

**AGENDA  
BANNING CITY COUNCIL  
REGULAR MEETING  
CITY OF BANNING  
BANNING, CALIFORNIA**

April 24, 2012  
5:00 p.m.

Banning Civic Center  
Council Chambers

*The following information comprises the agenda for a regular meeting of the City Council and a Joint Meeting of the City Council and the Banning Utility Authority.*

*Per City Council Resolution No. 2010-38 matters taken up by the Council before 9:00 p.m. may be concluded, but no new matters shall be taken up after 9:00 p.m. except upon a unanimous vote of the council members present and voting, but such extension shall only be valid for one hour and each hour thereafter shall require a renewed action for the meeting to continue.*

**I. CALL TO ORDER**

- Invocation – David Marshall Kealy, Reaching People Far from God Foundation
- Pledge of Allegiance
- Roll Call – Council Members Botts, Franklin, Hanna, Machisic, Mayor Robinson

**II. REPORT ON CLOSED SESSION**

**III. PUBLIC COMMENTS/CORRESPONDENCE/PRESENTATIONS**

PUBLIC COMMENTS – *On Items Not on the Agenda*

*A three-minute limitation shall apply to each member of the public who wishes to address the Mayor and Council 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 or future study, research, completion and/or future Council Action.) (See last page. PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.)*

CORRESPONDENCE: Items received under the category may be received and filed or referred to staff for future research or a future agenda.

PRESENTATIONS:

1. Proclamation – April as National Donate Life Month . . . . . 1
2. Proclamation – May as Mental Health Month . . . . . 2

*The City of Banning promotes and supports a high quality of life that ensures a safe and friendly environment, fosters new opportunities and provides responsive, fair treatment to all and is the pride of its citizens.*



**IV. CONSENT ITEMS**

*(The following items have been recommended for approval and will be acted upon simultaneously, unless a member of the City Council wishes to remove an item for separate consideration.)*

**Motion: That the City Council approve Consent Item 1 through 5  
Items to be pulled \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ for discussion.**

*(Resolutions require a recorded majority vote of the total membership of the City Council)*

|    |  |    |
|----|--|----|
| 1. | Approval of Minutes – Special Meeting – 03/26/12 .....   | 4  |
| 2. | Approval of Minutes – Special Meeting – 04/10/12 (Closed Session) .....  | 13 |
| 3. | Approval of Minutes – Regular Meeting – 04/10/12 .....   | 15 |
| 4. | Approve Amendment to Contract with Norman A. Traub Associates<br>for Investigation Services for the City of Banning Police Department. . . | 34 |
| 5. | Resolution No. 2012-34, Approving the Measure “A” Five Year<br>Capital Improvement Plan. ....  | 35 |

- Open for Public Comments
- Make Motion

**RECESS REGULAR CITY COUNCIL MEETING AND CALL TO ORDER A JOINT MEETING OF THE BANNING CITY COUNCIL AND THE BANNING UTILITY AUTHORITY.**

**V. CONSENT ITEM**

|    |  |    |
|----|--|----|
| 1. | Resolution No. 2012-06 UA, Awarding a Professional Services Agreement to Albert A. Webb Associates for the Banning Water Canyon Mapping and Pipeline Replacement Phasing Plan for an amount not exceed \$79,981.00 ..... | 49 |
|----|--|----|

**Adjourn Joint Meeting of the Banning City Council and the Banning Utility Authority and reconvene regular City Council Meeting.**

**VI. ORDINANCES-INTRODUCTION**

|    |   |    |
|----|---|----|
| 1. | Ordinance No. 1449, Re-establishing and Declaring Prima Facie Speed Limits Within Specified Speed Zones Throughout the City of Banning to include Speed Zones 28, 37, 38 and 46.<br>Staff Report .....  | 53 |
|    | Recommendation: That the City Council adopt Ordinance No. 1449, Re-establishing and Declaring Prima Facie Speed Limits within Specified Speed Zones throughout the City of Banning to include Speed Zones 28, 37, 38 and 46, and amending Ordinance No. 1443. |    |



**Mayor asks the City Clerk to read the title of Ordinance No. 1449:**

*“An Ordinance of the City Council of the City of Banning, California, Re-establishing and Declaring Prima Facie Speed Limits Within Specified Speed Zones Throughout the City of Banning to include Speed Zones 28, 37, 38 and 46, and amending Ordinance No. 1443.”*

**Motion: I move to waive further reading of Ordinance No. 1449.**  
(Requires a majority vote of Council)

**Motion: I move that Ordinance No. 1449 pass its first reading.**

**VII. PUBLIC HEARINGS**

*(The Mayor will ask for the staff report from the appropriate staff member. The City Council will comment, if necessary on the item. The Mayor will open the public hearing for comments from the public. The Mayor will close the public hearing. The matter will then be discussed by members of the City Council prior to taking action on the item.)*

- 1. Zone Text Amendment (ZTA) No. 12-97501 Amendment to Various Sections of the Zoning Ordinance (Title 17 of the Banning Municipal Code) to Facilitate Business Development.

Staff Report . . . . . 65

Recommendation: That the City Council take the following actions: 1) Adopt a Categorical Exemption in compliance with CEQA Guidelines Section 15061 (b)(3); and 2) adopt Ordinance No. 1448, Amending Various Sections of the Zoning Ordinance (Title 17 of the Banning Municipal Code) to facilitate business development.

**Mayor asks the City Clerk to read the title of Ordinance No. 1448:**

*“An Ordinance of the City Council of the City of Banning, California, Approving Zoning Text Amendment No. 12-97501 Amending Various Sections of the Zoning Ordinance (Title 17 of the Banning Municipal Code) to Facilitate Business Development.”*

**Motion: I move to waive further reading of Ordinance No. 1448.**  
(Requires a majority vote of Council)

**Motion: I move that Ordinance No. 1448 pass its first reading.**

**VIII. REPORTS OF OFFICERS**

- 1. Code Enforcement Priorities and Administrative Citation

Staff Report . . . . . 88

Recommendation: That the City Council hear a presentation from staff, discuss, and direct staff to: 1) Establish Code Enforcement priorities; 2) Re-active the Administrative Citation Program and hire a collection agency that provides a hearing officer as part of the services.



|    |   |     |
|----|---|-----|
| 2. | <b>General Plan Annual Progress Report for Calendar Year 2011.</b>  |     |
|    | Staff Report.....   | 101 |
|    | <b>Recommendation: That the City Council adopt Resolution No. 2012-33,<br/>Approving of General Plan Annual Progress Report for Calendar Year 2011.</b> |     |

**IX. ANNOUNCEMENTS/REPORTS** *(Upcoming Events/Other Items if any)*

- City Council
- City Committee Reports
- Report by City Attorney
- Report by City Manager

**X. ITEMS FOR FUTURE AGENDAS**

New Items –

Pending Items – City Council

1. Schedule Meetings with Our State and County Elected Officials
2. Polices & Procedures (fingerprinting) for Applicant re. Projects and Applicants for Commissions & Committees *(Commissions & Committees)*

Successor Agency

1. Proposal from Owners of Oddfellows Building - 42 W. Ramsey Street.

**XI. ADJOURNMENT**

*Pursuant to amended Government Code Section 54957.5(b) staff reports and other public records related to open session agenda items are available at City Hall, 99 E. Ramsey St., at the office of the City Clerk during regular business hours, Monday through Thursday, 8 a.m. to 5 p.m.*



**CITY COUNCIL MEETING  
REPORT OF OFFICER**

**DATE:** April 24, 2012  
**TO:** City Council  
**FROM:** Zai Abu Bakar, Community Development Director  
**SUBJECT:** GENERAL PLAN ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2011

**RECOMMENDATION:** That the City Council:

1. Review and comment on the report; and
2. Adopt Resolution No. 2012-33 and direct staff to file the General Plan Annual Report with the State Office of Planning and Research and the State Department of Housing and Community Development.

**PLANNING COMMISSION REVIEW AND RECOMMENDATION:** The Planning Commission reviewed the General Plan Annual Report on April 4, 2012. The Planning Commission asked a number of questions relative to the General Plan Amendment regarding the level of service change and the Highland Home Road interchange. There was no public testimony from the audience regarding the report. The Planning Commission voted 4-0 (one Commissioner had an excused absence) recommending approval of the General Plan Annual Report to the City Council.

**BACKGROUND:**

**Overview**

California state law requires that each city and county adopt a comprehensive, long-term General Plan to guide the development of the city or county, and to guide the development of any land outside its boundaries which in the city or county's judgment bears relation to its planning (Govt. Code §65300). The California Supreme Court has called the General Plan the "constitution for future development." The General Plan expresses the community's development goals and embodies public policy relative to the distribution of future land uses, both public and private. The purpose of the General Plan is to guide development and to improve the quality of life of the City's residents as land development continues to occur.

**Required Elements in the General Plan**

State law requires that the General Plan include seven (7) mandated elements: land use, housing, traffic circulation, safety, parks and recreation, conservation, and noise. Each of these elements must have goals, policies, and objectives that would contribute to the overall quality of life for

Banning residents. Non-mandated elements can be included in the General Plan; however, once the element is adopted, the goals, policies, and objectives in the non-mandated elements have equal status. For example, the land use policies are not 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.

#### **Amendment to the General Plan**

State law allows cities to update or amend their General Plan as needed. A comprehensive update to the General Plan usually occurs within a 10-15 year timeframe. An amendment can occur at any time; however, the number of amendments is limited to four (4) amendments per calendar year. If two or more elements are considered or approved at one meeting, they are considered as one General Plan amendment. The City should be strategic in processing amendments to ensure that it has not exhausted all of the amendments in case some important/unique policy issues arise which require a General Plan amendment. Once the number of amendments are exhausted per year, the City will have to wait until the following calendar year to do an amendment. No General Plan Amendment was processed/adopted by the City Council in Calendar Year 2011.

#### **Requirement for Annual Progress Report**

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, including the progress in implementing the housing element (Exhibit "A"), 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. There is a 60-day grace period after the due date for cities to file the report. This report will be submitted within the timeframe that is permitted under State law.

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. This progress report will be sent to the State as soon as it is reviewed by the City Council. Due to project priorities and minimal staffing, this General Plan Annual Report could not be submitted by April 1st.

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.

#### **ANALYSIS**

The City Council adopted the current General Plan on January 31, 2006. The General Plan has 21 elements (seven [7] of which are mandated by the State). It contains 263 implementation action programs.

## Progress

It has been six (6) years since the adoption of the General Plan in 2006. The City continues to take proactive steps in implementing the goals, policies and action programs of the General Plan. The City has implemented, completed and/or has an active/ongoing status of 224 action programs (85%) out of 263 action programs. Only 39 action programs (15%) have not been completed and/or initiated. In summary, the City has done a good job of implementing the General Plan. The primary reasons some of the action programs have not been completed/initiated relates to budget deficits, reduction in staff, and work program priority for each of the City departments.

The General Plan Progress Report is organized alphabetically by element (Exhibit "B"). Each section contains the adopted goals and policies including a summary table that reflects the action program, responsible agency, adopted schedule and implementation status. For easy reference, the action programs that have been completed and/or are active and ongoing are **highlighted in bold type**, while the programs that have not been completed/initiated are **highlighted in Italics**.

## Highlights of Development Activities in 2011

Since 2006, the State and the Nation have been facing a major economic recession. All the cities and states are impacted by this recession. Since then, the City of Banning experienced a significant reduction in building construction activities.

Despite the economy, the City continues to make progress in land development and community revitalization. Construction continues on projects that were previously approved by the Planning Commission. The following are highlights of the activities that occurred last year which implemented the goals and policies of the General Plan.

- **San Gorgonio Memorial Hospital:** The Hospital is constructing a two-story building of approximately 38,000 square that will house emergency services and intensive care units. The construction costs for the building total \$30.6 million.
- **San Gorgonio Pass Habitat for Humanity:** Habitat continues to purchase and renovate foreclosed homes with assistance from the City through an agreement; these homes are made available to very low income families. In 2011, Habitat for Humanity renovated two (2) homes for very low income residents. These homes are located at 1569 N. Hargrave Street and 265 N. 5<sup>th</sup> Street.
- **Inland Behavioral & Health Services (IBHS):** IBHS was approved by the Planning Commission in 2009 and construction started in 2011. The building is anticipated to be completed in May of 2012.
- **Westview Terrace Apartments:** Westview Terrace at 287 W. Westward Avenue completed their interior and exterior renovations of the apartments and the entire site in the Fall of 2011. The Westview Terrace Apartments complex was funded by Housing and Urban Development (HUD) and was at risk of converting to market rate apartments. The Redevelopment Agency assisted with the renovation in the amount of \$500,000.00 through

an Owner Participation Agreement with the developer in exchange for a 55-year covenant that the project will remain affordable for 55 years.

- **Family Dollar and General Dollar retail stores:** Family Dollar is located at 1481 W. Ramsey Street and Dollar General is located at 1323 W. Ramsey Street. The Planning Commission approved these projects last year. The projects are currently under construction.
- **Whitewater Flume Restoration:** In June of 2010, an Agreement for Transfer of San Gorgonio Hydroelectric Project No. 344 Water Conveyance Facilities, also known as the Whitewater Flume, was fully executed between SCE, the City of Banning, Banning Heights, and San Gorgonio Pass Water Agency (Pass Water Agency). The Participating Entities are currently evaluating the purchase and repair of the water conveyance system.
- **Sunset Grade Separation:** The purpose of this project is to provide motorists and emergency vehicles with an additional nonstop access route to and from the southern section of the City, while reducing traffic congestion and improving safety in an area of future commercial and residential development. Currently, the County has taken the lead on this project. Staff has obtained approximately \$20.6 Million in grant funding. The total project cost has been estimated at \$30 Million. Staff is hopeful that it will obtain all approvals in 2013.
- **Courthouse:** The scope of this project includes the construction of a new trial court building of approximately 60,725 gross square feet, to accommodate six courtrooms, six judges, and support staff; on an approximately 4.65 acre site near the new Banning Police Station. City staff has prepared plans and specifications for the construction of all offsite improvements such as the installation of electrical infrastructure, curb and gutter, sidewalks, handicap ramps and street lights.
- **Construction Contract for Federal Aviation Administration Airport Improvement Project No. 3-06-0018 AIP 10(C), 'Airport Rotating Beacon, Wind Cone, Segmented Circle & AWOS:** The scope of work for this construction project includes the complete removal and replacement of the airport rotating beacon and tower and associated foundation and cabling; the complete removal and replacement of the airport segmented circle and tetrahedron; the complete removal and replacement of the airport lighted wind cone; and the installation of Automated Weather Operating Station. The project was completed in November of 2011. The final contract amount for this project was \$418,927.80. Staff obtained a FAA Grant for the design and construction of this project which reimbursed the City 95% of the total cost.
- **Design of Taxiway "A" Relocation FAA AIP No. 3-06-0018-11-2011 (D):** The scope of this project includes the design of the relocation of Taxiway "A" to meet Federal Aviation Administration (FAA) requirements including the design of taxiway lighting and signage. Design work began in February of 2012 and staff has obtained a grant from the FAA in the amount of \$204,128.00 to fund the design portion of this project. Through this grant funding, the City will be reimbursed for 95% of the total cost.

- **Iron Sponge Media and Granulated Activated Carbon Drum Filter Replacement:** The scope of work for Project No. 2010-01WW included the removal and disposal of the existing iron sponge media, painting of the iron sponge vessels, replacement of neoprene gaskets, removal, disposal and replacement of the existing GAC filled drums. The final contract amount for this project was \$39,700.00. This project was necessary in order to meet Air Quality Management District requirements.
- **Urban Water Management Plan:** In order to remain in compliance with the Urban Water Management Planning Act (UWMPA) of 1983 and the subsequent amendments to the Act, the City of Banning is required to prepare, adopt and submit to the California Department of Water Resources an Urban Water Management Plan (UWMP). Currently, the 2010 Urban Water Management Plan has been submitted to the State and is pending final approval.
- On March 3, 2011 the City Council adopted the Parks Master Plan which identifies both current and future need for recreation facilities, parks and programs.

### **Community Events**

- **Bulky Item Events at Dysart Park:** Three events a year are scheduled usually during the months of March, June and October. This revised program has been effective since December of 2006. Prior to this program, the City operated three bulky goods collection days where residents placed their bulky items at the curb for collection resulting in minimal diversion. Under the revised program, residents may haul their bulky goods to a designated location. The revised program allows for metals, white appliances, green waste, e-waste and so forth to be diverted from the landfill. Residents also have the option to schedule bulky item pick up three times per year at curbside.
- **Recycling Fair:** On May 7, 2011, the City of Banning, in collaboration with Western Riverside Council of Governments held its Fourth Annual Recycling Fair. At the fair, exhibits, educational materials and promotional items were made available to the public. The City also used this as an opportunity to collect e-waste from its residents. Proceeds from the e-waste collection were donated to the Boys & Girls Club of San Geronio Pass.
- **Business Recycling Workshop:** On June 30, 2011, the City of Banning, in collaboration with Western Riverside Council of Governments and Waste Management, hosted a Chamber Mixer/Recycling Workshop. The workshop was designed to assist and educate local businesses with creating successful recycling programs, saving money by recycling, and providing resources to businesses interested in the recycling market.

### **Sustainable Community/Solar Electric Power**

On June 9, 2011, the City of Banning's Electric Utility was honored as one of the nation's Top 10 utilities in the amount of solar power it added to its system per customer served in 2010. The designation came from the 2010 SEPA Utility Solar Rankings report published annually by the Solar Electric Power Association (SEPA). Of the 230 utilities that participated in the SEPA survey, Banning ranked 10th in the Annual Solar Megawatts-per-Customer category.

**POLICY ISSUES**

In the 2010 annual report, staff highlighted three major policy issues in the General Plan that require a general plan amendment. The following table outlines the policy issues that were presented to the City Council and their status.

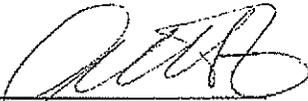
| Policy  | Description of Policy Issue   | Status   |
|---|---|--|
| Traffic Circulation   | Consideration of one level of service (LOS) (as opposed to two currently – LOS “C” and “D”) for traffic flow on all City streets to ensure that the city has a level playing field with adjacent jurisdictions and to consider a north-south road connection for Highland Home Road at the I-10 freeway   | The traffic study and Draft Environmental Impact Report (DEIR) is being prepared. Once the DEIR is complete, it will be available for a 45-day public review consistent with the California Environmental Quality Act (CEQA). Staff anticipates bringing the General Plan Amendment to the Planning Commission in late Summer or early Fall 2012.  |
| Density for Certification of the Housing Element by the State Housing and Community Development (HCD) | The State HCD required that the City rezone certain properties to provide 2100 units of affordable housing before it certifies the City’s Housing Element.  | Staff has worked with property owners who own certain land in the City for the rezoning. Property owners have provided positive responses on the rezoning. Currently, staff has prepared and made available for a 30-day public review the environmental document (Negative Declaration) for the rezoning. Staff anticipates presenting the re-zoning to the Planning Commission and City Council at their meeting in May 2012 and will submit the revised Housing Element to the State HCD. |
| Residential Land Uses and Non-Conformity  | When the General Plan was adopted in 2006 certain residential areas that have single-family homes were re-zoned to non-residential zones which made residential properties non-conforming with the current Zoning. Residents have difficulties in obtaining financing to repair, sell, and get insurance. | This issue will be addressed as part of the Housing Element rezoning and will be presented to the Planning Commission and City Council at their meeting in May 2012.   |

**Elimination of the Redevelopment Agency and Its Impact**

The elimination of redevelopment in California has a significant impact on all former agencies. To put it simply, redevelopment worked. Communities like Banning implemented economic development-related projects that were dedicated to revitalizing run-down neighborhoods and restoring vitality to tired downtowns. Redevelopment served as the backbone of Banning's economic development efforts. In fact, redevelopment was often the only tool many municipalities had to spur local economic growth and job creation. Redevelopment worked as a catalyst for positive change, and it is unfortunate that this wonderful, time tested and proven economic development tool has been eliminated. Now that the Redevelopment Agency has been abolished, the City no longer has the tool to do economic development.

Without this tool, staff is looking at other ways to streamline the development review process to make it easier for businesses to locate in Banning. Staff will be processing a Zoning Code Amendment and presenting it to the Planning Commission and City Council with regard to this matter in the near future.

Recommended by:



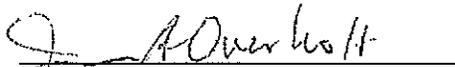
Andrew J. Takata  
City Manager

Prepared by:



Zai Abu Bakar  
Community Development Director

Reviewed by:



June Overholt  
Administrative Services Director/  
Deputy City Manager

**CC Attachments:**

1. Resolution No. 2012-33
2. Exhibit "A" – Reporting Forms on Progress for implementing the Housing Element
3. Exhibit "B" – General Plan Annual Progress Report for Year 2011

**RESOLUTION NO. 2012-33**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BANNING,  
CALIFORNIA APPROVING OF GENERAL PLAN ANNUAL PROGRESS  
REPORT FOR CALENDAR YEAR 2011**

**WHEREAS**, California state law requires that each city and county adopt a general plan to guide development in their city or county and to guide the development of land outside its boundaries which bears relation to its planning (Govt. Code §65300); 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; 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 of Banning General Plan has 21 elements (seven [7] of which are mandated by the State) and contains 263 implementation action programs; 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 or within the 60-day grace period of filing after the due date; and

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

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

**WHEREAS**, the economic recession has hampered development in the community, including housing construction because financial institutions have tighter regulations and are not lending any construction loans; and

**WHEREAS**, on December 29, 2011, the California Supreme Court upheld the validity of the Assembly Bill (AB) 1X 26 and invalidated AB 1X 27 which resulted in dissolution of redevelopment agencies in California including the City of Banning Community Redevelopment Agency which completely cut-off sources of funding for construction of infrastructure, elimination of blight, and construction and maintenance of affordable housing; and

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

**WHEREAS**, the City has implemented, completed and/or has an active/ongoing status of 224 action programs (85%) out of 263 action programs and only 39 action programs (15%) have not been completed and/or initiated; and

**WHEREAS**, the City has done a good job of implementing the General Plan and primary reasons some of the action programs have not been completed/initiated relates to budget deficits, reduction in staff, and work program priority for each of the City departments; and

**WHEREAS**, Exhibit "A" to this report contains the reporting forms on progress for implementing the Housing Element; and

**WHEREAS**, Exhibit "B" to this report details the implementation action programs and status; and

**WHEREAS**, the Planning Commission has reviewed the General Plan Annual Report at its meeting on April 4, 2012 and recommended approval to the City Council.

**NOW THEREFORE**, the City Council 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 Report was prepared for compliance with Government Code Section 65400.

**SECTION 2:** Approval by the City Council.

The City Council hereby approves the General Plan Annual Report for Calendar Year 2011 and directed staff to file the report with the State Office of Planning and Research and the State Department of Housing and Community Development.

**PASSED, APPROVED AND ADOPTED** this 24<sup>th</sup> day of April 2012.



**RESOLUTION NO. 2012-33**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BANNING,  
CALIFORNIA APPROVING OF GENERAL PLAN ANNUAL PROGRESS REPORT  
FOR CALENDAR YEAR 2011**

**WHEREAS**, California state law requires that each city and county adopt a general plan to guide development in their city or county and to guide the development of land outside its boundaries which bears relation to its planning (Govt. Code §65300); 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; 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 of Banning General Plan has 21 elements (seven [7] of which are mandated by the State) and contains 263 implementation action programs; and

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

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

**WHEREAS**, the economic recession has hampered development in the community, including housing construction because financial institutions have tighter regulations and are not lending any construction loans; and

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

**WHEREAS**, the City has implemented, completed and/or has an active/ongoing status of 224 action programs (85%) out of 263 action programs and only 39 action programs (15%) have not been completed and/or initiated; and

**WHEREAS**, the City has done a good job of implementing the General Plan and primary reasons some of the action programs have not been completed/initiated relates to budget deficits, reduction in staff, and work program priority for each of the City departments; and

**WHEREAS**, Exhibit "A" to this report contains the reporting forms on progress for implementing the Housing Element; and

**WHEREAS**, Exhibit "B" to this report details the implementation action programs and status; and

**WHEREAS**, the Planning Commission has reviewed the General Plan Annual Report at its meeting on April 4, 2012 and recommended approval to the City Council.

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

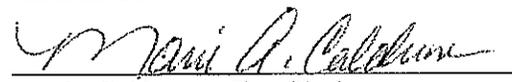
SECTION 1: The Planning Commission determined that this General Plan Annual Report was prepared for compliance with Government Code Section 65400.

SECTION 2: The City Council hereby approves the General Plan Annual Report for Calendar Year 2011 and directed staff to file the report with the State Office of Planning and Research and the State Department of Housing and Community Development.

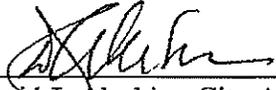
**PASSED, APPROVED AND ADOPTED** this 24<sup>th</sup> day of April 2012.

  
\_\_\_\_\_  
Don Robinson, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Marie Calderon, City Clerk  
City of Banning

**APPROVED AS TO FORM AND  
LEGAL CONTENT:**



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

**CERTIFICATION:**

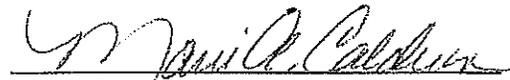
I, Marie A. Calderon, City Clerk of the City of Banning, California, do hereby certify that the foregoing Resolution, No. 2012-33, was duly adopted by the City Council of the City of Banning, California, at a regular meeting thereof held on the 24<sup>th</sup> day of April 2012, by the following vote, to wit:

AYES: Councilmembers Botts, Franklin, Hanna, Machisic, Mayor Botts

NOES: None

ABSENT: None

ABSTAIN: None

  
\_\_\_\_\_  
Marie Calderon, City Clerk  
City of Banning, California

**Resolution No. 2012-33**

**EXHIBIT "A"**

**Reporting Forms on Progress for  
Implementing the Housing Element**



# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction: City of Banning  
Reporting Period: 1/1/2011 - 12/31/2011

**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 RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1) to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA.

| Activity Type                     | Affordability by Household Incomes |            |                 |             |              | Total Units | subsection (c) (7) |
|-----------------------------------|------------------------------------|------------|-----------------|-------------|--------------|-------------|--------------------|
|                                   | Very Low Income                    | Low Income | Moderate Income | Second Unit | Mobile Homes |             |                    |
| (1) Rehabilitation Activity       | 2                                  | 7          | 0               | 0           | 17           | 17          | #####              |
| (2) Preservation of Units At-Risk | 0                                  | 43         | 31              | 74          | 74           | 74          | #####              |
| (3) Acquisition of Units          | 0                                  | 0          | 0               | 0           | 0            | 0           | #####              |
| (5) Total Units by Income         | 2                                  | 50         | 39              | 91          | 91           | 91          | #####              |

\* 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)**

| No. of Units Permitted for Moderate | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Mobile Homes | 6. Total | 7. Number of Infill units* |
|-------------------------------------|------------------|----------------|-------------|----------------|-----------------|----------|----------------------------|
|                                     | 0                |                |             |                |                 |          | 0                          |

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

|   |                 |              |
|---|-----------------|--------------|
| Jurisdiction                              | City of Banning |              |
| Reporting Period                          | 1/1/2011        | - 12/31/2011 |
| No. of Units Permitted for Above Moderate | 3               | 22           |
|   |                 | 25           |

\* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**  
(CCR Title 25 §6202)

Jurisdiction: City of Banning  
Reporting Period: 1/1/2011 - 12/31/2011

Table B

**Regional Housing Needs Allocation Progress**

Permitted Units Issued by Affordability

| Income Level                                | Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. |        |        |        |        |        |        |        |        |         | Total Units to Date (all years) | Total Remaining RHNA by Income Level |       |
|---|--|--------|--------|--------|--------|--------|--------|--------|--------|---------|---------------------------------|--------------------------------------|-------|
|   | Year 1   | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |                                 |                                      |       |
| Very Low                                    | Deed Restricted  |        |        |        |        |        |        |        |        |         |                                 |                                      | 382   |
|   | Non-deed restricted  |        |        |        |        |        | 10     |        |        |         | 45                              | 55                                   |       |
| Low   | Deed Restricted  |        |        |        |        |        |        |        |        |         | 31                              |                                      | 588   |
|   | Non-deed restricted  |        |        |        |        |        | 29     |        |        |         |                                 | 60                                   |       |
| Moderate                                    | Deed Restricted  |        |        |        |        |        |        |        |        |         | 1                               |                                      | 682   |
|   | Non-deed restricted  |        |        |        |        |        | 40     | 2      | 1      |         |                                 | 44                                   |       |
| Above Moderate                              |  |        |        |        |        |        |        |        |        |         | 22                              | 22                                   | 1,623 |
| Total RHNA by COG. Enter allocation number: |  |        |        |        |        |        |        |        |        |         |                                 |                                      |       |
| Total Units                                 |  |        |        |        |        |        |        |        |        |         |                                 | 181                                  | 9,225 |
| Remaining Need for RHNA Period              |  |        |        |        |        |        |        |        |        |         |                                 |                                      |       |

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

\*The units reported are from 2006-2008

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202)

Jurisdiction City of Banning  
Reporting Period 11/1/2011 - 12/31/2011

Table C  
Program Implementation Status

| Program Description<br>(By Housing Element Program Names)  | Objective  | Timeframe<br>In H.E.     | Status of Program Implementation   |
|--|--|--------------------------|--|
| Transitional and Supportive Housing  | Zoning Ordinance amendment to allow the use                                      | Aug 2010                 | Delayed due to budget and staffing cuts.   |
| Housing for all income groups  | Continue to provide  | June 2008-June 2014      | Ongoing. Currently, the City partners with Habitat for Humanity to purchase and renovate foreclosed homes for very low income residents.   |
| Update General Plan Elements   | Update as required to comply with state law                                      | As required by           | As part of the annual review, the General Plan will be updated as appropriate.   |
| Riverside County Housing Assistance  | City publicizes programs on website and flyer                                    | Through 2014             | The City partners with Riverside County Economic Development Agency (EDA) in the Mortgage Credit Certificate Program (MCC). Residents who qualifies submit their applications for financing of the purchase of homes in Banning through the County |
| Homeless Assistance and Monitoring Program   | Fund active public relations program   | Through 2014             | Delayed due to budget and staffing cuts  |
| Single-Room Occupancy  | Encourage and facilitate development   | Through 2014             | Delayed due to budget and staffing cuts  |
| Homeownership Education Program  | Provide training for future homeowners   | Ongoing                  | Currently being implemented as part of the City's Homebuyers Assistance Program.   |
| Special Needs Housing  | Create incentives and procedures   | Ongoing                  | Delayed due to budget and staffing cuts  |
| Funding Availability and Sources   | Create a list of funding sources   | Ongoing                  | The funding sources for housing assistance and development continues to be a challenge due to elimination of the redevelopment agency by the State.  |
| Assist the County in Marketing their Home Purchasing Program   | Refer Potential Homeowners to the County   | Ongoing                  | Ongoing.   |
| Participate in the County Mortgage Credit Certificate Programs   | City promote the County Program  | Ongoing                  | Ongoing.   |
| Zoning for licensed group homes, foster homes residential care facilities, and similar state-licensed facilities | Revise the Zoning Ordinance  | Through 2014             | Delayed due to budget and staffing cuts.   |
| Farm Worker Housing  | Identify number of workers and suitable sites                                    | Through 2014             | Delayed due to budget and staffing cuts.   |
| Employee Housing   | Revise the Zoning Ordinance to allow this use                                    | Dec 2010                 | Delayed due to budget and staffing cuts.   |
| Zoning to ensure compatibility between residential and non-residential uses                                      | Revise the Zoning Ordinance to allow this use                                    | Dec 2010                 | In progress.   |
| Riverside County Housing Authority Vouchers  | Monitor vouchers availability and waiting list and promote the County program    | Through 2014             | In progress.   |
| Reasonable Accommodations  | Update Zoning Ordinance and Adopt Procedures                                     | Ongoing and through 2014 | Delayed due to budget and staffing cuts.   |
| Rezoning to Accommodate High Density Residential   | Update Zoning Ordinance and Adopt Procedures                                     | Ongoing and through 2014 | In progress.   |
| HOME and CDBG programs for rehabilitation program  | Pursue grants programs to rehabilitate extremely low owner/renter occupied units | Ongoing and through 2014 | Delayed due to budget and staffing cuts  |
| Riverside County Home Improvement Program  | Publicize County's program at the counter, newsletter, and city's website        | Ongoing and through 2014 | In progress.   |

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

| Jurisdiction   | Reporting Period  | City of Banning   | 1/1/2011 - 12/31/2011  |
|--|---|---|--|
| Community Redevelopment Agency Housing Rehabilitation Program              | Expand the current program to include energy efficiency program   | Ongoing and through 2014                                      | The Agency Program will end this June 2012 as the Community Redevelopment Agency is abolished.   |
| Cross training of code enforcement, building inspection, and redevelopment | Training to improve communication and information flow  | Ongoing and through 2014                                      | The cross-training between code enforcement and building inspection will continue despite the elimination of the redevelopment agency. |
| Neighborhood Stabilization Plan  | Pursue Participation in the Program   | Ongoing and through 2014                                      | Participating with the Riverside Housing Development Corporation.  |
| Funding for At-Risk Units  | Pursue funding through HOME and MHP program   | Ongoing and through 2014                                      | Delayed due to budget and staffing cuts.   |
| Home Mortgage Disclosure Act and Community Reinvestment Act                | Actively participate in the program   | Ongoing and through 2014                                      | Delayed due to budget and staffing cuts.   |
| Zoning Ordinance Update  | Review and update the Ordinance to reduce housing construction costs  | Every two years   | On-going.  |
| Development Fees   | Survey surrounding cities to ensure rates are reasonable and competitive.   | Ongoing and through 2014                                      | In process.  |
| Concurrent entitlement processing  | Encourage developers to take advantage of concurrent entitlement processing and   | Ongoing and through 2014                                      | This policy is adopted into the Zoning Code and is being implemented.  |
| Permit Streamlining and one-stop-shop                                      | Adopt procedures  | Ongoing   | Procedures adopted in the Zoning Code and is being implemented.  |
| Reduce parking standards for low income housing                            | Prepare the zoning code amendment   | December 2009   | Delayed due to budget and staffing cuts.   |
| Design Review Process  | Ensure that the Design Review Process does not constraint multi-family residential development of 5 or more units and develop alternative procedures if it does | Through 2014 and beyond                                       | This is address through development review process.  |
| Energy Conservation  | Augment the current design guidelines to encourage energy conservation  | December 2010   | Addressed through landscape design guidelines, building code, mechanical and plumbing codes.   |
| Residential building standards   | Examine the residential building standards and update as appropriate  | Annually through 2014   | This is done through the State Building code standards which was adopted by the City.  |
| Expanded Energy Conservation Through the Housing Rehabilitation Program    | Expand the current program to include energy efficiency program   | Draft to be completed in Dec 2009 and continuous through 2014 | Currently implemented.   |

## ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation* (CCR Title 25 §6202 )

Jurisdiction City of Banning  
Reporting Period 1/1/2011 - 12/31/2011

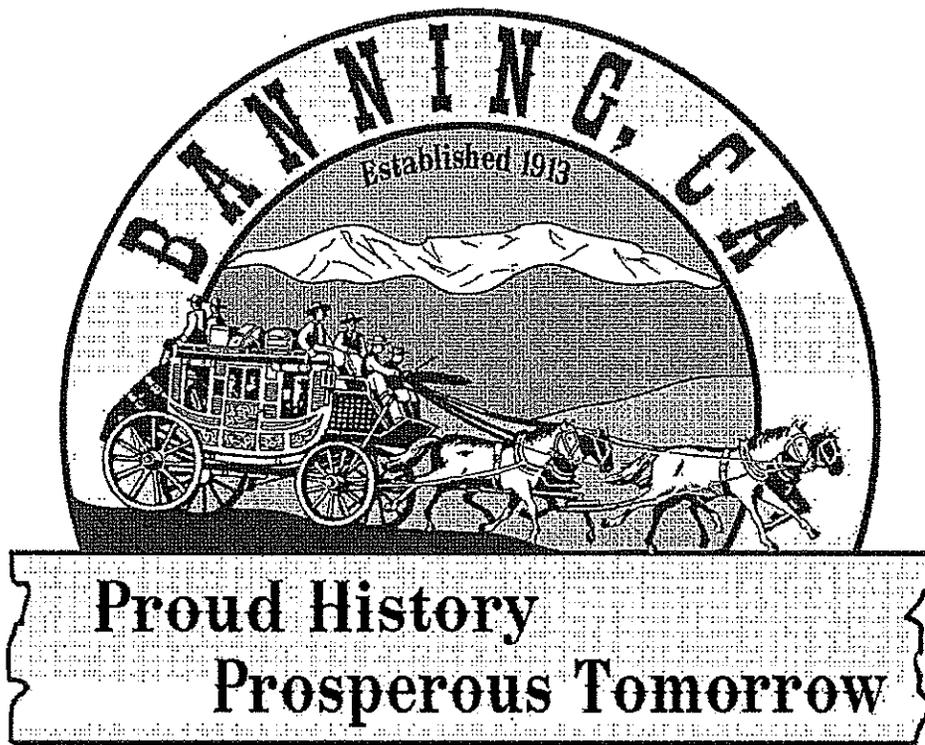
| Jurisdiction   | Reporting Period   | 12/31/2011   |
|--|--|--|
| Title 24 Compliance  | Residential development must comply with Title 24  | Ongoing and through 2014<br>Currently implemented.   |
| Sustainable Development Standard   | Established Ordinance to create standards for sustainable development  | Ongoing and through 2014<br>Implemented through the California Green Building Code   |
| Inventory of Vacant Land   | Create an inventory and update it annually. Post approved project information on the website   | Ongoing and through 2014<br>Completed. The annual update is a challenge due to staffing and budget cuts.   |
| CalFHA Housing Program   | The CRA to provide direct mailing to all residents advertising CalFHA Progr.   | Ongoing and through 2014<br>Not implemented due to lack of staffing and budget cuts.   |
| Partner with non-profit and for-profit housing developers and pursue available funding | Pursue other funding sources for affordable housing and provide incentive  | Ongoing and through 2014<br>The City currently partners with Habitat for Humanity to renovate foreclosed homes for very low income residents.  |
| Rezoning of the Downtown Commercial District   | Rezone to allow development of higher density between 16-30 units per acre and allow mixed-use development   | July 2010<br>This is in progress. The environmental document for the rezoning is currently made available for a 30-day public review. The rezoning is anticipated to be presented to the Planning Commission and City Council in May 2012. |
| Provide incentives for development in the newly rezoned Downtown Commercial District   | The City and CRA to offer incentives   | Ongoing and through 2014<br>Not implemented pending the rezoning. Funding/incentives will be reevaluated since the City and CRA have structural deficits in their budgets.   |
| City and CRA Funding for multi-family projects   | Established partnerships with developers of multi-family housing projects who have proven track record and City and Agency to consider funding.      | By December 2010<br>The CRA has been abolished by the State. This implementation action is not feasible. Staff continues to explore opportunities with the affordable housing builders   |
| State and Federal Funding  | Pursue various state and federal funding   | Ongoing and through 2014<br>Ongoing.   |
| Density Bonus  | Revise Zoning Ordinance to incorporate density bonus   | FY 2009-10<br>Delayed due to budget and staffing cuts.   |
| Annual review of Housing Element   | Review element annually and report to the State HCS  | by April 1st each year<br>Ongoing as part of the annual report on progress of implementing the General Plan  |
| Eliminate Encroachment and Incompatible Use  | Use the General Plan and Zoning to eliminate incompatible uses   | Ongoing and through 2014<br>Ongoing.   |
| Land inventory for single-family and multiple-family development and zone change       | Monitor and initiate zone change to accommodate affordable housing   | Quarterly basis<br>In progress.  |
| Second Unit  | Adopt a second unit ordinance to comply with Government Code §65852.2  | by July 2010<br>Completed. The annual update is a challenge due to staffing and budget cuts.   |
| Second Unit Building Plan Standards  | Adopt standard plan for second unit to reduce costs or no costs  | Ongoing and through 2014<br>Delayed due to budget and staffing cuts.   |
| AB 2292 - Cannot Lower Density Unless Trade-off  | Implement the law  | July 2009<br>Delayed due to budget and staffing cuts   |
| Homeless Shelter   | Zoning Code amendment to permit homeless shelter by right  | July 2010<br>Delayed due to budget and staffing cuts   |
| Fair Housing Laws  | Conduct annual meetings with residents who receive housing assistance to ensure their understanding of the law and reaffirm their commitment         | Ongoing and through 2014<br>Implement through the CRA first time homebuyers program.   |
| Fair Housing Information   | Develop fliers and distribute the information through various means including outreach events, school fairs, health fairs, and City-sponsored events | Ongoing and through 2014 thereafter<br>Ongoing and is provided at the Community Development Counter and the website.   |
| Housing Complaints Resolution  | Work with State Fair Employment & Housing Commission to resolve complaints   | Ongoing and through 2014<br>Ongoing and provide referral to Fair Housing Council of Riverside County, Inc. As the Fair Housing Council provides dispute resolution for housing complaints.   |

**Resolution No. 2012-33**

**EXHIBIT "B"**

**General Plan Annual Progress  
Report for Calendar Year 2011**

# General Plan Annual Progress Report For Year 2011



City of Banning  
99 E. Ramsey Street  
Banning, CA 92220  
(951) 922-3100

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## Introduction

The following discussion will provide a summary of the progress in achieving the Goals, Policies and Implementation Programs for each of the 21 General Plan elements. Each General Plan Element contains implementation programs that identify each department(s) responsible for implementation of the programs and outlines the timing/schedule to complete the programs. The elements have been alphabetized for easier reference. The programs that have been completed and/or active and ongoing are **highlighted in bold** and the programs that have not been completed are *highlighted in italics*.

## Air Quality Element (11 programs)

### **GOAL 1**

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

#### **Policy 1**

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

#### **Policy 2**

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

#### **Program 2.A**

On an on-going basis, the City shall continue to participate in efforts to monitor and control PM<sub>10</sub> 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:** Building and Public Works Departments, Planning Department, SCAQMD

**Schedule:** Continuous; On-going

**Implementation Status –** Ongoing through land development review process and environmental documentation that is required and standard conditions for Public Works. The City consulted with the SCAQMD with regard to air quality impacts from land development projects. The City Public Works inspectors also monitor grading activities and enforce dust controls.

#### **Policy 3**

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

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

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

**Responsible Agency:** Planning Department, SCAQMD

**Schedule:** 2005-2006

**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 consult 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.   |
| <b>Responsible Agency:</b> Planning Department  |
| <b>Schedule:</b> On-going   |
| <b>Implementation Status -</b> 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. |
| <b>Program 4.B</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.   |
| <b>Responsible Agency:</b> Building Department, Code Compliance, SCAQMD   |
| <b>Schedule:</b> On-going   |
| <b>Implementation Status -</b> Ongoing through standard approval process and also monitoring during construction.   |
| <b>Program 4.C</b>  |
| The City shall encourage immediately, and investigate legislating the reduction of TDM requirements to a level of 50 employees or more.   |
| <b>Responsible Agency:</b> Public Works Department/Planning Dept  |
| <b>Schedule:</b> 2005-2006 Pending  |
| <b>Implementation Status -</b> Pending  |

**Policy 5**

The City shall promote the use of clean and/or renewable alternative energy sources for transportation, heating and cooling.

|  |
|--|
| <b>Program 5.A</b>   |
| 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. |
| <b>Responsible Agency:</b> City Manager's Office   |
| <b>Schedule:</b> 2005-2006   |
| <b>Implementation Status -</b> New city vehicles that are purchased use compressed natural gas and the implementation is on-going.   |
| <b>Program 5.B</b>   |
| The City's Compressed Natural Gas fueling station shall continue to be open to public use.   |
| <b>Responsible Agency:</b> Public Works Department   |
| <b>Schedule:</b> On-going  |
| <b>Implementation Status -</b> Active and Ongoing.   |

**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.

|  |
|--|
| <b>Program 6.A</b>   |
| The City shall pursue a balance of employment and housing opportunities that encourage pedestrian and other non-motorized transportation and minimize vehicle miles traveled.  |
| <b>Responsible Agency:</b> Economic Development Department, Redevelopment Agency, Planning Department  |
| <b>Schedule:</b> On-going  |
| <b>Implementation Status –</b> On-going as new development is proposed. The Butterfield Specific Plan (Pardee) will incorporate commercial development with active walking/jogging trails, bike paths, and neighborhood electric vehicles. The Village at Paseo San Geronimo is a Downtown redevelopment project that encourages people to walk and enjoy the outdoor environment. |
| <b>Program 6.B</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.   |
| <b>Responsible Agency:</b> Community Services Department, Economic Development Department, Redevelopment Agency, Planning Department   |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status –</b> The City coordinates with other regional transit agencies such as the Riverside Transit Agency and attends regional transit meetings. Expansion will occur when population increases demand for expanded service. The City Manager is pursuing opportunities for a regional rail/transit station.   |
| <b>Program 6.C</b>   |
| 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.  |
| <b>Responsible Agency:</b> Planning Department, Public Works Department, Community Services Department, Transit Agencies, Major Employers  |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status –</b> Ongoing as the City currently has a four day work week (4/10 work schedule). This program is codified in Chapter 8.60 of the Municipal Code.  |
| <b>Program 6.D</b>   |
| 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.                                |
| <b>Responsible Agency:</b> Planning Department, Public Works Department  |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status –</b> Ordinance in place, Active and Ongoing. Public Works reviews street tree plans for acceptable species. Planning requires one tree for every seven (7) parking spaces in the parking lot.  |

## **Archaeological and Cultural Resources Element (13 programs)**

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### **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.

|   |
|---|
| <b>Program 1.A</b>  |
| 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.   |
| <b>Responsible Agency:</b> Planning Department  |
| <b>Schedule:</b> 2005-2006, Ongoing   |
| <b>Implementation Status – Ongoing and is implemented through the CEQA process during land development review.</b>  |
| <b>Program 1.B</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. |
| <b>Responsible Agency:</b> Planning Department  |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status – Standard conditions for grading.</b>   |
| <b>Program 1.C</b>  |
| The City shall implement the requirements of state law relating to cultural resources, including Government Code 65352.3, and any subsequent amendments or additions.   |
| <b>Responsible Agency:</b> Planning Department  |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status – City consults with tribal representatives on all land development projects.</b>  |

#### **Policy 2**

The City shall expand and enhance its historic preservation efforts.

|   |
|---|
| <b>Program 2.A</b>  |
| 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. |
| <b>Responsible Agency:</b> Planning Department  |
| <b>Schedule:</b> 2006-2007  |

|  |
|--|
| <b>Implementation Status</b> – <i>Not implemented.</i>   |
| <b>Program 2.B</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. |
| <b>Responsible Agency:</b> Planning Department, Historical Society, City Council   |
| <b>Schedule:</b> 2006-2007   |
| <b>Implementation Status</b> – <i>Not implemented.</i>   |
| <b>Program 2.C</b>   |
| Encourage property owners and residents to nominate qualified properties to the City's inventory system and/or any federal and state registers.  |
| <b>Responsible Agency:</b> Planning Department, Morongo Band of Cahuilla Indians   |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status</b> – <i>Not implemented.</i>   |
| <b>Program 2.D</b>   |
| 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.  |
| <b>Responsible Agency:</b> Planning Department   |
| <b>Schedule:</b> 2005-2006, Ongoing  |
| <b>Implementation Status</b> – <b>Tract map approved but a project is not yet developed.</b>   |

**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.

|  |
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| <b>Program 4.A</b>   |
| 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. |
| <b>Responsible Agency:</b> Planning Department   |
| <b>Schedule:</b> Immediate; continuous   |
| <b>Implementation Status</b> – <i>Not implemented.</i>   |

**Policy 5**

Encourage public participation in and appreciation of the City's cultural heritage.

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| <b>Program 5.A</b>   |
| Implement a systematic program to enhance public awareness of the City's heritage, generate broad support for its preservation, and enhance community pride. |
| <b>Responsible Agency:</b> Planning Department, Historical Society, City Council, Morongo Band of Mission Indians  |

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| <b>Schedule:</b> 2005-2006, Ongoing  |
| <b>Implementation Status:</b> <i>Not implemented</i>   |
| <b>Program 5.B</b>   |
| 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. |
| <b>Responsible Agency:</b> Planning Department, Historical Society, Morongo Band of Mission Indians  |
| <b>Schedule:</b> 2005-2006, Ongoing  |
| <b>Implementation Status:</b> <i>Not implemented</i>   |

**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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| <b>Program 6.A</b>  |
| Develop procedures for the designation of local landmarks and historic districts.                   |
| <b>Responsible Agency:</b> Planning Department, Historical Society, Morongo Band of Mission Indians |
| <b>Schedule:</b> 2005-2006  |
| <b>Implementation Status:</b> <i>Not implemented</i>  |

**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.

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| <b>Program 7.A</b>   |
| 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. |
| <b>Responsible Agency:</b> Planning Department   |
| <b>Schedule:</b> 2006-2007   |
| <b>Implementation Status:</b> <i>Not implemented</i>   |

## **Biological Resources Element (7 programs)**

### **GOAL 1**

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

#### **Policy 1**

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

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| <b>Program 1.A</b>  |
| 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. |
| <b>Responsible Agency:</b> Planning Department  |
| <b>Schedule:</b> 2005-2006, Ongoing   |
| <b>Implementation Status:</b> Implemented as required by the MSHCP.   |
| <b>Program 1.B</b>  |
| The City shall participate in the Western Riverside County Multiple Species Habitat Conservation Plan.  |
| <b>Responsible Agency:</b> Planning Department, Riverside County  |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Implemented as required by the MSHCP.   |
| <b>Program 1.C</b>  |
| City staff shall continue to request biological resource surveys for new development.   |
| <b>Responsible Agency:</b> Planning Department, Riverside County  |
| <b>Schedule:</b> Continuous   |
| <b>Implementation Status:</b> Implemented as required by the MHSCP and through the CEQA review process.   |

#### **Policy 2**

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

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| <b>Program 2.A</b>  |
| 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.           |
| <b>Responsible Agency:</b> Planning Department  |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Ongoing part of land development review process.  |
| <b>Program 2.B</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. |
| <b>Responsible Agency:</b> Planning Department  |
| <b>Schedule:</b> 2005-2006, Ongoing   |
| <b>Implementation Status:</b> Landscape Guidelines contain the list.  |

**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.

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| <b>Program 3.A</b>  |
| 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. |
| <b>Responsible Agency:</b> Planning Department, Riverside County Flood Control District   |
| <b>Schedule:</b> 2005-2006, Ongoing   |
| <b>Implementation Status:</b> <del>Future trail plans that are proposed to be constructed adjacent to flood control facilities will be coordinated with the Riverside County Flood Control District.</del>                |

**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.

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| <b>Program 5.A</b>  |
| 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. |
| <b>Responsible Agency:</b> Planning Department, Banning and Beaumont Unified School Districts, Riverside County, and others as identified   |
| <b>Schedule:</b> 2005-2006, Ongoing   |
| <b>Implementation Status:</b> <del>Not implemented.</del>   |

## Circulation Element (38 programs)

### **GOAL 1**

A safe and efficient transportation system.

#### **Policy 1**

The City's Recommended General Plan Street System shall be strictly implemented.

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| <b>Program 1.A</b>  |
| 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. |
| <b>Responsible Agency:</b> Planning Department, Public Works Department, Planning Commission, City Council  |
| <b>Schedule:</b> 2005-2006, Ongoing   |
| <b>Implementation Status:</b> <del>Implemented through development process.</del>   |
| <b>Program 1.B</b>  |
| The City's Public Works roadway standards shall be amended to match the standards contained in this General Plan.   |
| <b>Responsible Agency:</b> Public Works Department  |
| <b>Schedule:</b> 2005-2006  |
| <b>Implementation Status:</b> <del>The roadway standard plans will be completed by December 2012.</del>   |
| <b>Program 1.C</b>  |
| Minimum lane width for all City streets shall be designed at 12 feet.   |
| <b>Responsible Agency:</b> Planning Department, Public Works Department, Planning Commission, City Council  |
| <b>Schedule:</b> 2005-2006, Ongoing, implementation   |
| <b>Implementation Status:</b> <del>Ongoing standard requirement for all development projects.</del>   |

#### **Policy 2**

Local streets shall be scaled to encourage neighborhood interaction, pedestrian safety and reduced speeds.

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| <b>Program 2.A</b>   |
| 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:  |
| <ol style="list-style-type: none"> <li>1. The minimum travel lane width shall be 12 feet.</li> <li>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.</li> <li>3. Parking may be eliminated on private streets, if provisions are made in Conditions, Covenants and Restrictions (CC&amp;R's) for enforcement by the Homeowners' Association.</li> <li>4. Landscaped traffic circles, chokers, and center islands are encouraged, but must meet the requirements of the Fire Department.</li> <li>5. The minimum parkway width shall be 10 feet.</li> <li>6. Linear sidewalks are discouraged. Meandering sidewalks, which provide landscaping and street trees adjacent to the curb, shall be included in local street design.</li> </ol> |
| 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.   |

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| <b>Responsible Agency:</b> Planning Department, Public Works Department, Planning Commission, City Council   |
| <b>Schedule:</b> 2005-2006   |
| <b>Implementation Status – Ongoing.</b>  |
| <b>Program 2.B</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. |
| <b>Responsible Agencies:</b> Public Works Department, Planning Commission, City Council  |
| <b>Schedule:</b> 2006-2007   |
| <b>Implementation Status – Ongoing, Capital Improvement Program (CIP) adopted and being implemented as funding is available.</b>   |

**Policy 3**

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

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| <b>Program 3.A</b>   |
| The Public Works Department shall establish a Capital Improvement Program for 5 years, and update it annually. |
| <b>Responsible Agency:</b> Public Works Department   |
| <b>Schedule:</b> 2006-2007   |
| <b>Implementation Status – Capital Improvement Program approved &amp; being implemented.</b>                   |

**Policy 4**

Proactively participate in regional transportation planning.

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| <b>Program 4.A</b>   |
| 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. |
| <b>Responsible Agency:</b> Public Works Department, City Manager's Office, City Council, City of Beaumont, County of Riverside, WRCOG, CalTrans, Tribe   |
| <b>Schedule:</b> 2005-2006   |
| <b>Implementation Status – Ongoing.</b>  |
| <b>Program 4.B</b>   |
| Aggressively pursue Banning projects in the Transportation Uniform Mitigation Fee (TUMF) program, particularly the addition of projects to the TUMF project list, including grade separated road crossings.  |
| <b>Responsible Agency:</b> Public Works Department   |
| <b>Schedule:</b> 2005-2006   |
| <b>Implementation Status – Ongoing, Funding being secured for Sunset Grade Separation Project.</b>   |
| <b>Program 4.C</b>   |
| Aggressively pursue the design and development of interchanges at Highland Home Road and Cottonwood Road (North - South), including all sources of funding, and the coordination of I-10 widening with their installation.   |
| <b>Responsible Agency:</b> Public Works Department, City Manager's Office, City Council, CalTrans, Railroad  |
| <b>Schedule:</b> 2005-2006   |

**Implementation Status – Feasibility for Highland Home Road completed; however, the construction of the full interchange is not feasible due to design and right-of-way issues and lack of funding. The interchange is not included in the Caltrans State Transportation Improvement Plan. The Traffic Study is being done to assess the opportunity for Highland Home Road to be as a north-south connector/bridge as opposed to the freeway interchange. When the traffic study is done, staff will be presenting this information to the City Council for a General Plan Amendment.**

**Policy 5**

Consider amendments to the Highland Home/Highland Springs/18<sup>th</sup> 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.

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| <b>Program 6.A</b>   |
| Periodically review current traffic volumes and the actual pattern of development to coordinate, program and, as necessary, revise road improvements.  |
| <b>Responsible Agency:</b> Public Works Department   |
| <b>Schedule:</b>   |
| <b>Implementation Status - Ongoing &amp; Active. The City is also conducting a traffic study to evaluate the opportunity for having a Level of Service D as opposed to "C" to ensure that the City of Banning is on the same level playing field with its neighboring jurisdiction for traffic related improvements.</b> |

**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.

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| <b>Program 9.A</b>  |
| Sidewalks in areas with street trees shall be designed to "wrap around" the tree if they are added to an existing neighborhood. |
| <b>Responsible Agency:</b> Public Works Department  |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status - Ongoing.</b>   |

**Policy 10**

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

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| <b>Program 10.A</b>   |
| The Public Works Department shall prepare an inventory of discontinuous sidewalks on all qualifying |

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| roadways, and fund individual projects through the Capital Improvement Program annually.   |
| <b>Responsible Agency:</b> Public Works Department, City Council   |
| <b>Schedule:</b> Inventory in 2006-2007, Annually thereafter   |
| <b>Implementation Status – In progress and is implemented annually through CIP.</b>  |
| <b>Program 10.B</b>  |
| All new development proposals located adjacent to qualifying roadways shall be required to install curb, gutter and sidewalk concurrent with construction. |
| <b>Responsible Agency:</b> Public Works Department, Planning Department  |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status – Ongoing through land development review and CIP.</b>  |
| <b>Program 10.C</b>  |
| The City shall develop procedures to address neighborhood sidewalk needs as they are requested by that neighborhood.                                       |
| <b>Responsible Agency:</b> Public Works Department   |
| <b>Schedule:</b> 2005-2006, Ongoing  |
| <b>Implementation Status – Ongoing as needed.</b>  |
| <b>Program 10.D</b>  |
| Work with the School District to develop safe routes to school.  |
| <b>Responsible Agency:</b> Public Works Department   |
| <b>Schedule:</b> 2005-2006, Ongoing  |
| <b>Implementation Status – Ongoing.</b>  |

**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 Geronio, 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.

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| <b>Program 13.A</b>  |
| 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.                                  |
| <b>Responsible Agency:</b> Public Works Department, Planning Department  |
| <b>Schedule:</b> As development proposals are presented  |
| <b>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.</b> |

**Policy 14**

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

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| <b>Program 14.A</b> |
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| 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. |
| <b>Responsible Agency:</b> Public Works Department, City Council  |
| <b>Schedule:</b> 2005-2006, Annually thereafter   |
| <b>Implementation Status – Ongoing CIP and through private development funding. Sunset Avenue grade separation is currently a priority project.</b>   |
| <b>Program 14.B</b>   |
| All new development proposals shall pay their fair share of bridge construction needed to serve their project.  |
| <b>Responsible Agency:</b> Public Works Department, Planning Department   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status – Implemented through land development review process. Furthermore, the road and bridge fee is currently being studied to pay for future needs for roads and bridges.</b>                    |

**Policy 15**

The City shall develop a Golf Cart Plan compliant with state requirements.

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| <b>Program 15.A</b>  |
| The City shall develop a golf cart plan and associated ordinances and other required implementation programs.  |
| <b>Responsible Agency:</b> Public Works Department, City Council   |
| <b>Schedule:</b> 2006-2007   |
| <b>Implementation Status – Citywide golf cart plan is not implemented due to lack of funding. However, future golf courses that are to be developed as part of development will require a golf cart plan that connects homes to commercial development within the project or beyond based on future opportunities.</b> |

**Policy 16**

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

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| <b>Program 16.A</b>  |
| The routing and facilities required in the Golf Cart Plan shall be incorporated into the Development Impact Fee when the Plan is adopted.  |
| <b>Responsible Agency:</b> Public Works Department   |
| <b>Schedule:</b> 2006-2007   |
| <b>Implementation Status – <i>Not implemented since there is no Citywide golf cart plan.</i></b>   |
| <b>Program 16.B</b>  |
| Golf cart facilities shall be incorporated into new project plans located on golf cart routes.   |
| <b>Responsible Agency:</b> Planning Department, Public Works Department, Planning Commission, City Council   |
| <b>Schedule:</b> 2005-2006, Ongoing  |
| <b>Implementation Status – Implemented case-by-case based on future development. The proposed Butterfield Specific Plan (Pardee Homes) includes golf cart routes connecting homes to the commercial area in the development.</b> |

**Policy 17**

Encourage the expansion of an integrated Pass transit system.

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| <b>Program 17.A</b>  |
| The City will explore the potential for either bus or rail connection to the Metrolink transit system. |
| <b>Responsible Agency:</b> City Manager's Office, Community Services Department                        |
| <b>Schedule:</b> 2006-2007, Ongoing  |
| <b>Implementation Status:</b> Ongoing and the City Manager is actively pursuing this matter.           |

**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.

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| <b>Program 19.A</b>   |
| Bus pullouts will be retrofitted on built-out streets, wherever possible. |
| <b>Responsible Agency:</b> Public Works Department, City Council          |
| <b>Schedule:</b> 2006-2007, Ongoing                                       |
| <b>Implementation Status:</b> Ongoing.                                    |

**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.

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| <b>Program 21.A</b>   |
| Land use designation decisions within the area of influence of the airport shall be specifically reviewed to assure compatibility.  |
| <b>Responsible Agency:</b> Planning Commission, City Council  |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Ongoing through land development review process.  |
| <b>Program 21.B</b>   |
| 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. |
| <b>Responsible Agency:</b> Airport Management, Economic Development staff, Chamber of Commerce, Morongo Band of Mission Indians, City Council                                     |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Ongoing, implemented through the Airport Committee.   |

**Policy 22**

Maintain an accurate mapping of all utility corridors.

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| <b>Program 22.A</b>   |
| The Building Department shall inventory and map transmission utility easements on the Land Use Map (including electric, fiber optics, natural gas and petroleum).   |
| <b>Responsible Agency:</b> Building Department, Planning Department   |
| <b>Schedule:</b> Inventory in 2005-2006, Annually thereafter  |
| <b>Implementation Status</b> – The State of California requires these maps to be maintained through the Service Alert System. There has been no comprehensive inventory conducted by the city. The Electric Utility Department maintains its own inventory of electric utility lines. |

**Policy 23**

The City shall purchase and/or replace its fleet of vehicles with alternate fuel vehicles when available to the greatest extent possible, and shall encourage other agencies to do the same.

**Policy 24**

Public alleys throughout the City shall be maintained to be useful and safe at all times.

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| <b>Program 24.A</b>  |
| The City shall create a downtown alley master plan and where appropriate pave, light and otherwise improve alleys.           |
| <b>Responsible Agency:</b> Public Works Department   |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status</b> – Ongoing   |
| <b>Program 24.B</b>  |
| The Public Works Department shall inventory all public alleys, determine which are necessary, and vacate those that are not. |
| <b>Responsible Agency:</b> Public Works Department, City Council   |
| <b>Schedule:</b> 2006-2007   |
| <b>Implementation Status</b> – Ongoing and active.   |

**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.

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| <b>Program 25.A</b>   |
| 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.                     |
| <b>Responsible Agency:</b> Planning Department; Engineering Division; Public Works Department; Planning Commission; City Council  |
| <b>Schedule:</b> 2005-2006.   |
| <b>Implementation Status</b> – <i>Not yet completed.</i>  |
| <b>Program 25.B</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. |
| <b>Responsible Agency:</b> Engineering Division; Public Works Department  |
| <b>Schedule:</b> 2005-2006, Ongoing   |
| <b>Implementation Status</b> – <i>Not yet completed.</i>  |

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| <b>Program 25.C</b>  |
| Class II bikeways and sidewalks should be designated on all existing arterial streets that have sufficient width to safely accommodate bicycle travel lanes. |
| <b>Responsible Agency:</b> Planning Department; Engineering Division; Public Works Department  |
| <b>Schedule:</b> 2005-2006.  |
| <b>Implementation Status</b> – <i>Not yet completed.</i>   |
| <b>Program 25.D</b>  |
| The City should designate Class III bikeways only where Class I and Class II facilities are not feasible.  |
| <b>Responsible Agency:</b> Planning Department; Public Works Department  |
| <b>Schedule:</b> Continuous.   |
| <b>Implementation Status</b> – <i>Not yet completed.</i>   |

**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.

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| <b>Program 27.A</b>  |
| 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.  |
| <b>Responsible Agency:</b> Planning Department   |
| <b>Schedule:</b> 2005-2006.  |
| <b>Implementation Status</b> – <i>Ongoing through land development review process.</i>   |
| <b>Program 27.B</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. |
| <b>Responsible Agency:</b> Planning Department, U.S. Forest Service/San Bernardino National Forest   |
| <b>Schedule:</b> 2005-2006.  |
| <b>Implementation Status</b> – <i>Not yet completed.</i>   |
| <b>Program 27.C</b>  |
| Establish a multi-purpose trail between Dysart Park and Smith Creek Park, suitable for equestrian, bicycle and pedestrian use.   |
| <b>Responsible Agency:</b> Community Services Department; Public Works Department; Parks and Recreation Advisory Committee   |
| <b>Schedule:</b> 2005-2006, ongoing as development occurs  |
| <b>Implementation Status</b> – <i>Not yet completed.</i>   |

**Policy 28**

Motorized vehicles shall be prohibited on City trails.

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| <b>Program 28.A</b> |
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| The City shall develop a non-motorized trail system and associated ordinances and other required implementation programs.  |
| <b>Responsible Agency:</b> Public Works Department, Planning Commission, City Council  |
| <b>Schedule:</b> 2006-2007   |
| <b>Implementation Status:</b> <i>Not completed.</i>  |
| <b>Program 28.B</b>  |
| The non-motorized trail system shall be funded, to the greatest extent possible, by new development.   |
| <b>Responsible Agency:</b> Public Works Department   |
| <b>Schedule:</b> 2006-2007   |
| <b>Implementation Status:</b> Ongoing through land development review process. Butterfield Specific Plan (Pardee Homes) will include non-motorized trail system within the community and for future connection to its surrounding areas. |
| <b>Program 28.C</b>  |
| 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.   |
| <b>Responsible Agency:</b> Public Works Department   |
| <b>Schedule:</b> 2006-2007   |
| <b>Implementation Status:</b> <i>Not yet completed.</i>  |

## **Economic Development Element (20 programs)**

### **GOAL 1**

A balanced, broadly-based economy that provides a full range of economic and employment opportunities, 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.

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| <b>Program 1.A</b>   |
| 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. |
| <b>Responsible Agency:</b> Planning Department, Redevelopment Agency   |
| <b>Schedule:</b> 2005-2006, Annually thereafter  |
| <b>Implementation Status:</b> On-going.  |
| <b>Program 1.B</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. |
| <b>Responsible Agency:</b> Planning Department, Redevelopment Agency, Finance Department, City Council   |
| <b>Schedule:</b> Continuous  |
| <b>Implementation Status:</b> On-going.  |

#### **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, increase discretionary incomes, and contribute to City General Fund revenues.

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| <b>Program 2.A</b>   |
| 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. |
| <b>Responsible Agency:</b> Redevelopment Agency, Mount San Jacinto College   |
| <b>Schedule:</b> 2005-2006, Ongoing  |
| <b>Implementation Status:</b> Phase I of the Mt. San Jacinto Community College development was completed in December 2010. New phases are in progress.   |
| <b>Program 2.B</b>   |
| Aggressively pursue retail commercial developments which reduce the current retail sales leakage.  |
| <b>Responsible Agency:</b> Redevelopment Agency, Chamber of Commerce   |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status:</b> Active and ongoing contacts with retailers, developers, private investors, and potential tenants through letters, e-mails, phone calls, and meetings. Attend ICSC national and regional tradeshows to market and brand the City. |
| <b>Program 2.C</b>   |
| Continue to maximize the role of the Chamber of Commerce, City web site and other mechanisms that  |

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| promote and enhance the City's business climate.                     |
| <b>Responsible Agency:</b> Redevelopment Agency, Chamber of Commerce |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status - Active and on-going:</b>                  |

**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.

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| <b>Program 3.A</b>   |
| The City shall maintain a package of economic incentive programs that benefit developers of infill projects.   |
| <b>Responsible Agency:</b> Redevelopment Agency, Finance Department  |
| <b>Schedule:</b> 2005-2006   |
| <b>Implementation Status -</b> The City Council adopted the Electric Utility incentive program for existing business expansion and new business. 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. |
| <b>Program 3.B</b>   |
| The City shall contribute to the financing of tertiary treatment facilities as an economic development tool.   |
| <b>Responsible Agency:</b> Redevelopment Agency  |
| <b>Schedule:</b> 2006-2007   |
| <b>Implementation Status -</b> <i>Not yet completed.</i>   |
| <b>Program 3.C</b>   |
| Use the Downtown Charette as a guideline for the Downtown Commercial area, for the development of high quality, pedestrian oriented retail locations.  |
| <b>Responsible Agency:</b> Planning Department, Redevelopment Agency, Planning Commission, City Council  |
| <b>Schedule:</b> 2005-2007, Ongoing  |
| <b>Implementation Status -</b> Ongoing.  |

**Policy 4**

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

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| <b>Program 4.A</b>  |
| 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. |
| <b>Responsible Agency:</b> Planning Department, Planning Commission, City Council   |
| <b>Schedule:</b> 2005-2006  |
| <b>Implementation Status -</b> Ongoing.   |
| <b>Program 4.B</b>  |
| The City shall coordinate with public, private and business organizations to explore grant funding to provide funds for rehabilitation and increased code enforcement in the Downtown Core area.              |
| <b>Responsible Agency:</b> Redevelopment Agency, Chamber of Commerce, City Council  |
| <b>Schedule:</b> 2005-2006; Continuous  |
| <b>Implementation Status -</b> The Community Redevelopment Agency enters into a number of Owner Participation Agreements with members of the business community who desire to upgrade the façade              |

of their buildings. Code Enforcement efforts are ongoing in the Downtown and throughout the City.

**Program 4.C**

The City shall work with CABAM and other citizen groups with an interest in development of the Downtown core area, to identify grant monies, private development interests and business synergies to build on existing revitalization activities in this area.

**Responsible Agency:** Redevelopment Agency, CABAM, development community

**Schedule:** 2005-2006; Continuous

**Implementation Status - Currently working with the Banning Cultural Alliance and Banning Chamber of Commerce with regard to this effort.**

**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, Redevelopment Agency, City Council, development community

**Schedule:** 2006-2007

**Implementation Status - Not implemented.**

**Policy 6**

Encourage and facilitate highway-serving commercial development at appropriate Interstate-10 interchanges within the City limits.

**Program 6.A**

Proactively work with CalTrans to improve on- and off-ramp landscaping and improvements to provide more attractive gateways to the City.

**Responsible Agency:** Planning Department, Redevelopment Agency, CalTrans

**Schedule:** 2005-2006; Ongoing

**Implementation Status - Currently working with CalTrans to improve the Highland Springs Avenue interchange and 8<sup>th</sup> Street off ramps.**

**Program 6.B**

Preserve highway commercial land use designations at interchange locations, and encourage the location of high quality freeway-serving businesses.

**Responsible Agency:** Planning Department, Redevelopment Agency

**Schedule:** 2005-2006; Ongoing

**Implementation Status - On-going.**

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| <b>Implementation Status - Implemented through Zoning and land development review process.</b>          |
| <b>Program 6.C</b>  |
| Code compliance on gateway streets and properties adjacent to Interstate 10 shall be strictly enforced. |
| <b>Responsible Agency:</b> Code Enforcement   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status - Ongoing.</b>   |

**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.

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| <b>Program 7.A</b>   |
| Consult with representatives of the Railroad, state and federal legislators, and appropriate state agencies to apply for available funding for these improvements. |
| <b>Responsible Agency:</b> Redevelopment Agency, Public Works Department, Railroad, City Council   |
| <b>Schedule:</b> 2005-2006; Ongoing  |
| <b>Implementation Status - Grant received for Sunset grade separation.</b>   |

**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.

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| <b>Program 9.A</b>  |
| The Community Redevelopment Agency shall consider requests for assistance from project developers for the development of infrastructure and compare them to the economic benefit of the proposed project.   |
| <b>Responsible Agency:</b> Redevelopment Agency   |
| <b>Schedule:</b> 2005-2006; Ongoing   |
| <b>Implementation Status - The Redevelopment Agency has been eliminated by the State; however, as part of land development, the project is required to provide infrastructure to serve the development.</b> |
| <b>Program 9.B</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.                   |
| <b>Responsible Agency:</b> City Manager's Office, City Engineer, City Council   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status - Ongoing. Attend and participate at monthly meetings with RCTC.</b>   |

**Policy 10**

Continue to cultivate cooperative relationships with the Morongo Band of Mission Indians and Bureau of Indian Affairs, particularly regarding development of Indian lands within and adjacent to the planning area, and development and enhancement of community facilities that provide joint benefit to the Tribe and the City.

**Policy 11**

The City will have a comprehensive tourism plan.

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| <b>Program 11.A</b>   |
| Encourage and promote special events and activities which strengthen the City's image and attractiveness to residents, visitors, and businesses.  |
| <b>Responsible Agency:</b> City Council, Redevelopment Agency, Chamber of Commerce, Morongo Band of Mission Indians, Inland Empire Tourism Council, Banning and Beaumont Unified School Districts, ECOPAC |
| <b>Schedule:</b> 2005-2006  |
| <b>Implementation Status – On-going. Special Events are conducted by the Banning Cultural Alliance such as Phineas Festival, Art Hop, and Play House Bowl and many other downtown activities.</b>         |
| <b>Program 11.B</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.                                       |
| <b>Responsible Agency:</b> City Redevelopment Agency, Chamber of Commerce, Inland Empire Tourism Council, ECOPAC  |
| <b>Schedule:</b> 2006-2007  |
| <b>Implementation Status - Ongoing efforts to accomplish tourism plan.</b>  |

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## Emergency Preparedness Element (8 programs)

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### 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.

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| <b>Program 1A</b>  |
| The City shall maintain close communication and coordination with Riverside County to expedite adaptation of and compliance with the federal NIMS program.   |
| <b>Responsible Agency:</b> City Manager, Disaster Preparedness Coordinator, Riverside County Emergency Services Department   |
| <b>Schedule:</b> 2005  |
| <b>Implementation Status:</b> The Emergency Services Coordinator/Fire Marshal has completed "NIMSCAST," the national online NIMS compliance evaluation program developed by FEMA. Continual updates will be done on "NIMSCAST" to ensure current information about the City's compliance is recorded. The latest update was in November 2011. The Emergency Services Coordinator/Fire Marshal monitors the City's Compliance with SEMS and NIMS and provides training or training opportunities to ensure SEMS and NIMS compliance. The organizational chart was updated in November 2011. |

#### 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.

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| <b>Program 2.A</b>  |
| Periodically schedule and direct the review and revision of the Banning Emergency Plan.   |
| <b>Responsible Agency:</b> City Manager, Disaster Preparedness Coordinator, Riverside County Emergency Services, Other City Departments, Sun Lakes EPAP   |
| <b>Schedule:</b> Every two years.   |
| <b>Implementation Status:</b> The City's Emergency Operations Plan was updated and approved by the City Council in August 2007. The plan requires review and updates, as needed, every two years. The latest update was in November 2011. |

#### 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.

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| <b>Program 3.A</b>   |
| 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, |

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| flooding or other disasters.  |
| <b>Responsible Agency:</b> City Manager, Disaster Preparedness Coordinator, Public Works Department, Cities of Beaumont and Calimesa, Riverside County Emergency Services, CalTrans, Morongo Band of Mission Indians  |
| <b>Schedule:</b> Continuous   |
| <b>Implementation Status -</b> The Emergency Services Coordinator/Fire Marshal is working with the Emergency Services Coordinator of the Morongo Band of Mission Indians to establish a Mutual Aid Agreement between the Tribe and the City for mutual assistance during disasters. Work continues to designate and develop an alternate east/west route through the Pass Area should I-10 become impassible. Agreement in principal between County of Riverside, Banning City, and Morongo Band of Mission Indians for a route south of I-10. Currently no funds available to proceed. |

**Policy 4**

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

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| <b>Program 4.A</b>  |
| Through County-provided CERT training or other appropriate community venues, the City shall recruit decentralized locations where stockpiles of food, water and emergency medical supplies may be stored and maintained.  |
| <b>Responsible Agency:</b> City Manager, Disaster Preparedness Coordinator, Public Works Department, Riverside County Emergency Services  |
| <b>Schedule:</b> Continuous   |
| <b>Implementation Status -</b> Nothing accomplished as of December 20, 2007 regarding stockpiling food and water except for supplies for use by EOC personnel during a disaster. For medical emergencies the Fire Department has purchased a trailer and equipped it to handle "Mass Casualty" incidents. The trailer is stocked with medical and rescue supplies. The County of Riverside provided money for a conex with food and water to be placed on the Banning bench, but the city has not had the funds to provide that within the city. Work continues with local communities to stockpile as a community and also be personally prepared. |

**Policy 5**

The City shall cooperate and coordinate with Riverside County Emergency Services, local utility purveyors and other agencies and utilities in the preparation of public information materials to assist residents, visitors and business owners in responding to local disasters and emergencies.

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| <b>Program 5.A</b>  |
| The City shall coordinate and cooperate with County Emergency Services, Banning Water District, Eastern Municipal Water District, Beaumont/Cherry Valley Water District, Southern California Edison, the Gas Company, and other agencies and utilities in the development and dissemination of information and instructions on appropriate actions in the event of a local disaster or emergency. |
| <b>Responsible Agency:</b> City Council, City Manager, Disaster Preparedness Coordinator, Riverside County Emergency Services, SCE, the Gas Company, Banning Water District, EMWD, and Beaumont/Cherry Valley Water District.   |
| <b>Schedule:</b> Continuous   |
| <b>Implementation Status -</b> 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.   |
| <b>Program 5.B</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  |

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| advise the community on how to prepare for and cope in a local disaster or emergency.  |
| <b>Responsible Agency:</b> City Council, City Manager, Disaster Preparedness Coordinator, Riverside County Emergency Services, Banning Unified School District, Sun Lakes EPAP, private schools, nursing homes, and various local business organizations   |
| <b>Schedule:</b> Continuous  |
| <b>Implementation Status - Ongoing Implementation:</b>   |
| <b>Program 5.C</b>   |
| Encourage and train community volunteers to assist police and fire personnel during and after a major emergency.   |
| <b>Responsible Agency:</b> City Manager, Disaster Preparedness Coordinator, Riverside County Emergency Services, Sun Lakes EPAP  |
| <b>Schedule:</b> Continuous  |
| <b>Implementation Status - The Fire Department has an active volunteer program. Emergency Services Coordinator/Fire Marshal, along with one Council member and a citizen volunteer, have provided numerous training programs related to neighborhoods preparing for disasters. PASSCOMM, County OES, and local groups have provided local training and preparedness.</b> |

**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.

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| <b>Program 6.A</b>   |
| 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.  |
| <b>Responsible Agency:</b> Planning Department, Public Works Department, Fire Department   |
| <b>Schedule:</b> Continuous  |
| <b>Implementation Status - This is being accomplished as evidenced by the cooperative efforts between Fire and Public Works to mitigate flooding and mudslides after the 2006 fires. The combined efforts have continued with fire and public works to prepare for and mitigate storm damage with fire crews from Oak Glen camp in 2010 and will continue as needed.</b> |

## **Energy and Mineral Resources Element (9 programs)**

### **GOAL 1**

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

### **Policy 1**

Promote energy conservation throughout all areas of the community and sectors of the local economy, including the planning and construction of urban uses and in City and regional transportation systems.

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| <b>Program 1.A</b>  |
| 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.                                      |
| <b>Responsible Agencies:</b> Building Department, Planning Department, Public Utilities Electric Utility  |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Active and ongoing part of development process.   |
| <b>Program 1.B</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. |
| <b>Responsible Agency:</b> City Manager's Office, Community Services Department, Public Utilities Department  |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Ongoing and Active.   |
| <b>Program 1.C</b>  |
| 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.         |
| <b>Responsible Agency:</b> Public Works Department, Planning Department, Community Services Department  |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Through Development Review Process, bikeways, golf cart paths & pedestrian trails have been planned for new projects.   |
| <b>Program 1.D</b>  |
| The City shall encourage the use of, and programs for, electric vehicles, hybrids, bicycles and pedestrian facilities.  |
| <b>Responsible Agency:</b> Public Utilities Electric Utility Department, City Council   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Active and ongoing.   |

**Policy 2**

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

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| <b>Program 2.A</b>   |
| 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. |
| <b>Responsible Agency:</b> Building Department, Community Development Department, Public Works Department, Electric Utility  |
| <b>Schedule:</b> 2006-2007, Ongoing  |
| <b>Implementation Status:</b> Active and ongoing. Interconnection programs are still available for customers wishing to install "behind the meter" generation. However rebate funds have been exhausted.   |

**Policy 3**

Proactively support long-term strategies, as well as state and federal legislation and regulations, that assure affordable and reliable production and delivery of electrical power to the community.

**Policy 4**

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

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| <b>Program 4.A</b>   |
| 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. |
| <b>Responsible Agency:</b> Public Works Department; Planning Department; Building Department; Electric Utility   |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status:</b> 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.

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| <b>Program 5.A</b>   |
| The City shall monitor and regulate the safe and environmentally responsible extraction and recycling of significant mineral resources located within the planning area. |
| <b>Responsible Agency:</b> Community Development Department, Public Utilities Department   |
| <b>Schedule:</b> Ongoing.  |
| <b>Implementation Status:</b> Not implemented.   |
| <b>Program 5.B</b>   |
| The City shall establish a formal relationship with the County Geologist or other qualified agency to monitor mineral resource operations under SMARA.                   |
| <b>Responsible Agency:</b> Planning Department, Riverside County Geologist.  |
| <b>Schedule:</b> 2005-2006   |

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| <b>Implementation Status – Completed:</b>  |
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| <b>Program 5.C</b>   |
| The City shall strictly enforce the provisions of the existing mining permit within City limits. |
| <b>Responsible Agency:</b> Code Compliance, Planning Department                                  |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status – <i>Not completed:</i></b>   |

## **Flooding and Hydrology Element (12 programs)**

### **GOAL 1**

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

#### **Policy 1**

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

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| <b>Program 1.A</b>  |
| Continued implementation of the recommendations of the 1994 RCFC Master Drainage Plan study.  |
| <b>Responsible Agency:</b> Public Works Department, Planning Department   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status – Ongoing.</b>   |
| <b>Program 1.B</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. |
| <b>Responsible Agencies:</b> Public Works Department, Planning Department   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status – Completed.</b>   |
| <b>Program 1.C</b>  |
| Monitor and update the Master Plan of Drainage every five years to reflect changes in local and regional drainage and flood conditions.   |
| <b>Responsible Agencies:</b> Public Works Department, Planning Department   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status – Ongoing.</b>   |
| <b>Program 1.D</b>  |
| Require all new development to complete on site drainage analysis and improvements, at their expense, as part of project development.   |
| <b>Responsible Agencies:</b> Public Works Department, Planning Department   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status – Ongoing, part of development process.</b>  |

#### **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.

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| <b>Program 2.A</b>  |
| 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. |
| <b>Responsible Agencies:</b> Public Works Department, Planning Department, RCFC   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status – Ongoing; through SP's and other projects adjacent to Flood Control.</b>  |

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| <b>Program 2.B</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. |
| <b>Responsible Agencies:</b> Public Works Department, Planning Department, RCFC, US Army Corps of Engineers  |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status – Ongoing:</b> 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.

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| <b>Program 4.A</b>  |
| 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. |
| <b>Responsible Agencies:</b> Public Works Department, Planning Department, RCFC   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status – Ongoing:</b>   |

**Policy 5**

Pursue all credible sources of funding for local and regional drainage improvements needed for adequate flood control protection.

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| <b>Program 5.A</b>  |
| Consider the establishment of Area Drainage Plans or Assessment Districts for purposes of funding necessary drainage improvements in particular geographic areas of the City.               |
| <b>Responsible Agencies:</b> Public Works Department, Planning Department, Economic Development Agency, Developers  |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status – <i>Not yet completed.</i></b>  |
| <b>Program 5.B</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. |
| <b>Responsible Agencies:</b> Public Works Department, Planning Department, Economic Development, State; County  |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status – Ongoing:</b>   |

**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.

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| <b>Program 6.A</b>   |
| Stormwater retention shall be enforced through the development review process and routine site inspection. |
| <b>Responsible Agencies:</b> Public Works Department, Planning Department                                  |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status -</b> Ongoing; through grading approval process.                                  |

**Policy 7**

Assure that adequate, safe, all-weather crossing over drainage facilities and flood control channels are provided where necessary, and are maintained for passage during major storm events.

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| <b>Program 7.A</b>  |
| 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. |
| <b>Responsible Agency:</b> Planning Department, Public Works Department, Planning Commission, City Council  |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status -</b> Ongoing; yes through approval process.   |
| <b>Program 7.B</b>  |
| All new development proposals shall pay their fair share of bridge construction needed to serve their project.  |
| <b>Responsible Agency:</b> Public Works Department, Planning Department   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status -</b> Ongoing.   |

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## Geotechnical Element (7 programs)

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### 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.

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| <b>Program 1.A</b>   |
| 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. |
| <b>Responsible Agency:</b> Planning Department, California Division of Mines and Geology, Riverside County, Consulting Geologists  |
| <b>Schedule:</b> 2005-2006; Continuous   |
| <b>Implementation Status – Continuous:</b>   |

#### Policy 2

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

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| <b>Program 2.A</b>  |
| 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. |
| <b>Responsible Agency:</b> City Engineer/Consulting Engineering Geologist   |
| <b>Schedule:</b> 2005-2006, Ongoing   |
| <b>Implementation Status – Completed:</b>   |

#### Policy 3

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

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| <b>Program 3.A</b>  |
| 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. |
| <b>Responsible Agency:</b> Planning Department, City Engineer/Consulting Engineering Geologist  |
| <b>Schedule:</b> 2005-2006, Ongoing   |
| <b>Implementation Status – Ongoing; implemented through new grading ordinance.</b>  |

**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.

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| <b>Program 4.A</b>  |
| 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  |
| Implementation Status: Continuous   |
| <b>Program 4.B</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 Geronio Pass Water Agency  |
| Schedule: Ongoing   |
| Implementation Status = On going  |

**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.

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| <b>Program 5.A</b>  |
| 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 Department, Public Works Department, City Engineer, Public and Quasi-Public Utilities  |
| Schedule: 2004-05; Ongoing  |
| Implementation Status – Ongoing, through pre applications, development meetings and with PAC.   |

**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.

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| <b>Program 6.A</b>  |
| 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 Department, Building Department, City Engineer   |
| Schedule: 2005-2006, Ongoing  |
| Implementation Status – Through grading review, part of development review process.   |

## **Hazardous and Toxic Materials Element (10 programs)**

### **GOAL 1**

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

#### **Policy 1**

The City shall continue to encourage research on potential and known hazards to public health and safety and make this information available to the general public, commercial interests, and governmental organizations.

#### **Policy 2**

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

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| <b>Program 2.A</b>  |
| Maintain, coordinate, and update the location of hazardous spills as a result of accident or intentional action, and community evacuation plans.                              |
| <b>Responsible Agencies:</b> Fire Department, Planning Department, County Health Department   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Ongoing.  |
| <b>Program 2.B</b>  |
| <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.</b> |
| <b>Responsible Agencies:</b> Fire Department, City Manager's Office, County Health Department   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> SIMS & NEMS ongoing training.   |
| <b>Program 2.C</b>  |
| Coordinate with responsible agencies to assure enforcement of state and federal regulations for the testing and monitoring of underground fuel storage tanks for leakage.     |
| <b>Responsible Agencies:</b> Fire Department, state and federal EPA, County Health Department   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Ongoing activity with fire.   |

#### **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.

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| <b>Program 3.A</b>  |
| 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. |
| <b>Responsible Agencies:</b> Planning Department, Fire Department, County Health Department   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Ongoing.  |

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| <b>Program 3.B</b>  |
| A Conditional Use Permit shall be required for all new development that generates, transports, uses or stores significant amounts of hazardous materials. |
| <b>Responsible Agencies:</b> Planning Department  |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Ongoing.  |

**Policy 4**

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

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| <b>Program 4.A</b>  |
| Coordinate with responsible county, state and federal agencies to activate cleanup procedures, and monitor the status of cleanup efforts on an ongoing basis.       |
| <b>Responsible Agencies:</b> Planning Department, Fire Department, State and federal EPA, County Health Department, California Regional Water Quality Control Board |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Ongoing   |

**Policy 5**

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

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| <b>Program 5.A</b>  |
| 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. |
| <b>Responsible Agencies:</b> Planning Department, Fire Department, Police Department  |
| <b>Schedule:</b> 2005-2006  |
| <b>Implementation:</b> <i>Not yet completed.</i>  |
| <b>Program 5.B</b>  |
| Enforce roadway access restrictions and consider the implementation of fines or penalties for violations.   |
| <b>Responsible Agencies:</b> Fire Department, Police Department   |
| <b>Schedule:</b> 2005-2006  |
| <b>Implementation Status:</b> <i>Not yet completed</i>  |

**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.

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| <b>Program 6.A</b>   |
| Establish a Household Hazardous Waste program through the City's solid waste contractor. |
| <b>Responsible Agencies:</b> City Manager's office, solid waste contractor               |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status:</b> Ongoing.   |

**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.

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| <b>Program 8.A</b>   |
| The City shall insure 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. |
| <b>Responsible Agencies:</b> Building and Safety, Planning Department, Fire Department   |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status – Ongoing:</b>  |

## **Housing Element (16 programs)**

### **GOAL 1**

Housing Opportunities - Provide a wide range of housing types to meet the existing and future needs of planning area residents.

#### **Policy 1**

Provide a variety of residential development opportunities in Banning, ranging from very low density to high density development as described in the Community Development Element and Plan Map in accordance with the Regional Housing Needs Assessment.

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| <b>Program 1.A</b>   |
| The City, through planning and regulatory actions will designate adequate housing sites to meet its RHNA allocation for each income level (Objective 1,780 dwelling units through June 30, 2005 as follows: 481 very-low income, 289 low-income, 405 moderate-income and 605 above moderate income). |
| <b>Responsible Agency:</b> Community Development; City Council; Planning Commission  |
| <b>Schedule:</b> January 1, 1998 – June 30, 2005   |
| <b>Implementation Status –</b> <i>The housing element update for 2006-2014 is in progress.</i>   |
| <b>Program 1.B</b>   |
| City to assist Riverside County in advertising the shared housing program by placing program brochures in key locales throughout the community and contacting agencies serving seniors so they are aware of the program (Objective 10 roommate matches per year)                                     |
| <b>Responsible Agency:</b> Community Development Department & Redevelopment Agency   |
| <b>Schedule:</b> Current and On-going.   |
| <b>Implementation Status –</b> <i>Not implemented.</i>   |

#### **Policy2**

Encourage both the private and public sectors to produce or assist in the production of high quality housing to meet the needs of the handicapped, the elderly, large families, female-headed households and homeless.

#### **Policy3**

Promote the development of low- and moderate-income, and senior citizen housing by allowing developers density bonuses or other financial incentives for providing units for low- and moderate-income residents. Provide rental assistance vouchers, as available, for some or all of the affordable units provided.

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| <b>Program 3.A</b>   |
| Continue implementing “Density Bonuses and Other Incentives for Lower Income and Senior Housing”, and to annually evaluate the program to ensure the Density Bonuses and Other Incentives are effective in encouraging developers to include projects containing housing affordable to low- or moderate-income households. |
| <b>Responsible Agency:</b> Community Development Department & Redevelopment Agency   |
| <b>Schedule:</b> Current and on-going  |
| <b>Implementation Status –</b> <i>Developers are encouraged to take advantage of the housing density bonus and other city incentives.</i>  |

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| <b>Program 3.B</b>   |
| Participate in one bond-funded housing project for ownership housing and one for rental housing during the five-year period of this Housing Element. To achieve these objectives, Agency staff will do the following during 2001   |
| <b>Responsible Agency:</b> Community Development Department & Redevelopment Agency   |
| <b>Schedule:</b> One project each in 2003 and 2004   |
| <b>Implementation Status:</b> <i>Not implemented</i>   |
| <b>Program 3.C</b>   |
| The City of Banning will maintain its cooperative agreement with the County for the mortgage credit certificate program and should assist the County in advertising the program through distribution of program brochures to local realtors and residential sales offices. |
| <b>Responsible Agency:</b> Community Development Department & Redevelopment Agency   |
| <b>Schedule:</b> : Current and on-going  |
| <b>Implementation Status:</b> <b>Ongoing</b>   |
| <b>Program 3.D</b>   |
| Establish ongoing working relationship with at least one nonprofit organization to administer housing programs and/or affordable housing developments  |
| <b>Responsible Agency:</b> Community Development Department & Redevelopment Agency   |
| <b>Schedule:</b> Meet with non-profits organizations by June 2001 and establish partnerships by December 2001  |
| <b>Implementation Status:</b> <b>Ongoing</b>   |
| <b>Program 3.E</b>   |
| The City can facilitate use of Section 8 program by encouraging apartment owners to list available rental units with the County Housing Authority for potential occupancy by tenants receiving Section 8 certificates.   |
| <b>Responsible Agency:</b> Community Development Department & Redevelopment Agency   |
| <b>Schedule:</b> Current and on-going  |
| <b>Implementation Status:</b> <b>Ongoing</b>   |

**Policy 4:**

Require that housing constructed expressly for low- and moderate-income households not be concentrated in any single portion of the City.

**Policy 5:**

Continue to coordinate with local social service providers, such as HELP, to address the needs of the City's homeless population. Permit the development of emergency shelters in commercial and industrial zones, and transitional housing in residential zones in locations close to services, subject to a Conditional Use Permit.

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| <b>Program 5.A</b>  |
| Designation of specific zones in which emergency and transitional facilities will be permitted. |
| <b>Responsible Agency:</b> Community Development Department & Redevelopment Agency              |
| <b>Schedule:</b> site analysis and code amendments by September 2001                            |
| <b>Implementation Status:</b> <b>Ongoing</b>  |

**Policy 6:** Encourage the development of residential units which are accessible to handicapped persons or are adaptable for conversion to residential use by handicapped persons.

**Policy 7:** Locate higher density residential development in close proximity to public transportation, services and recreation.

**Policy 8:** Permit the development of childcare facilities concurrent with new housing development.

**Policy 9:** Monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs.

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| <b>Program 9.A</b>   |
| The City will provide a one-stop process for a developer with an affordable housing project. An interagency approval process system will be established to include the City Planning, Building, Public Works and Fire Departments. A designated individual within the Planning Department will act as the project manager, or liaison, for the participating City departments and the applicant. A timeframe with milestones for development approval will be established for each project to ensure processing in a timely manner. The City will also prepare a permit handbook that explains the permits process and application requirements. |
| <b>Responsible Agency:</b> Community Development Department & Redevelopment Agency   |
| <b>Schedule:</b> December 2001   |
| <b>Implementation Status - One-stop process is implemented and is for all projects, including affordable housing:</b>  |
| <b>Program 9.B</b>   |
| Maintain development fees at a level commensurate with the services and facilities needed to meet community standards  |
| <b>Responsible Agency:</b> Community Development Department & Redevelopment Agency   |
| <b>Schedule:</b> Current and on-going  |
| <b>Implementation Status - Development fees, along with Citywide fees are currently being reviewed.</b>  |
| <b>Program 9.C</b>   |
| Improve permit processing efficiency and reduce permit processing time.  |
| <b>Responsible Agency:</b> Community Development Department & Redevelopment Agency   |
| <b>Schedule:</b> : December 2001   |
| <b>Implementation Status - Active and ongoing process as part of Permit Streamlining Act.</b>  |

**Policy 10:**

Encourage the use of energy conservation devices and passive design concepts which make use of the natural climate to increase energy efficiency and reduce housing costs.

**Policy 11:**

Provide opportunities for move-up housing in Banning.

**GOAL 2**

Maintenance and Preservation – Enhance the quality of existing residential neighborhoods in Banning.

**Policy 1:**

Correct housing deficiencies through the development of a residential rehabilitation program.

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| <b>Program 1.A</b>  |
| Administer a Home Improvement Program to provide loans to eligible lower income families for necessary home repair and rehabilitation work, including room additions to alleviate overcrowding. Rehabilitate 15 dwelling units per year (75 over 5 years) |
| <b>Responsible Agency:</b> Community Development Department & Redevelopment Agency  |
| <b>Schedule:</b> Current and on-going; Rehabilitate 15 dwelling units per year (75 over 5 years)  |
| <b>Implementation Status:</b> Active and on-going.  |

**Policy 2:**

Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in Banning.

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| <b>Program 2.A</b>  |
| The City will continue its sensitive enforcement of residential Building codes, and will inform property owners in violation of City codes of any rehabilitation assistance he/she may be eligible for in correcting code violations. To implement this Program, the City will fund a half-time position for a Neighborhood Code Enforcement Officer. |
| <b>Responsible Agency:</b> Community Development Department & Code Enforcement  |
| <b>Schedule:</b> Establish a 2-year Pilot Program by FY 2001/02; Status report to Council by July 1, 2003 evaluating program.   |
| <b>Implementation Status:</b> Ongoing.  |

**Policy 3:**

Minimize the displacement impacts occurring as a result of residential demolition.

**Policy 4:**

Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.

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| <b>Program 4.A</b>   |
| The Redevelopment Agency will purchase abandoned homes and provide necessary rehabilitation. This program was formerly administered in conjunction with the Banning Partners for a Revitalized Community, which is no longer active. A new program, along the same lines, had been administered by the Banning Redevelopment Agency. The Redevelopment Agency and HUD have purchased four homes to restore and are currently looking for a non-profit agency to partner to start |
| <b>Responsible Agency:</b> Community Development Department & Code Enforcement   |
| <b>Schedule:</b> Current and on-going; Rehabilitate 5 dwelling units per year (25 over 5 years)  |
| <b>Implementation Status:</b> Ongoing through contract with Habitat for Humanity.  |

**Policy 5:**

Encourage the use of rehabilitation funds for room additions to alleviate overcrowding, and for accessibility improvements to address the needs of the handicapped.

**Policy 6:**

Educate property owners on the benefits of home repair and remodeling using design and materials consistent with the historic character of the residence.

**GOAL 3**

Environmental Sensitivity - Ensure that new housing is sensitive to existing development as well as the natural environment.

**Policy 1:**

Ensure that multi-family development is compatible in design with single-family residential areas.

**Policy 2:**

Regularly examine new residential construction methods and materials, and upgrade the City's residential building standards as appropriate.

**Policy 3:**

Prohibit new residential development to front on major arterial highways without adequate setbacks and buffering.

**Policy 4:**

Prohibit housing development in areas subject to significant geologic, flooding, blow sand, noise and fire hazards.

**Policy 5:**

Accommodate new residential development which is coordinated with the provision of infrastructure and public services.

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| <b>Program 5.A</b>  |
| The City will continue to use the Design Review Process to evaluate site suitability. Under design review criteria, housing should be located on sites that are physically adequate and environmentally suitable for such development and compatible with existing nearby development. These criteria will provide a yardstick for the City to identify and evaluate potential sites for environmentally sound housings |
| <b>Responsible Agency:</b> Community Development Department & Redevelopment Agency  |
| <b>Schedule:</b> Current and on-going.  |
| <b>Implementation Status –</b> <del>New infill housing is encouraged in developed areas of town to make use of current infrastructure.</del>  |

**Policy 6:** Encourage the use of energy conservation devices and passive design concepts which make use of the natural climate to increase energy efficiency and reduce housing

**GOAL 4**

Fair Housing – Promote equal opportunity for all residents to reside in the housing of their choice.

**Policy 1:**

Affirm a positive action posture which will assure that unrestricted access is available to the community.

**Policy 2:**

Prohibit practices which restrict housing choice by arbitrarily directing prospective buyers and renters to certain neighborhoods or types of housing.

**Policy 3:**

Continue support and participation in the Riverside County New Horizons' Fair Housing Program to further spatial de-concentration and fair housing practices.

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| <b>Program 3.A</b>  |
| Promote equal housing opportunity; educate the public, real estate industry representatives, lenders, and property owners on fair housing requirements; promptly refer and resolve fair housing disputes. |
| <b>Responsible Agency:</b> Community Development Department & Redevelopment Agency  |
| <b>Schedule:</b> Current and on-going.  |
| <b>Implementation Status – Ongoing:</b>   |

## Land Use Element (17 programs)

### GOAL 1

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

#### Policy 1

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

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| <b>Program 1.A</b>  |
| The city shall annually monitor the remaining capacity of all General Plan land use categories and recommend changes to the City Council as needed. |
| <b>Responsible Agency:</b> Planning Department, Planning Commission   |
| <b>Schedule:</b> 2005-2006, Annually thereafter   |
| <b>Implementation Status – Ongoing:</b>   |
| <b>Program 1.B</b>  |
| The City's Zoning Ordinance shall directly correspond to General Plan land use designations, and shall be kept consistent with the General Plan.    |
| <b>Responsible Agency:</b> Planning Department, Planning Commission, City Council   |
| <b>Schedule:</b> 2005-2006, Annually thereafter   |
| <b>Implementation Status – Ongoing:</b>   |

#### Policy 2

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

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| <b>Program 2.A</b>  |
| 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. |
| <b>Responsible Agency:</b> Planning Department, Public Works, Economic Development staff, Redevelopment Agency, City Manager's Office   |
| <b>Schedule:</b> 2005-2006  |
| <b>Implementation Status – Ongoing and complies with Permit Streamlining Act.</b>   |

#### Policy 3

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

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| <b>Program 3.A</b>   |
| The Zoning Ordinance shall include design standards and guidelines which assist the development community in developing high quality projects. |
| <b>Responsible Agency:</b> Planning Department, Planning Commission, City Council  |
| <b>Schedule:</b> 2005-2006   |
| <b>Implementation Status – Completed:</b>  |

**Policy 4**

Specific Plans shall be required for projects proposing one or more of the following:

- a. More than one residential land use designation;
- b. A combination of residential, recreational, commercial and/or industrial land use designation; or
- c. Extension of infrastructure (water, sewer and roadways) into an area where these do not exist.

**Policy 5**

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

**Policy 6**

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

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| <b>Program 6.A</b>  |
| An Art in Public Places Ordinance shall be prepared and incorporated into the Municipal Code.   |
| <b>Responsible Agency:</b> Community Services Department, Planning Department, Planning Commission, City Council.   |
| <b>Schedule:</b> 2005-2006  |
| <b>Implementation Status – Art in Public Places is currently required as part of new development in Downtown Commercial zoning district. The details of what the Art in Public Places entails is still to be developed.</b> |

**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.

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| <b>Program 4.A</b>  |
| Design standards and guidelines shall be included in all residential zoning categories. |
| <b>Responsible Agency:</b> Planning Department, Planning Commission, City Council       |
| <b>Schedule:</b> 2005-2006  |
| <b>Implementation Status:</b> Standards and guidelines contained in zoning ordinance.   |

**Policy 5**

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

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| <b>Program 5.A</b>  |
| Develop and implement an outreach program and outline of parameters for Neighborhood Plans. |
| <b>Responsible Agency:</b> Planning Department, Planning Commission, City Council           |
| <b>Schedule:</b> 2006-2007; As requested by neighborhoods                                   |
| <b>Implementation Status:</b> Ongoing   |

**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.

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| <b>Program 8.A</b>  |
| 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. |
| <b>Responsible Agency:</b> City Council, Community of Interest  |
| <b>Schedule:</b> 2005-2006  |
| <b>Implementation Status:</b> <i>Not yet completed</i>  |

**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.

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| <b>Program 2.A</b>  |
| 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. |
| <b>Responsible Agency:</b> Economic Development staff, Planning Department, City Manager's Office   |
| <b>Schedule:</b> 2005-2006  |
| <b>Implementation Status:</b> In progress.  |
| <b>Program 2.B</b>  |
| The Redevelopment Agency shall consider land purchases which allow for the consolidation of smaller, under-utilized commercial sites into larger and more useable parcels, to be marketed to the development community.           |
| <b>Responsible Agency:</b> Redevelopment Agency   |
| <b>Schedule:</b> Ongoing as lands are identified  |
| <b>Implementation Status:</b> 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 Charette, which provide for high quality, pedestrian oriented retail development in the Downtown Commercial zoning designation.

**Policy 5**

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

**Policy 6**

The City shall develop and implement a community identification program, including monument signage, directional signs, etc. which provide attractive entry statements for the City, and which direct visitors to local points of interest.

**Policy 7**

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

**Policy 8**

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

**Policy 9**

The Redevelopment Agency will consider purchases of residential properties occurring in the industrial land use designations when they are put up for sale.

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| <b>Program 9.A</b>  |
| Establish contacts in the real estate community to be notified of residential properties for sale in the industrial areas, and consider purchases when appropriate. |
| <b>Responsible Agency:</b> Redevelopment Agency   |
| <b>Schedule:</b> Ongoing as properties become available   |
| <b>Implementation Status:</b> Ongoing   |

**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.

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| <b>Program 13.A</b>   |
| 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). |
| <b>Responsible Agency:</b> Planning Department, Riverside County Geologist  |
| <b>Schedule:</b> 2005-2006  |
| <b>Implementation Status:</b> Formal relationship is established and ongoing  |

**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.

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

**been working with the Finance Department to develop a plan for Fire and Police Community Funding districts in new developments.**

**Policy 2**

The City shall review projects, particularly those which propose master planned communities, to assure that public facilities are provided to meet the needs of the project and the surrounding area.

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| <b>Program 2.A</b>  |
| The City shall, where appropriate, regulate the location of public facilities through conditions of approval. |
| <b>Responsible Agency:</b> Planning Department, Public Works Department, Planning Commission, City Council    |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status – Ongoing through conditions of approval.</b>  |

**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.

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| <b>Program 1 A</b>  |
| Review development proposals adjacent to designated open space lands and assure that land uses are compatible, and buffers provided when necessary. |
| <b>Responsible Agency:</b> Planning Department, Public Works Department   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status – Ongoing.</b>   |

**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.

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| <b>Program 2.A</b>   |
| 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. |
| <b>Responsible Agency:</b> Planning Department, City Manager’s Office, County of Riverside, State and Federal Agencies, Land Conservation Agencies   |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status – Ongoing.</b>  |

**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.

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| <b>Program 3.A</b>   |
| 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. |
| <b>Responsible Agency:</b> City Council, City Manager's Office, Planning Department, Public Works Department, City of Beaumont, County of Riverside, Morongo Band of Mission Indians   |
| <b>Schedule:</b> 2005-2006, Ongoing  |
| <b>Implementation Status:</b> Grading ordinance adopted. Implementation is ongoing.  |

## **Noise Element (10 programs)**

### **GOAL 1**

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

#### **Policy 1**

The City shall protect noise sensitive land uses, including residential neighborhoods, schools, hospitals, libraries, churches, resorts and community open space, from potentially significant sources of community noise.

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| <b>Program 1.A</b>  |
| 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. |
| <b>Responsible Agency:</b> Planning Department  |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status - Ongoing through land development review process.</b>   |
| <b>Program 1.B</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.  |
| <b>Responsible Agency:</b> Planning Department, Code Enforcement, Police Department   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status - Ongoing through land development review process.</b>   |
| <b>Program 1.C</b>  |
| The City shall use the development review process to assure the use of buffers between sensitive receptors and incompatible land uses.  |
| <b>Responsible Agency:</b> Planning Department, Planning Commission, City Council   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status - Ongoing through land development review process.</b>   |
| <b>Program 1.D</b>  |
| 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.  |
| <b>Responsible Agency:</b> Planning Department  |
| <b>Schedule:</b> Continuous   |
| <b>Implementation Status - Ongoing through land development review process.</b>   |
| <b>Program 1.E</b>  |
| The City shall purchase, maintain and operate its own noise monitoring equipment.   |
| <b>Responsible Agency:</b> Code Enforcement   |
| <b>Schedule:</b> 2006-2007, Ongoing   |
| <b>Implementation Status - Equipment is older prior to 2006 and needs to be updated.</b>  |

**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.

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| <b>Program 2.A</b>  |
| 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. |
| <b>Responsible Agency:</b> Planning Department, Public Works Department   |
| <b>Schedule:</b> July 1, 2005; every five years.  |
| <b>Implementation Status:</b> Ongoing through land development review process and through the building code standards.  |
| <b>Program 2.B</b>  |
| The City shall periodically review and amend the Land Use Map to assure reasonable land use/noise level compatibility.  |
| <b>Responsible Agency:</b> Planning Department  |
| <b>Schedule:</b> Annually   |
| <b>Implementation Status:</b> Ongoing.  |

**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.

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| <b>Program 4.A</b>  |
| 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 designated truck routes, including: Ramsey Street, and those portions of Lincoln Street, Highland Springs Avenue, Hathaway Street, Sunset Avenue, Eighth Street, San Geronio Avenue and Hargrave Street so designated. |
| <b>Responsible Agency:</b> Public Works Department, City Engineer   |
| <b>Schedule:</b> Annually   |
| <b>Implementation Status:</b> <i>Not yet implemented</i>  |
| <b>Program 4.B</b>  |
| The City shall discourage development projects that result in through-traffic in residential neighborhoods.   |
| <b>Responsible Agency:</b> Planning Department, Planning Commission, City Council   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Ongoing through land development review process.  |

**Policy 5**

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

**Policy 6**

All development proposals within the noise impact area of the Interstate and the railroad shall mitigate both noise levels and vibration to acceptable levels through the preparation of focused studies and analysis in the development review and environmental review process.

**Policy 7**

The City shall coordinate with adjoining jurisdictions to assure noise-compatible land uses across jurisdictional boundaries.

**Policy 8**

The City shall impose and integrate special design features into proposed development that minimize impacts associated with the operation of air conditioning and heating equipment, on-site traffic, and use of parking, loading and trash storage facilities.

**Policy 9**

The City shall support development that results in grade separated railroad tracks.

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| <b>Program 9.A</b>  |
| The City shall assure that new development and project expansions pay their fair share toward grade separations based on their impacts. |
| <b>Responsible Agency:</b> Planning Department, City Engineer   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Ongoing through land development review process.  |

## **Open Space and Conservation Element (7 programs)**

### **GOAL 1**

Open space and conservation lands that are preserved and managed in perpetuity for the protection of environmental resources or hazards, and the provision of enhanced recreational opportunities and scenic qualities in the City.

### **GOAL 2**

A balance between the City's built and open space environment and local and regional protection and preservation of its unique environment.

#### **Policy 1**

Identify and assess lands in the City, its sphere-of-influence and planning area, that are suitable for preservation as public or private, passive or active open space.

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| <b>Program 1.A</b>  |
| The City shall maintain and use Open Space land use designations on the General Plan Land Use Map.  |
| <b>Responsible Agency:</b> Planning Department, Community Services Department.  |
| <b>Schedule:</b> 2005-2006  |
| <b>Implementation Status</b> - Ongoing; private open space & public parks have been set aside through the Specific Plan process that requires minimum public land set aside.  |
| <b>Program 1.B</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.   |
| <b>Responsible Agency:</b> Planning Department  |
| <b>Schedule:</b> 2005-2006  |
| <b>Implementation Status</b> - These have been identified in the General Plan and no development is permitted in these areas of concern.  |
| <b>Program 1.C</b>  |
| Lands on which cultural resources are identified may be preserved as Open Space   |
| <b>Responsible Agency:</b> Planning Department  |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status</b> - The St. Boniface Cemetery has been set aside. This is actively monitored through the CEQA process as part of land development.   |
| <b>Program 1.D</b>  |
| 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. |
| <b>Responsible Agency:</b> Planning Department, City Council.   |
| <b>Schedule:</b> 2005-2006, Update every two years.   |
| <b>Implementation Status</b> - No progress to date.   |

**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.

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| <b>Program 2.A</b>   |
| 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. |
| <b>Responsible Agency:</b> Planning Department, City Engineer, Planning Commission, City Council.  |
| <b>Schedule:</b> 2005-2006   |
| <b>Implementation Status – Active and ongoing to comply with the Grading Ordinance that was adopted by the City Council on July 14, 2009.</b>  |
| <b>Program 2.B</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.   |
| <b>Responsible Agency:</b> City Manager’s Office, Planning Department, City Council  |
| <b>Schedule:</b> 2006-2007; Ongoing  |
| <b>Implementation Status – No progress to date.</b>  |

**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.

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| <b>Program 5.A</b>   |
| 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. |
| <b>Responsible Agency:</b> Planning Department.  |
| <b>Schedule:</b> 2005-2006   |
| <b>Implementation Status – Ongoing as part of land development review process.</b>   |

**Policy 6**

Where practical, new development shall integrate pipeline, above- and under-ground utility corridors and other easements (including electric, cable and telephone distribution lines) into a functional open space network.

**Policy 7**

Drought tolerant landscaping materials and design features shall be incorporated into parks, roadway medians, common area landscaping, public facilities and other appropriate open space lands to retain and preserve the natural environment.

## Parks and Recreation Element (26 programs)

### **GOAL 1**

A high quality public park system with adequate land and facilities to provide recreational facilities and activities for the City's residents.

### **GOAL 2**

A comprehensive bikeway, trail and walking path system that connects homes to work places, commercial venues and recreational facilities, and which enhances the safety and enjoyment of cyclists, equestrians and pedestrians.

### **Policy 1**

Update the Master Parks and Recreation Plan so as to assure adequate parklands and facilities that meet the immediate and future needs of the community, and is complementary to the natural environment.

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| <b>Program 1.A</b>  |
| Update the City's parks master plan to address the proposed and anticipated parks and recreational facilities to be developed within the City.  |
| <b>Responsible Agency:</b> Community Services Department, Public Works Department, Parks and Recreation Advisory Committee, Planning Commission |
| <b>Schedule:</b> 2005-2006, then every five years   |
| <b>Implementation Status:</b> Park Master Plan to be adopted by the City Council on February 22, 2011.  |
| <b>Program 1.B</b>  |
| The parks master plan shall maintain a standard of 5 acres of parkland per 1,000 residents.   |
| <b>Responsible Agency:</b> Community Services Department, Parks and Recreation Advisory Committee   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Standard established in the General Plan and the Parks Master Plan.   |
| <b>Program 1.C</b>  |
| Include dog parks, tennis courts and golf facilities in Parks Master Planning updates.  |
| <b>Responsible Agency:</b> Community Services Department, Parks and Recreation Advisory Committee   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Addressed in the Parks Master Plan.   |

### **Policy 2**

The City will distribute parks and recreation facilities in a manner that is convenient to City neighborhoods and balanced within population concentrations.

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| <b>Program 2.A</b>  |
| 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. |
| <b>Responsible Agency:</b> Community Services Department; Public Works Department; Parks and Recreation Advisory Committee.   |
| <b>Schedule:</b> Ongoing.   |
| <b>Implementation Status:</b> Active policy, ongoing as developments occur.   |
| <b>Program 2.B</b>  |

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| 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.   |
| <b>Responsible Agency:</b> Community Services Department; Public Works Department; Parks and Recreation Advisory Committee  |
| <b>Schedule:</b> Ongoing.   |
| <b>Implementation Status:</b> On-going. Park projects are reviewed as part of land development review process.  |
| <b>Program 2.C</b>  |
| 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. |
| <b>Responsible Agency:</b> City Manager's Office; Parks and Recreation Division; Community Services Department; Banning and Beaumont Unified School Districts   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Under discussion internally.  |
| <b>Program 2.D</b>  |
| 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.  |
| <b>Responsible Agency:</b> City Manager's Office; Parks and Recreation Division; Community Services Department  |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Ongoing.  |
| <b>Program 2.E</b>  |
| The City will consider the implementation of a Quimby Ordinance for the purchase of park lands for new developments as they occur.  |
| <b>Responsible Agency:</b> Parks and Recreation Division; Community Services Department, City Council   |
| <b>Schedule:</b> 2005-2006  |
| <b>Implementation Status:</b> Not implemented.  |

**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.

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| <b>Program 3.A</b>   |
| Encourage the planting of trees in parks and open spaces.  |
| <b>Responsible Agency:</b> Community Services Department   |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status:</b> Ongoing.   |
| <b>Program 3.B</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. |
| <b>Responsible Agency:</b> Community Services Department   |

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| <b>Schedule:</b> Ongoing                |
| <b>Implementation Status – Ongoing:</b> |

**Policy 4**

Encourage the development of recreational programs and activities that serve all population segments, including children, the elderly and the disabled.

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| <b>Program 4.A</b>   |
| 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. |
| <b>Responsible Agency:</b> Parks and Recreation Division; Community Services Department  |
| <b>Schedule:</b> 2005-2006, Annually   |
| <b>Implementation Status – Ongoing:</b>  |
| <b>Program 4.B</b>   |
| Develop advertising and publicity programs for recreational programs and events to encourage participation.  |
| <b>Responsible Agency:</b> Community Services Department; Public Works Department; Parks and Recreation Advisory Committee   |
| <b>Schedule:</b> Annually  |
| <b>Implementation Status – Ongoing:</b>  |
| <b>Program 4.C</b>   |
| Develop and distribute educational materials relating to the planting and maintenance of drought tolerant landscaping on private property.                                     |
| <b>Responsible Agency:</b> Community Services Department; Public Works Department; Parks and Recreation Advisory Committee   |
| <b>Schedule:</b> 2006-2007   |
| <b>Implementation Status – Ongoing and active and is part of the City’s Landscape Design Guidelines:</b>   |

**Policy 5**

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

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| <b>Program 5.A</b>   |
| Support the development of private recreational ventures that will serve the general population.                         |
| <b>Responsible Agency:</b> Planning Department; Community Services Department; Economic Development Department           |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status – Addressed in the Parks Master Plan:</b>   |
| <b>Program 5.B</b>   |
| Develop a program by which the City can accept parkland gifts and dedications that would be beneficial to the community. |
| <b>Responsible Agency:</b> City Attorney; Planning Department; City Council  |
| <b>Schedule:</b> 2005-2006   |
| <b>Implementation Status – Addressed in the Parks Master Plan:</b>   |
| <b>Program 5.C</b>   |
| Develop a program that establishes public participation in tree or landscaping planting efforts to                       |

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| commemorate special civic occasions.   |
| <b>Responsible Agency:</b> Community Services Department; Public Works Department; Parks and Recreation Advisory Committee |
| <b>Schedule:</b> 2006-2007   |
| <b>Implementation Status:</b> Ongoing, Sun Lakes public tree planting.   |

**Policy 6**

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

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| <b>Program 6.A</b>  |
| 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.                     |
| <b>Responsible Agency:</b> Planning Department; Engineering Division; Public Works Department; Planning Commission; City Council  |
| <b>Schedule:</b> 2005-2006.   |
| <b>Implementation Status:</b> <i>Not completed and it is addressed in the Parks Master Plan.</i>  |
| <b>Program 6.B</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. |
| <b>Responsible Agency:</b> Engineering Division; Public Works Department  |
| <b>Schedule:</b> 2005-2006, Ongoing   |
| <b>Implementation Status:</b> <i>Not completed and it is addressed in the Parks Master Plan.</i>  |
| <b>Program 6.C</b>  |
| Class II bikeways and sidewalks should be designated on all existing arterial streets that have sufficient width to safely accommodate bicycle travel lanes.                              |
| <b>Responsible Agency:</b> Planning Department; Engineering Division; Public Works Department   |
| <b>Schedule:</b> 2005-2006.   |
| <b>Implementation Status:</b> <i>Not completed and it is addressed in the Parks Master Plan.</i>  |
| <b>Program 6.D</b>  |
| The City should designate Class III bikeways only where Class I and Class II facilities are not feasible.   |
| <b>Responsible Agency:</b> Planning Department; Public Works Department   |
| <b>Schedule:</b> Continuous.  |
| <b>Implementation Status:</b> <i>Not completed and it is addressed in the Parks Master Plan.</i>  |

**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.

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| <b>Program 8.A</b>   |
| 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.  |
| <b>Responsible Agency:</b> Planning Department   |
| <b>Schedule:</b> 2005-2006.  |
| <b>Implementation Status – Ongoing; requirement.</b>   |
| <b>Program 8.B</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. |
| <b>Responsible Agency:</b> Planning Department, U.S. Forest Service/San Bernardino National Forest   |
| <b>Schedule:</b> 2005-2006.  |
| <b>Implementation Status – Included in the adopted Parks Master Plan.</b>  |
| <b>Program 8.C</b>   |
| Establish a multi-purpose trail between Dysart Park and Smith Creek Park, suitable for equestrian, bicycle and pedestrian use.   |
| <b>Responsible Agency:</b> Community Services Department; Public Works Department; Parks and Recreation Advisory Committee   |
| <b>Schedule:</b> 2005-2006, ongoing as development occurs  |
| <b>Implementation Status – Ongoing.</b>  |

**Policy 9**

Motorized vehicles shall be prohibited on City trails.

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| <b>Program 9.A</b>   |
| The City shall develop a non-motorized trail system and associated ordinances and other required implementation programs.                                  |
| <b>Responsible Agency:</b> Public Works Department, Planning Commission, City Council  |
| <b>Schedule:</b> 2006-2007   |
| <b>Implementation Status – Included in the adopted Parks Master Plan.</b>  |
| <b>Program 9.B</b>   |
| The non-motorized trail system shall be funded, to the greatest extent possible, by new development.   |
| <b>Responsible Agency:</b> Public Works Department   |
| <b>Schedule:</b> 2006-2007   |
| <b>Implementation Status – Ongoing as part of land development review process.</b>   |
| <b>Program 9.C</b>   |
| 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. |
| <b>Responsible Agency:</b> Public Works Department   |
| <b>Schedule:</b> 2006-2007   |
| <b>Implementation Status – Not yet completed.</b>  |

## **Police and Fire Protection Element (5 programs)**

### **GOAL 1**

The highest possible quality and level of service for fire and police protection to preserve and protect the health, welfare and property of residents, business owners, visitors and property owners.

### **Policy 1**

The City shall work closely with the Fire and Police departments to assure that adequate facilities are constructed and service is provided as development and growth occur to maintain and enhance levels of service and insurance ratings.

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| <b>Program 1.A</b>   |
| 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.  |
| <b>Responsible Agency:</b> City Manager, Police Department, Fire Department  |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status - Ongoing.</b> The new police station has been built and occupied. The Fire Department has developed a long-range master plan that outlines the number and placement of fire stations. The master plan was approved by the City Council. The Fire Department uses the master plan to identify fire station requirements when proposed developments are presented. Recent City budgetary concerns have required that the Fire Department consider lowering the number of Stations originally approved in the master plan thereby lowering what it feels is the appropriate level service for Banning residents and explore regional coordination efforts with other cities and the county. Working with Pardee on fire station location within their project to make it more regionalized with Beaumont, Banning and the County for location and cost controls. The best fiscal option for this project is to re-occupy the existing fire station on Wilson Street so personnel and equipment can be added without building a new fire station for the this project. |

### **Policy 2**

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

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| <b>Program 2.A</b>   |
| The City shall continue to monitor levels of development in the planning area to assess the need for new fire stations.  |
| <b>Responsible Agency:</b> Planning Department, Fire Department  |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status -</b> The Fire Department has developed a long-range master plan that outlines the number and placement of fire stations. The master plan was approved by the City Council. The Fire Department uses the master plan to identify fire station requirements when proposed developments are presented. Recent City budgetary concerns have required that the Fire Department consider lowering the number of stations originally approved in the master plan thereby lowering what it feels is the appropriate level service for Banning residents or explore regional coordination efforts with other cities and the county. |
| <b>Program 2.B</b>   |
| All development applications shall be routed to the Police and Fire Departments for comment as part of the   |

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| application review process.  |
| <b>Responsible Agency:</b> Planning Department, Fire Department, Police Department   |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status - All development proposals are routed to the Police Department for comment<br/>All development proposals are routed to the Fire Department for comments.</b> |

**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.

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| <b>Program 4.A</b>   |
| 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.   |
| <b>Responsible Agency:</b> Planning Department, Fire Department, City of Banning Utility Department – Water Division, Banning Heights Mutual Water Company, Building Department.   |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status - All projects are conditioned to meet appropriate fire flow requirements. The Water Department must verify that the required flow can be met.</b>  |
| <b>Program 4.B</b>   |
| Proposed projects in hilly areas with potential access problems, and/or lack of sufficient water and/or water pressure, may require special on-site fire protection measures. Such measures shall be specified during project review.  |
| <b>Responsible Agency:</b> Planning Department, Fire Department  |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status - The fire department will require 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)</b> |

**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 100 Neighborhoods, K.O. Gangs in Neighborhoods, GRATE, BPAL)

**Policy 7**

The City shall periodically review the level, quality, innovation and cost-effectiveness of police and fire protection services, including contract services. (Five-Year Strategic Plan 2006-2011 has been completed.)

**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. (Commission on Accreditation for Law Enforcement Agencies (CALEA).)

**Policy 13**

The City shall continue to pursue grant positions for the Police Department. (KO Gangs and GRATE have three positions funded by grant.)

**Policy 14**

The City shall pursue all funding mechanisms to fund the need for police and fire services generated by new development. (Working to establish CFD's & Development Impact Fees.)

## **Public Buildings and Facilities Element (5 programs)**

### **GOAL 1**

The provision of a full range of dependable, cost-effective, and conveniently located public buildings, services and facilities that meet the functional, social and economic needs of the entire community.

#### **Policy 1**

The Land Use Element shall consider the long-term availability of sites for future public and quasi-public buildings, infrastructure, and other facilities.

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| <b>Program 1.A</b>   |
| 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. |
| <b>Responsible Agency:</b> Community Development Department, Public Works Department, Banning Heights Mutual Water Company, SCE, SCG, Verizon, Time Warner   |
| <b>Schedule:</b> 2005; every five years  |
| <b>Implementation Status – Ongoing. Recommendations of city-approved master plans of facilities such as parks, recreation, sewer, and water will be incorporated into future development as part of land development review process.</b>   |

#### **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.

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| <b>Program 2.A</b>   |
| The City shall explore the possibility of establishing a New Construction tax for the purpose of establishing an on-going funding source for adequate provision of public buildings and utilities associated with new development. |
| <b>Responsible Agency:</b> City Council, Finance Department, Public Works Department, Building Department.   |
| <b>Schedule:</b> 2005  |
| <b>Implementation Status – Not yet completed.</b>  |
| <b>Program 2.B</b>   |
| The City shall pursue and encourage joint-use facilities with other local agencies.  |
| <b>Responsible Agency:</b> Community Services Department, Banning and Beaumont Unified School Districts  |
| <b>Schedule:</b> 2005-2006, Ongoing  |
| <b>Implementation Status – Joint use with Banning Unified School District.</b>   |

#### **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.

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| <b>Program 3.A</b>  |
| The City shall establish and maintain close working relationships with utility purveyors and other public |

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| and quasi-public agencies serving the City to assure the least intrusive integration of related buildings and facilities into the community.  |
| <b>Responsible Agency:</b> Community Development Department, Public Works Department, Banning Heights Mutual Water Company, SCE, SCG, Verizon, Time Warner  |
| <b>Schedule:</b> Immediate; Continuous  |
| <b>Implementation Status:</b> Ongoing.  |
| <b>Program 3.B</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. |
| <b>Responsible Agency:</b> Community Development Department, Public Works Department, Banning Heights Mutual Water Company, SCE, SCG, Verizon, Time Warner  |
| <b>Schedule:</b> Immediate; Continuous  |
| <b>Implementation Status:</b> Active as it is implemented.  |

**Policy 4**

All public buildings and facilities shall comply with the same development standards as private development.

**Policy 5**

Encourage the undergrounding of all utility lines and the undergrounding or screening of transformers/facilities.

**Policy 6**

Critical structures and facilities (including the civic center, hospitals, fire stations, police stations, schools and major communications facilities) shall be restricted from geologically and hydrologically hazardous areas.

**Policy 7**

The Zoning Ordinance shall be reviewed to facilitate the location of public buildings and offices in a centralized location near the Civic Center.

## **Schools and Libraries Element (7 programs)**

### **GOAL 1**

The provision of quality school and library facilities in the City that is accessible, safe and conveniently located within the community.

#### **Policy 1**

Assist, cooperate and coordinate with the Banning and Beaumont Unified School Districts and state agencies in identifying, acquiring and developing school sites needed to meet future growth demands. Encourage the selection of potential school sites that are centrally located in areas of existing or future residential development.

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| <b>Program 1.A</b>   |
| The City shall review and advise the Banning and Beaumont Unified School Districts on their master plans, development proposals and environmental documentation, and shall otherwise coordinate and cooperate with the Districts to assure the provision of safe, conveniently located and effective educational facilities. |
| <b>Responsible Agency:</b> Banning and Beaumont Unified School Districts, Planning Department, City Council  |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status – Working with Banning Unified School District for coordination &amp; MSJC.</b>   |

#### **Policy 2**

Continue to work with the Banning Unified School District to amend the District’s boundary to encompass all lands within its corporate limits and sphere of influence.

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| <b>Program 2.A</b>  |
| Maintain effective communication with Banning Unified School District staff and board members to lobby for amendment of the District’s boundary.  |
| <b>Responsible Agency:</b> Banning Unified School District, Planning Department, City Council, Beaumont Unified School District   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status – The amendment to the School District’s boundary was pursued but not successful.</b>  |
| <b>Program 2.B</b>  |
| Establish an organized committee comprised of City officials, interested community members and leaders and Banning Unified School District staff and board members to lobby for amendment of the District’s boundary. |
| <b>Responsible Agency:</b> City Council, City Manager’s Office, Banning Unified School District   |
| <b>Schedule:</b> 2005-2006  |
| <b>Implementation Status – The amendment to the School District’s boundary was pursued but not successful.</b>  |

#### **Policy 3**

Schools and libraries shall be protected from excessive noise and traffic conditions, incompatible land uses, and the threat of on-site disturbance to the greatest extent practicable.

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| <b>Program 3.A</b>  |
| The City shall routinely evaluate and update the Land Use Element to assure that school and library sites are compatible with surrounding land uses, arterial roadways and other significant noise generators.  |
| <b>Responsible Agency:</b> Planning Department  |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status - On-going:</b>  |
| <b>Program 3.B</b>  |
| The City shall work closely with the District to improve the safety of students traveling to and from school over the railroad tracks, and shall strive to provide separate, safe pedestrian and bicycle access, particularly in the vicinity of the high school.   |
| <b>Responsible Agency:</b> Planning Department, Public Works Department, City Council   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status - Safe Routes to School program being implemented. State Safe Route to Schools' grant application has been submitted to the State for approval.</b>  |
| <b>Program 3.C</b>  |
| To maximize the safety of students, parents, school staff and the general public, the City shall coordinate with the Banning Unified School District to maintain an adequate staff of school resource officers responsible for monitoring and patrolling school campuses during appropriate school hours. |
| <b>Responsible Agency:</b> Banning Unified School District, Police Department, Beaumont Unified School District   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status - Active and ongoing.</b>  |

**Policy 4**

The City shall cooperate in securing school impact fees from developers, in accordance with state law.

**Policy 5**

The City shall pro-actively work with the Banning Unified School District to improve the level and quality of education wherever possible.

**Policy 6**

The City shall encourage and support local higher education institutions that enhance general, career and vocational skills, employment opportunities and personal growth.

**Policy 7**

The City shall cooperate with Banning Unified School District, the Riverside Office of Education, and Mt. San Jacinto College to facilitate the establishment of a community education committee, which will develop a mission statement and process of committee activities. The committee's essential goal shall be to enhance the provision of quality education to all students in the City.

**Policy 8**

As appropriate, the City shall pursue agreements with the school districts to assist in the purchase, lease or joint use of land and facilities for school and recreational purposes, and to provide the neighboring community with access to recreational facilities and open space during non-school hours.

**Policy 9**

The City shall support and facilitate the development of youth programs to provide quality after-school programs and facilities.

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| <b>Program 9.A</b>  |
| The City shall establish a committee comprised of education professionals, elected and appointed officials, and County and City staff, and shall explore the possibility of establishing after-school programs targeted towards providing educational, recreational and personal development programs for school-aged children. |
| <b>Responsible Agency:</b> Banning Unified School District, City Council, Riverside County Office of Education, Community Services Department, Beaumont Unified School District   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Active and ongoing coordination.  |

**Policy 10**

The City will encourage the Library Board to confer and coordinate with Mt. San Jacinto College to explore the provision of library services, and cooperative efforts with the Banning Public Library, in conjunction with the proposed MSJC Education Center.

**Policy 11**

The City shall coordinate with the Banning Public Library to assure that adequate library space, services and resources are provided to meet the educational and literary needs of the community.

**Policy 12**

Recognizing the importance of the library system for educational and cultural development within the community, the City shall explore the need for and feasibility of expanded library facilities and resources, including the potential for and appropriateness of accessing on-line resources associated with the Riverside County library system.

## **Water Resources Element (11 programs)**

### **GOAL 1**

A balance of development which assures the maintenance of the water supply and its continued high quality.

#### **Policy 1**

New development projects proposing 50 units on property whose General Plan Land Use designation would allow 50 units, and/or 10 acres of commercial/industrial/other development, or more, whether through a tract map, Specific Plan or other planning application, shall be required to fund the provision of its entire water supply, either through SWP, recycled water or other means, as a condition of approval.

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| <b>Program 1.A</b>   |
| 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. |
| <b>Responsible Agency:</b> Public Utilities Department   |
| <b>Schedule:</b> 2005-2006, Continuous   |
| <b>Implementation Status – The Maximum Perennial Yield was updated as part of the Urban Water Management Plan that was adopted by the City Council on June 28, 2011.</b>   |
| <b>Program 1.B</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.  |
| <b>Responsible Agency:</b> Public Utilities Department   |
| <b>Schedule:</b> 2005-2006   |
| <b>Implementation Status – Plans are complete and are waiting funding.</b>   |
| <b>Program 1.C</b>   |
| The City shall coordinate with the San Geronio Pass Water Agency and other appropriate agencies to assure that the City's SWP water can be delivered.  |
| <b>Responsible Agency:</b> Planning Department, Public Utilities Department  |
| <b>Schedule:</b> 2005-2006, Ongoing  |
| <b>Implementation Status – Active and ongoing and the City is receiving 1200 acre feet per year.</b>   |

#### **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.

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| <b>Program 2.A</b>  |
| 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. |
| <b>Responsible Agency:</b> Public Utilities Department, Planning Department   |
| <b>Schedule:</b> Continuous   |
| <b>Implementation Status – Ordinance adopted and being implemented.</b>   |

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| <b>Program 2.B</b>  |
| The City shall coordinate and cooperate with the San Geronio 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. |
| <b>Responsible Agency:</b> Public Works Department, Planning Department, Banning Heights Mutual Water Company, Beaumont-Cherry Valley Water District  |
| <b>Schedule:</b> Continuous   |
| <b>Implementation Status – On-going.</b>  |

**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.

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| <b>Program 3.A</b>   |
| 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.  |
| <b>Responsible Agency:</b> Planning Department, Public Works Department, Banning Heights Mutual Water Company  |
| <b>Schedule:</b> Continuous  |
| <b>Implementation Status – No projects identified – will be available for future coordination; expansion is coordinated and conditioned for appropriate projects.</b>  |
| <b>Program 3.B</b>   |
| Aggressively pursue all sources of funding to allow for the installation of a comprehensive recycled water distribution system throughout the City.  |
| <b>Responsible Agency:</b> Public Works Department, City Manager's Office  |
| <b>Schedule:</b> Immediate, Continuous   |
| <b>Implementation Status – In process of State Revolving Fund.</b>   |
| <b>Program 3.C</b>   |
| 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. |
| <b>Responsible Agency:</b> Public Utilities Department, City Manager's Office  |
| <b>Schedule:</b> 2005-2006   |
| <b>Implementation Status – In progress.</b>  |

**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.

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| <b>Program 5.A</b>   |
| 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. |
| <b>Responsible Agency:</b> Public Utilities Department, Planning Department  |
| <b>Schedule:</b> Continuous  |
| <b>Implementation Status – Ongoing and required as conditions for all projects.</b>  |

**Policy 6**

Coordinate with the San Geronio 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.

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| <b>Program 6.A</b>  |
| Develop and maintain a system to share records and technical information with the San Geronio 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. |
| <b>Responsible Agency:</b> Public Works Department, the San Geronio Pass Water Agency, Banning Heights Mutual Water Company and the Beaumont-Cherry Valley Water District, California Regional Water Quality Control Board  |
| <b>Schedule:</b> Continuous   |
| <b>Implementation Status – Ongoing and active.</b>  |

**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.

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| <b>Program 8.A</b>  |
| Establish incentive programs for conversion of existing buildings to water conserving fixtures and landscaping. |
| <b>Responsible Agency:</b> Public Utilities – Water Department  |
| <b>Schedule:</b> 2005-2006  |
| <b>Implementation Status – In progress.</b>   |

## Water and Waste Water and Utilities Element (10 programs)

### GOAL 1

A comprehensive range of water, Wastewater and utility services and facilities that adequately, cost-effectively and safely meet the immediate and long-term needs of the City.

#### Policy 1

The City shall coordinate between the City Utility Department-Water Division, Banning Heights Mutual Water Company, Beaumont/Cherry Valley Water Agency, San Gorgonio Pass Water Agency, California Regional Water Quality Control Board and Riverside County Environmental Health to protect and preserve local and regional water resources against overexploitation and contamination.

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| <b>Program 1.A</b>  |
| Support the efforts of the City Utility Department-Water Division, San Gorgonio Pass Water Agency, Banning Heights Mutual Water Company and Beaumont/Cherry Valley Water Agency to develop alternative resources for groundwater recharge, and to expand and construct facilities for the treatment and distribution of reclaimed and/or recycled water.  |
| <b>Responsible Agency:</b> Utility Department-Water Division, Banning Heights Mutual Water Company, Public Works Department, San Gorgonio Pass Water Agency   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Ongoing and active.   |
| <b>Program 1.B</b>  |
| The City, it's Utility Department-Water Division, San Gorgonio Pass Water Agency, and Banning Heights Mutual Water Company shall continue and extend their efforts to increase domestic water conservation by expanding efforts to promote the use of water efficient landscaping in all development, and the installation of efficient water-using technologies in new and substantially remodeled structures. |
| <b>Responsible Agency:</b> Utility Department-Water Division, San Gorgonio Pass Water Agency, Banning Heights Mutual Water Company, Public Works Department   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Ongoing and active.   |
| <b>Program 1.C</b>  |
| The City, it's Utility Department-Water Division and Banning Heights Mutual Water Company shall evaluate and, as appropriate, implement actions and regulations that facilitate residential and business retrofits of landscaping/irrigation and water-using appliances/processes that significantly increase water use efficiencies.   |
| <b>Responsible Agencies:</b> Utility Department-Water Division, Banning Heights Mutual Water Company, Public Works Department   |
| <b>Schedule:</b> 2005-2006, Ongoing   |
| <b>Implementation Status:</b> Ongoing and active.   |
| <b>Program 1.D</b>  |
| The City shall provide water customers with incentives for the conservation of water.   |
| <b>Responsible Agency:</b> Utility Department-Water Division  |
| <b>Schedule:</b> 2005-2006, Ongoing   |
| <b>Implementation Status:</b> Ongoing and active (i.e., 3 <sup>rd</sup> tier program).  |

**Policy 2**

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

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| <b>Program 2.A</b>   |
| To the greatest extent practical, the City and its Utility Department-Sewer Division shall require new development to extend and connect to sewer lines rather than permitting the installation of on-lot septic tanks. In the event on-lot septic systems are required, development shall be required to install "dry sewers" and pay connection fee in anticipation of future sewer main extensions. |
| <b>Responsible Agencies:</b> Utility Department-Sewer Division, Public Works Department, Riverside County Environmental Health Department  |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status:</b> 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.

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| <b>Program 3.A</b>  |
| 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. |
| <b>Responsible Agency:</b> Building Department, Public Works Department   |
| <b>Schedule:</b> 2005-2006, Ongoing   |
| <b>Implementation Status:</b> Ongoing and active.   |

**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.

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| <b>Program 4.A</b>   |
| 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.                             |
| <b>Responsible Agencies:</b> Public Works Department, Utility Department, Banning Heights Mutual Water Company, other utilities and service providers  |
| <b>Schedule:</b> 2005-2006   |
| <b>Implementation Status:</b> Ongoing and active.  |
| <b>Program 4.B</b>   |
| The City shall coordinate with appropriate public and quasi-public agencies and utilities in conducting on-going assessments of infrastructure capacity and evaluating expansion and improvements needed to carry out responsible growth management. |
| <b>Responsible Agencies:</b> Public Works Department, Utility Department, Banning Heights Mutual Water Company, other utilities and service providers  |
| <b>Schedule:</b> 2005-2006   |
| <b>Implementation Status:</b> Ongoing and active.  |

**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.

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| <b>Program 5.A</b>   |
| 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. |
| <b>Responsible Agencies:</b> Public Works Department, Utility Department, Banning Heights Mutual Water Company, SCE, SCG, other utilities and service providers  |
| <b>Schedule:</b> Ongoing   |
| <b>Implementation Status:</b> Ongoing and active.  |

**Policy 6**

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

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| <b>Program 6.A</b>  |
| 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. |
| <b>Responsible Agencies:</b> Planning and Public Works Departments, Utility Department, Banning Heights Mutual Water Company, SCE, SCG, other utilities and service providers   |
| <b>Schedule:</b> 2005, Ongoing  |
| <b>Implementation Status:</b> 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.

## **Wildland Fire Hazard Element (15 programs)**

### **GOAL 1**

Protect human life, land, and property from the effects of wildland fire hazards.

#### **Policy 1**

The City shall establish and maintain an information database containing maps and other information which describe fire hazard severity zones, fire threat zone, and other wildfire hazards occurring within the City boundaries, sphere-of-influence and planning area.

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| <b>Program 1.A</b>   |
| 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   |
| <b>Responsible Agency:</b> 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.  |
| <b>Schedule:</b> 2005-2006; Ongoing  |
| <b>Implementation Status:</b> A new severity zone map has been developed by the California Department of Forestry and Fire Protection (Cal Fire) and was adopted by the City Council on 10/28/08. The revised map went into effect July 1, 2008. Revisions to the Map will be ongoing as development occurs but at a minimum of every 5 years.   |
| <b>Program 1.B</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.  |
| <b>Schedule:</b> Immediately; Ongoing  |
| <b>Implementation Status:</b> The current map, produced by the State, is currently available to view at the fire department administrative office at 3900 W. Wilson. The City Council approved fire severity map will also be a public document. The City adopted the State Code in early 2011 for building standards within the fire hazard areas. The current handout will be revised to reflect the new code. With the new CFC and residential sprinkler codes this issue has been updated in 2011 along with the Fire Hazard Severity map being available on line at <a href="ftp://frap.cdf.ca.gov/fhszlocalmaps/riverside">ftp://frap.cdf.ca.gov/fhszlocalmaps/riverside</a> |
| <b>Program 1.C</b>   |
| 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.   |
| <b>Responsible Agency:</b> Planning, City Engineer, Fire Department  |
| <b>Schedule:</b> 2005-2006 Ongoing   |
| <b>Implementation Status:</b> The Fire Department has developed a 1-page handout briefly describing the requirements. The handout will be revised to match the new building code requirements.   |
| <b>Program 1.D</b>   |
| Establish and maintain a program by which all potentially hazardous structures, which pose a threat due to   |

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| 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. |
| <b>Responsible Agency:</b> Building and Safety Department, City Engineer, Fire Department  |
| <b>Schedule:</b> 2005-2006   |
| <b>Implementation Status</b> – <i>Nothing done at this time.</i>   |

**Policy 2**

On going coordination between the Banning Fire Department, Beaumont Fire Department, the Riverside County Fire Department, the California Department of Forestry, the Morongo Band of Mission Indians and the US Forest Service in fire prevention programs.

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| <b>Program 2.A</b>  |
| 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.  |
| <b>Responsible Agency:</b> Fire Marshall, City of Beaumont, County of Riverside, Morongo Band   |
| <b>Schedule:</b> 2005-2006, Ongoing   |
| <b>Implementation Status</b> – Approximately 1½ years ago, the Fire Marshal met with representatives from Cal Fire/Riverside County Fire and San Bernardino County Fire, and the U.S. Forest Service to discuss fuel modification projects in the wildland areas north of Banning from Yucaipa to the Morongo Reservation. For budget cycle 2004-2006 the City Fire Marshal proposed a 4 year fuel break construction project in Banning Canyon. The Council approved financing for the project. When funding was requested to continue for the final 2 years of the project, it was denied. Fuel break Projects to the northwest of Banning are being done by Cal Fire but have little effect toward the protection of the watershed in Banning Canyon. The Fire Department is working with the county fire hazard reduction coordinator for projects within the pass area. The current truck trail system is being improved to maintain access and provide a break in the fuel. |
| <b>Program 2.B</b>  |
| Development proposals shall be transmitted to the Police Department and the City Fire Marshal, and input shall be incorporated into project design or conditions of approval, as appropriate.   |
| <b>Responsible Agency:</b> Building and Safety Department, Planning Department, Police Department, Fire Department  |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status</b> – All development proposals are routed to the Fire Department for comments.  |
| <b>Program 2.C</b>  |
| 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.   |
| <b>Responsible Agency:</b> City Manager’s office, Fire Department, Police Department, County of Riverside, PASSCOM  |
| <b>Schedule:</b> Immediately; Ongoing   |
| <b>Implementation Status</b> – The Fire Department’s Disaster Preparedness Bureau has completed the City’s Emergency Operations Plan. The Department has an ongoing training program for City Employees and City residents. Coordination with local disaster preparedness organizations and County OES is ongoing. The Fire Department evaluates all projects to ensure adequate egress in emergency situations. Cities EOP was updated November 2011.  |
| <b>Program 2.D</b>  |

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| 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. |
| <b>Responsible Agency:</b> Planning Department, Public Works Department, City Engineer, Public and Quasi-Public Utilities  |
| <b>Schedule:</b> 2005-2006; Continuous   |
| <b>Implementation Status – Active and ongoing.</b>   |
| <b>Program 2.E</b>   |
| 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.   |
| <b>Responsible Agency:</b> Public Works Department, City Engineer, CalTrans, railroad  |
| <b>Schedule:</b> Continuous  |
| <b>Implementation Status – Active and ongoing.</b>   |
| <b>Program 2.F</b>   |
| The public will be educated regarding disaster prevention and emergency responses including evacuation procedures.   |
| <b>Responsible Agency:</b> Police and Fire Departments, School Districts, PassCom  |
| <b>Schedule:</b> Immediately; Ongoing  |
| <b>Implementation Status – Active and ongoing.</b>   |

**Policy 3**

Continue to identify wildfire hazard areas, and to enforce special standards for construction in wildland fire hazard areas.

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| <b>Program 3.A</b>  |
| 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. |
| <b>Responsible Agency:</b> Building and Safety Department, Planning Department, Police Department, Fire Department  |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status – Active and ongoing with land development review.</b>   |
| <b>Program 3.B</b>  |
| Require that adequate emergency vehicle access and evacuation routes be available with approval of any new development.   |
| <b>Responsible Agency:</b> Building and Safety Department, Planning Department, Police Department, Fire Department  |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status – Active and ongoing.</b>  |
| <b>Program 3.C</b>  |
| 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.  |

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| <b>Responsible Agency:</b> Fire Marshal           |
| <b>Schedule:</b> 2005-2006                        |
| <b>Implementation Status:</b> Active and ongoing. |

**Policy 4:**

The City shall make every attempt to assure that adequate water supplies and pressures are available during a fire, earthquake or both.

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| <b>Program 4.A</b>  |
| 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. |
| <b>Responsible Agency:</b> Public Works Department, Building and Safety Department, Planning Department, Fire Department, Banning Heights Mutual Water Company, High Valley Water District  |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Active and ongoing.   |
| <b>Program 4.B</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.               |
| <b>Responsible Agency:</b> Building and Safety Department, Planning Department, Fire Department, Banning Heights Mutual Water Company, High Valley Water District   |
| <b>Schedule:</b> Ongoing  |
| <b>Implementation Status:</b> Active and ongoing with development project.  |