acquisition of the property for a school site, or for an addition to a present school site, the governing board of the school district shall not acquire title to the property until 30 days after the commission’s report is received.

(Added by Stats. 1987, Ch. 1452, Sec. 533.)
MEETING DATE: February 7, 2018

TO: Planning Commission

FROM: Patty Nevins, Community Development Director

SUBJECT: Election of Officers

STAFF RECOMMENDATION:

In accordance with Banning Municipal Code Section 2.28.050(B), at the regular February meeting the Planning Commission shall choose a chairperson and a vice-chairperson from among the Planning Commission members. The chairman and vice-chairman shall serve for one term and both positions shall rotate every year.

All members must be present to conduct this business.

Please see Attachment 1 for the procedure for election of officers.

Prepared By:

Patty Nevins
Community Development Director
ATTACHMENT 1
PROCEDURE FOR THE ELECTION OF OFFICERS

Chairperson: Nominations for the office of Chairperson are now open. A second to the nominations is required.

(Commissioners shall nominate the person of their choice)

Chairperson: Are there any further nominations? If not, I will entertain a motion that the nominations be closed.

(Motion is made)

Is there a second?

All those in favor say aye, those opposed no.

Chairperson: I will take a roll call vote. Please signify your choice for Chairperson when your name is called. The roll call will be in alphabetical order.

<table>
<thead>
<tr>
<th>ROLL CALL VOTE</th>
<th>Commissioner Ellis</th>
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<tbody>
<tr>
<td>Commissioner Krick</td>
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<td>Commissioner Shaw</td>
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Chairperson: The vote is in favor of Commissioner ____________ who is our newly elected Chairperson. Chairperson ____________ shall now preside over the election of Vice-chairperson.

(Repeat this procedure for Vice-chairperson).