CITY OF BANNING
AGENDA
CITY COUNCIL AND PLANNING COMMISSION
JOINT STUDY SESSION

Tuesday, June 7, 2011 @ 5:00 PM
City Council Chambers, 99 E. Ramsey Street
Banning, CA 92220

I. CALL TO ORDER

➤ Roll Call: Council Members Botts, Franklin, Machisic, Robinson, Mayor Hanna

➤ Roll Call: Chairman Arterberry, Commissioner Barsh, Commissioner Briant, Commissioner Hawkins, Commissioner Siva

II. PUBLIC COMMENTS:

A three minute limitation shall apply to each member of the public who wishes to address the City Council or the Planning Commission on a matter not on the agenda. A thirty minute time limit is placed on this section. No member of the public shall be permitted to “share” his/her three minutes with any other member of the public. (Usually, any items received under this heading are referred to staff for future study, research, completion and/or future Council / Commission action.) PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.

III. STUDY SESSION DISCUSSION:

Pardue Homes - Butterfield Specific Plan and Draft Environmental Impact Report
(Amendment to Deutsch Specific Plan)

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IV. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department (951) 922-3125. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA title II]
CITY OF BANNING
City Council and Planning Commission
Joint Study Session

DATE: June 7, 2011

TO: City Council Members and Planning Commission Members

FROM: Zai Abu Bakar, Community Development Director

SUBJECT: PARDEE HOMES - BUTTERFIELD SPECIFIC PLAN AND DRAFT ENVIRONMENTAL IMPACT REPORT (AMENDMENT TO DEUTSCH SPECIFIC PLAN)

PURPOSE OF THE JOINT STUDY SESSION
The purpose of the joint study session is to present information and provide opportunity for the City Council and Planning Commission to ask questions relative to the project.

BACKGROUND:
Pardee Homes proposes to develop a 1,543-acre property that is located at the northeast corner of Highland Springs Avenue and Wilson Street. The property currently has an approved Specific Plan called “Deutsch Specific Plan” for the development of 5,400 homes, a golf course, commercial sites, parks, and open space. The Deutsch Specific Plan was approved nearly 26 years ago. The following is the Chronology of the Deutsch and the proposed Butterfield Specific Plans.

Deutsch Specific Plan
• April 18, 1985: City Council certified the Final EIR
• June 25, 1985: City Council approved a General Plan Amendment, Specific Plan, Zoning and Pre-Zoning for the Deutsch Property.
• Specific Plan Amendment No. 1992-03 was filed to amend and enlarge the Specific Plan; City Council certified a new EIR on October 26, 1993 and adopted the amended Specific Plan on November 9, 1993 by Ordinance No. 1133.
• A majority of the Specific Plan area was annexed to the City of Banning in 1985. The remainder was annexed to the City in 1995.
• The Banning General Plan and Zoning Map designated the subject site as an approved Specific Plan site.
• 2000: Pardee acquired the Deutsch Specific Plan and project from the Deutsch Corporation.
**Proposed Butterfield Specific Plan**

2007 Notice of Preparation for the Amendment to the previously approved Deutsch Specific Plan and the name changed to Butterfield Specific Plan

2007 City acquires the 4.21-acre site for electrical substation

2008 City approves conveyance maps subdividing the property into 20 lots

2007- Present Pardee prepares a comprehensive land use plan for the development of the project including Butterfield Specific Plan and the Draft Environmental Impact Report and Water Supply Analysis

Pardee Homes is revising the land use plan for the Deutsch Specific Plan to be more in keeping with the lay of the land and to comply with current land use and environmental regulations. Pardee Homes has renamed the Deutsch Specific Plan to the Butterfield Specific Plan as part of their marketing plan. The Butterfield land plan yielded 5,387 homes along with an 18-hole golf course, pocket, neighborhood, and community parks, sites for a fire station and community center, walking and biking trails, and a 30.4-acre water detention basin that could be used as a lake for recreation, and on-street neighborhood electric vehicles/golf carts, and two elementary school sites. Each of the neighborhoods within the project provides two points of access for fire/public safety personnel during emergency.

There have been significant efforts made as part of the project analysis to determine the infrastructure needs that are required to serve the development including water, sewer, drainage facilities, and traffic. The City has updated studies for the current Master Plan for sewer and water facilities and the City's Public Works Department has updated these plans in conjunction with the project. In addition, as a proactive effort, the City's Public Works Department is working with the developer and the City of Beaumont to improve traffic and circulation on Highland Springs Avenue in the area around Ramsey Street, Joshua Palmer and the I-10 Freeway.

**PROJECT FACTS**
The following provides project information relative to the Butterfield Specific Plan.

**Project Location**
- The site is approximately 1,543 acres and located in the northwestern corner of the City of Banning. Of this acreage, 1,522 acres is in Pardee’s possession, the other 21-acres belongs to the Highland Springs Country Club Homeowners Association. The 21-acre site is currently not located within the City of Banning city limits nor is it in the City’s Sphere of Influence, but it is in the Banning General Plan Planning Area. The 21-acres will need to be annexed at some point in time if the developer decides to proceed with the development of the property. This will require coordination among the County of Riverside, the Highland Springs Country Club Homeowners Association, and the City of Beaumont.
- The site transitions from flatland at the northeast corner of Highland Springs Avenue and Wilson Street to the foothills of the San Bernardino Mountains.
- Access to the site is provided by Highland Springs Avenue, Wilson Street, and Highland Home Road.
Project Objectives
The Butterfield Specific Plan project objectives are as follows:

- To develop a master planned community
- To update the Deutsch Specific Plan
- To provide a quality, livable community
- To provide a wide range of housing opportunities
- To promote sustainability
- To incorporate water and energy efficiency
- To conserve water resources
- To increase employment opportunities
- To ease community navigation
- To provide recreational amenities
- To provide safe and efficient circulation
- To encourage alternative transportation
- To promote community security
- To address drainage and water quality issues
- To ensure provision of public services to serve the project
- To provide school facilities

These project objectives are accomplished in the Specific Plan and as shown in the Zoning and Land Plan for the project shown in Exhibits 1 and 2.

Proposed Land Use and Project Elements
The proposed land use and project elements include the following:

- 1,543-acre mixed-use community.
- A total of up to 5,387 residential units are proposed to be allowed within approximately 937 acres of the project site.
- The majority of the development is single-family detached homes.
- The density for the project is broken down into four (4) categories as follows:

✓ Low Density Residential Single Family (Density of 0-5 units per acre) - Lot sizes range from a minimum of 5,000 square feet to a minimum average of 7,500 square feet in some planning areas to a minimum average of over 10,000 square feet in northern planning areas.

✓ Medium Density Residential Single Family – Conventional (Density 0-10 units per acre) - Lot sizes range from a minimum of 3,400 square feet to a minimum average of 7,200 square feet.

✓ Medium Density Residential Single Family – Cluster Development (Density 0-10 units per acre) - Lot areas ranging in minimum size from 2,000 to 2,800 square feet potentially as detached condominium units.

✓ High Density Residential Attached - Townhomes or other types of attached dwellings are allowed for potential development in three of the Specific Plan planning areas.
• Age-Restricted Active Adult Residential Alternative is also proposed should there be a need for this type of development in the future. Most likely this development would occur along the North Loop Collector and would be gated.
• There are two commercial sites totaling 36 acres. The Specific Plan allows an alternative use of the commercial site at the corner of Highland Springs Avenue and Wilson Street for a total of up to 88 acres.
• The combined acreage for parks, golf course, and open space totaled approximately 428 acres (27% of Specific Plan area) a significant increase from the previous approved Deutsch Specific Plan of 268 acres.
• Two elementary school sites of 11 acres each are proposed. One site is located within the Banning Unified School District and the other is located within the Beaumont Unified School District.
• The overall Butterfield Specific Plan density of 3.5 DU/AC is the same as the previous Deutsch Plan.
• The proposed Fire Station site is to be located in most Planning Areas throughout the Specific Plan for future sitting of the fire station that could provide services to the surrounding community. Currently, the 1.6 acre site for the fire station is located at the northeast corner of the Specific Plan.
• Smith Creek would be preserved in a realigned open channel in a natural like condition that enhances habitat vegetation.
• The foothills to the east and steeper elevations in the north will be preserved as natural open space.
• There will be a trail connection that provides access to existing trail systems.
• The Specific Plan also allows for an alternative to the golf course in the event it is not economically viable.

Exhibits 1 and 2 show the Zoning and Land Use Plan for the project.

**Amenities**

• The proposed 18-hole golf course acts as a central open space which runs through the Specific Plan, in addition to trails, realigned and enhanced Smith Creek, and flood control and water quality improvements. The total area is 292 acres.
• Sixty-six (66 acres) of improved park area provided within the development. The park sites are distributed in various neighborhoods throughout the Specific Plan.
• The 70-acres of natural open space are provided on the north and northeast edges of the Specific Plan trail connections to adjoining areas.
• Trails as well as walkways provided along major interior streets (South Loop, North Loop and “F” Street collectors).
• Joint bike and low speed electric vehicle (neighborhood electric vehicles) use lanes on all major collector streets within the Specific Plan area. Low speed electric vehicle access, as well as pedestrian and bike access, will be provided between all planning areas in the Specific Plan, including residential, parks, schools and commercial.
• Broad landscaped parkways between 20-30+ feet wide are provided along major streets within the Specific Plan, including A, B, C, D, E and F Streets, South and North Loop Streets, and Highland Springs Avenue, as well as landscaped medians where appropriate on Wilson Street.
• The Specific Plan allows for a fire station site and a public community center site.

Exhibits 7, 8, 9 and 13 are the open space/parks plan, trail head, entry concept and gated community concept.

Proposed Infrastructure
Circulation
Circulation plan and road improvements required in the vicinity of the project include:

• Arterial Highways widening - Highland Springs Avenue will be improved to two lanes in the City of Banning
• Major Highway widening – Wilson Street.
• Major Highway extension – Highland Home Road will be extended northerly through the Specific Plan and connect to Brookside Avenue.
• Divided Collector Streets – These are six project entry streets into the various neighborhoods and connect to the major roadways surrounding the project site. There are three entry streets that connect to Highland Springs, one entry street on Wilson Street, and Highland Home Road.
• Local roadways are provided within the development to serve the neighborhoods.
• The Specific Plan provides for private street options
• Low Speed Electric Vehicle lanes included within the collector streets in the development to accommodate golf carts.
• Non-Vehicular circulation included
  o On-Street Bike Lane / Golf Carts Lane
  o Trails/Pathways
  o Sidewalks
  o Combination of Meandering Sidewalk and Meandering Trail

Parks
Parks that are provided within the development ranges from 0.4 acres to 16.4 acres. They include:
  o Neighborhood Mini Parks
  o Neighborhood Recreation Parks
  o Community Parks
• Mid-sized parks (approximately 3-4 acres) are designated as Neighborhood Recreation Parks and could provide specialized facilities such as community swimming pools, buildings for meetings or community functions, restroom facilities, and on-site parking.
• Community Parks range in size from 9-16 acres and may include larger play fields and areas, ball fields and on-site parking. The community parks are provided in the Edison easement area.

Water
Water supply analysis is required by State law. The project’s water supply analysis has been analyzed by the City’s consultant and City staff who are working on the City’s Urban Water Management Plan (UWMP).
Potable water tank and pumps

- Project potable water demand at build out is estimated at approximately 2,880 acre feet/year in 2045 with estimated future water conservation reductions (assuming the development of 5,387 dwelling units, in which PAs 17, 18, 20 and 68 are developed according to their primary development designation, commercial and schools).
- Three to four above-ground steel water storage tanks for potable water (with a total potential storage capacity of approximately 6.5 million gallons [MG]) are required.
- Three potential pump station locations and in-tract water pipelines are proposed, which will connect to the City’s existing system at Highland Home Road and Wilson Street as well as “C” Street and Wilson Street and interconnectors at Oak Valley Parkway and Highland Springs Avenue.
- Approximate potential tank and pump locations for potable water supply are indicated on Exhibit 27, Conceptual Potable Water Plan, and assumed to be onsite within the development area of the site.
- Exhibit 27 also depicts the proposed interconnection points between the proposed Banning system serving the Butterfield Specific Plan area and that of the Beaumont-Cherry Valley Water District (BCVWD).

Recycled Water for Irrigation

- The project will provide recycled water for irrigation of the golf course to reduce demand for potable water. This must be accomplished before the golf course is completed and open for play.
- The City has completed plans for a 1.5 mgd upgrade (Phase I) of the main Wastewater Treatment Plant. The 1.5 mgd upgrade would provide treatment to tertiary standards, which would allow for the production of approximately 1,680 acre-ft/yr of recycled water. Pardee would have to provide connection from the project to the waste water treatment plant.
- Project’s projected total irrigation water demand to serve the project’s common landscaped areas as well as the golf course is estimated at 1,344 acre feet/year in 2045 at project build out.
- An additional option proposal for generating recycled water for the project is to construct a satellite wastewater treatment plant within the Butterfield Specific Plan area. The satellite waste treatment plant would be located at the northwest corner of Highland Home Road and Wilson Street.
- Exhibit 27 also depicts the proposed interconnection points between the proposed Banning system serving the Butterfield Specific Plan area and that of the Beaumont-Cherry Valley Water District (BCVWD).

Groundwater Recharge

- The project provides an onsite groundwater recharge system to partially offset the additional demand for domestic water posed by the development and as replenishment to groundwater supplies.

Drainage

- To accommodate the future drainage for the project, Smith Creek and Pershing Channel will be widened to transport surface flows from and through the developed project site without increasing flows beyond existing conditions and act as storage containment for ground water
recharge.

**Sewer Lines**
- Projected total average wastewater (sewer) flow generation as estimated could be approximately 0.84 million gallons/day at project build out, with water conservation considered.
- Infrastructure required for wastewater collection in the Specific Plan area includes new off-site transmission pipelines for connection to the existing main treatment plant as one option. Exhibits 28 and 29 show the proposed sewer lines serving the development.
- An additional option proposal for providing wastewater treatment to the Butterfield project is to construct a satellite treatment plant within the Specific Plan area.

**Phasing**
The project could be built in five (5) phases or a 30-year build-out, which is estimated to be at a construction rate of 150 homes per year. Exhibit 3 shows development phases. The following provides descriptions of each phase and associated development.

**Project Phase I Development**
- Planning Area 71’s north basin for flood control and potential SWP/recycled water storage.
- Grading and realignment of Smith Creek to provide for flood control.
- Site will be mass graded, including central open space and golf course and planning areas within the southwestern corner of the Specific Plan. (PAs 1A, 1B, 1C, 2 through 8, 17 through 19, 22 through 27, 38, and 71).
- Alternative uses of Planning Areas 35 and 39 may include open space with active and passive recreational uses, such as walking or biking trails, parks and native type vegetation landscaping in lieu of a golf course. Determined by availability of adequate water.
- The satellite wastewater treatment plant proposed as an alternative.
- Project entry roadways extending from the South Loop Road to the west and south.
- “F” Street adjacent to the golf course, as well as the project adjacent portions of Highland Springs Avenue (south of “F” Street) and Wilson Street west of “C” Street.

**Project Phase II Development**
- Planning areas within the southeastern corner of the Specific Plan. (PAs 9 through 16, 20, 21, 28 through 33, 36 and 37).
- South Loop Collector Road’s eastern half.
- The project entry roadways extending northward and eastward from the South Loop Road.
- The remaining extent of “F” Street from the golf course edge to Highland Home Road.
- The project adjacent portion of Highland Home Road south of “F” Street.

**Project Phase III Development**
- Planning Areas 34, 40 through 42, 43A, 43B, 44 through 49, 53 through 59, 62 through 66, and 72, between Brookside Avenue / Highland Home Road and “F” Street (within the northwestern corner of the Specific Plan).
- All of the North Loop Road.
- The project adjacent portions of Highland Springs Avenue (north of “F” Street) and of Brookside Avenue / Highland Home Road (north of “F” Street and east of Highland Springs
Avenue).

**Project Phase IV Development**
- Planning Areas 50 through 52, 67 through 70, and 74 to the east of Highland Home Road.

**Project Phase V Development**
- Planning Areas 60, 61 and 73, north of Brookside Avenue (northernmost extent of the Specific Plan).

**DRAFT ENVIRONMENTAL IMPACT REPORT**
Prior to the entitlement of the Butterfield Specific Plan, an environmental impact report is required to be prepared per the California Environmental Quality Act (CEQA). The Draft Environmental Impact Report is in the final stages of being released for a 45-day public review as mandated by CEQA. The DEIR, including the Specific Plan will be provided to the City Council and the Planning Commission for review. The DEIR will review all aspects of development including short-term and long-term impacts resulting from the development of the Butterfield Specific Plan. The areas of impact analysis required by CEQA include 14 different environmental issue areas including:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems

Analysis of the impacts, mitigation measures and determination of impacts will be provided in detail in the Draft Environmental Impact Report.

Staff and the developer will be providing a power point presentation at the meeting and will answer questions that the Council and Commission have with regard to the project.
Attachment:

A. Exhibits from the Butterfield Specific Plan (*Under Separate Cover*)

SEPARATE COVER

ATTACHMENT A

A. Exhibits from the Butterfield Specific Plan

#1 - Zoning Plan
NOTES:
EACH OF THE MAJOR PROJECT PHASES SHOWN MAY HAVE SUB-PHASES.

ALL BACKBONE ROADS COULD BE DEVELOPED WITH PROJECT PHASE I EXCEPT NORTH LOOP ROAD. NORTH LOOP ROAD IS ANTICIPATED TO BE DEVELOPED WITH PHASE III.
ACCENT TREE WITH GROUPINGS ALONG ENTRY SEQUENCE AND MONUMENTATION

STONE PILASTER W/ INSET LOGO

STONE SIGN WALL

LOWERED STONE WALL
INFORMAL DROUGHT TOLERANT SHRUBS AND GROUND COVER MASSES FOR A RURAL CHARACTER THROUGHOUT THE COMMUNITY

SLIDING GATE

STONE WALL

PEDESTRIAN GATE

#8 - Gated Community Concept

PARDEE HOMES • BUTTERFIELD SPECIFIC PLAN
#10 - Loop Street Concept
LEGEND

1. STREET TREE
2. FRONTYARD TREE
3. SIDEWALK
4. STREET

NOTE: SIDEWALKS ON LOCAL STREETS MAY BE LOCATED ADJACENT TO THE CURB OR MAY BE SET OFF OF THE CURB, SEPARATED BY A LANDSCAPED STRIP.

#11 - Local Street Concept
#18 – Arch Styling / Western Farm House

Shutters

Horizontal covered porch

Windows with wood, wood-like or stucco trim

Horizontal siding accents
Simple square porch columns with decorative brackets

Classical style window trim

Vertical siding at gable ends

#19 – Arch Styling / Americana
#21 – Arch Styling / Santa Barbara

- Strong arch elements
- Shutters
- Wrought iron detailing
Strong horizontal banding

Grouped windows with mullion pattern and continuous sill

Covered entry element
Wood board porch railing

Shutters

Front porch with stucco or stone columns

Simple trim surrounding vertical oriented windows

#23 – Arch Styling / Cottage

Artist concept subject to change
Gable roof with cross gables

Wood or wood-like siding inside gables

Eave overhangs

Entry porch with heavy or tapered square columns
Wrought iron accents

Prominent front elevation balconies

Shutters