2020

URBAN WATER MANAGEMENT PLAN

City of Banning, CA







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2020

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City of Banning, CA

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ACRONYMS

AAC	All-American Canal
AF	Acre-Feet
AFY	Acre-Feet per Year
AMI	Automatic Metering Infrastructure
AP	Allocation Plan
BCVWD	Beaumont Cherry-Valley Water District
BDCP	Bay-Delta Conservation Plan
BHMWC	Banning Heights Mutual Water Company
BMP	Best Management Practice
CDP	Census Designated Place
CDPH	California Department of Public Health
CFS	Cubic Feet per Second
CII	Commercial Industrial Institutional
CIMIS	California Irrigation Management Information System
City	City of Banning
CRA	Colorado River Aqueduct
CUWCC	California Urban Water Conservation Council
CalWEP	California Water Efficiency Partnership
CVP	Central Valley Project
CDPH	California Department of Public Health
DBPs	Disinfection Byproducts
DDW	Division of Drinking Water
DMM	Demand Management Measure
DOE	Department of Energy
DWSAP	Drinking Water Source Assessment and Protection
DWR	Department of Water Resources
EPA	Environmental Protection Agency
ETo	Evapotranspiration
GPCD	Gallons per Capita per Day
GPM	Gallons per Minute
HEN	High Efficiency Nozzle
HET	High Efficiency Toilet
HEW	High Efficiency Washer
IPR	Indirect Potable Reuse

IRP	Integrated Resources Plan
MAF	Million Acre-Feet
MBR	Membrane Bioreactor
MCL	Maximum Contaminant Level
MCLG	Maximum Contaminant Level Goal
MG	Million Gallons
MGD	Million Gallons per Day
mg/L	Milligrams per Liter
µg/L	Micrograms per Liter
MOU	Memorandum of Understanding
MWA	Mohave Water Agency
MWD	Metropolitan Water District of Southern California
ng/L	Nanograms per Liter
NPDWR	National Primary Drinking Water Regulations
NTU	Nephelometric Turbidity Units
PCA	Possible Contaminating Activities
PHG	Public Health Goal
PPCPs	Pharmaceuticals and Personal Care Products
QSA	Quantification Settlement Agreement
RHNA	Regional Housing Needs Assessment
SCADA	Supervisory Control and Data Acquisition
SCAG	Southern California Association of Governments
SDWA	Safe Drinking Water Act
SB	Senate Bill
SBx7-7	Senate Bill x7-7
SGPWA	San Gorgonio Pass Water Agency
SWP	State Water Project
SWRCB	State Water Resources Control Board
TDS	Total Dissolved Solid
TOC	Total Organic Carbon
ULFT	Ultra-Low-Flow Toilet
USFWS	U.S. Fish and Wildlife Service
UWMP	Urban Water Management Plan
WSAP	Water Supply Allocation Plan
WSDM	Water Surplus & Drought Management Plan
WSS	Watershed Sanitary Survey
WWTP	Wastewater Treatment Plant

Section 1
Introduction

Since 1983, the State of California requires urban water agencies to prepare Urban Water Management Plans (UWMPs). The City's 2020 UWMP is a collaborative effort involving its own staff, outside agencies, and the general public.





Section 1

INTRODUCTION

In accordance with the Water Code, an Urban Water Management Plan is required to be updated every five years.

1.1 PURPOSE AND SUMMARY

This is the 2020 Urban Water Management Plan ("UWMP" or "Plan") for the City of Banning (hereinafter "City"). This Plan has been prepared in compliance with the Urban Water Management Planning Act (Act), which was established in 1983 and has been codified into the California Water Code sections 10610 through 10657. A copy of the Act can be found in **Appendix C** to this 2020 UWMP.

As part of the Act, the legislature declared that waters of the state are a limited and renewable resource subject to ever increasing demands; that the conservation and efficient use of urban water supplies are of statewide concern; that successful implementation of plans is best accomplished at the local level; that conservation and efficient use of water shall be actively pursued to protect both the people of the state and their water resources; that conservation and efficient use of urban water supplies shall be a guiding criterion in public decisions; and that urban water suppliers shall be required to develop water management plans to achieve conservation and efficient use.

The Act requires "every urban water supplier providing water for municipal purposes to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt, in accordance with prescribed requirements, an Urban Water Management Plan."

These plans must be filed with the California Department of Water Resources (DWR) every five (5) years, describing and evaluating reasonable and practical efficient water uses, reclamation, and conservation activities. The Water Code mandates that each water supplier shall update its plan at least once every five years on or before July 1, in years ending in six and one.



Figure 1.1: UWMPs are Governed by State Law

The Act has been amended multiple times since its initial passage in 1983. A summary of the amendments is provided in **Figure 1.2**. The intent of the amendments was to broaden the scope of the UWMPs, encourage public participation, and add financial incentives to the UWMPs. A significant amendment to the Act was a 2009 amendment (Senate Bill SBx7-7) signed by former Governor Schwarzenegger. The Senate Bill, also known as the "Water Conservation Act" required that per capita water use within an urban water supplier's service area decrease by 20 percent by the year 2020 in order to receive grants or loans administered by DWR or other state agencies. Each urban retail water supplier developed water use "targets" for 2015 and for 2020. The "target" date for 2020 just passed on December 31, 2020. Urban water suppliers whose 2020 actual water use does not meet the target requirements established by this bill are not eligible for State water grants or loans. This included, but was not limited to, the following funding sources:

Amendments to the Act have added financial incentives to UWMPs

- **Drinking Water State Revolving Fund**
  Primarily a source for funds to help correct deficiencies.
- **Proposition 1**
  Primarily a source for funds related to supplies & infrastructure.
- **Proposition 50**
  Primarily a source for funds related to security & treatment technology.
- **Proposition 84**
  Primarily a source for funds related to protection from pollution.

Agencies that submit their UWMPs past the July 2021 deadline are still technically eligible for grants or loans, provided that the UWMP addresses the requirements of the Act. However, applications for such funds are subject to legal challenges coming

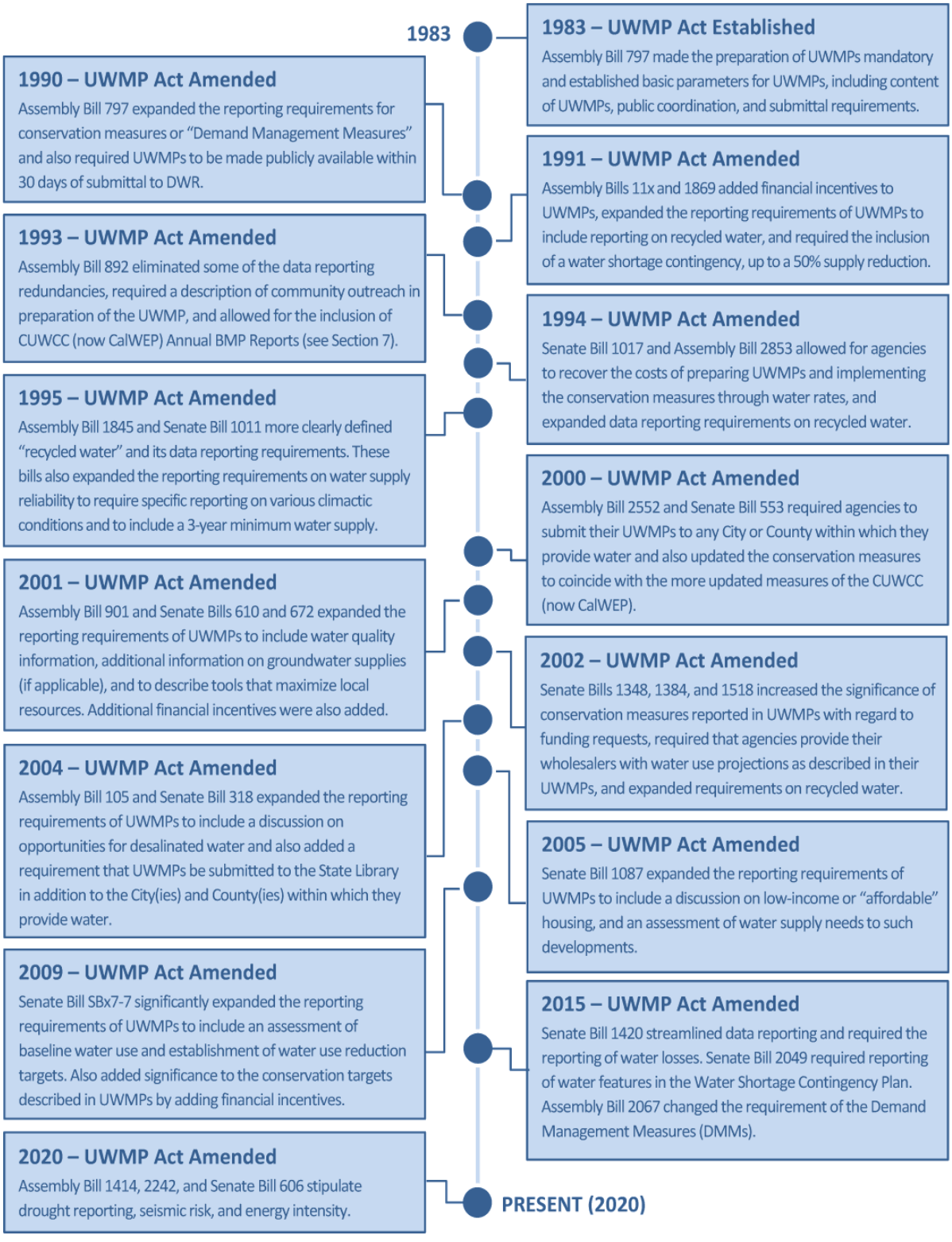


Figure 1.2: UWMP Act Establishment and Amendment

from competing agencies for the same funding, if the competing agencies become aware of the timeframe in which an UWMP was submitted.

UWMPs are considered to be a foundation document and a source of information for Water Supply Assessments (Senate Bill 610) and Written Verifications of Water Supply (SB 221). In addition, an UWMP may serve as a long-range planning document for water supply, a source of data for development of a regional water plan, and a source document for cities and counties as they prepare their General Plans. These planning documents are linked, and their accuracy and usefulness are interdependent.

One of the primary objectives of the Act is the assessment of demands and supplies over a 20-year or a 25-year planning horizon under normal rainfall conditions, as well as under various drought conditions. The Act also requires water shortage contingency planning and drought response actions be included in an UWMP. In short, this Plan is a management tool that provides a general, long-term framework for action, rather than a detailed blueprint for supply and demand management. This Plan evaluates the City's supply and demand projections over a 25-year planning horizon, and what mix of programs should be explored for ensuring that such water will be available. As part of the City's past and current water conservation policies, the City is currently implementing many facets of this plan to achieve its water conservation goals.

1.2 COORDINATION

The process of preparing and submitting an UWMP is a transparent process that requires opportunities for outside-agency and general public involvement. In preparing this 2020 Plan, the City has encouraged broad community participation. The City notified the agencies that the City interacts with more than 60 days in advance of the City Council's adoption of the Plan. The City has also made the draft Plan available at City Hall and on the City's website, leading up to a public hearing on the Plan. Notices of the public hearing were published in the local press and on the City's website for a two-week period. On June 8, 2021, the City held a noticed public hearing to review and accept comments on the UWMP. Following the public hearing, the City officially adopted the 2020 Plan through Council resolution. A copy of the council resolution adopting this UWMP is included in **Appendix A.**

The City's 2020 UWMP is a collaborative effort involving its own staff, outside agencies, and the general public.

Table 1.1
Coordination and Public Involvement

Agency	Participated in Plan Preparation	Sent 60-Day Notice	Commented on Draft	Notified of Public Hearing	Attended Public Hearing
San Gorgonio Pass Water Agency	x	x		x	
Beaumont Cherry Valley Water District		x		x	
Beaumont Basin Watermaster		x		x	
City of Beaumont		x		x	
Yucaipa Valley Water District		x		x	
High Valleys Water District		x		x	
County of Riverside Planning Department		x		x	
Various Developers		x		x	
Building Industry Association of Southern California		x		x	
Cabazon Water District		x		x	
Morongo Band of Mission Indians		x		x	
Banning Heights Mutual Water Company		x		x	
South Mesa Water Company		x		x	
General Public				x	

Note: Documents were made available to the public through notices published in the newspaper, online, and at the City Clerk's office for public review.

As required by the Act, the 2020 UWMP is being prepared by the City and will be submitted to DWR, the California State Library, and any city or county within which it provides water to no later than 30 days after adoption. The 2020 UWMP has been made available to the public on the City's website and at City Hall during normal business hours within 30 days of submitting the 2020 UWMP to DWR.

1.3 DWR UPDATES FOR THE 2020 UWMPS

There have been significant changes to the Water Code affecting the 2020 UWMPs. The changes include the following:

- **Water Reliability Planning:** UWMPs must extend drought planning of water sources (supplies) for periods of up to five (5) consecutive dry years (CWC § 10635 (a)).

- **Drought Risk Assessment:** UWMPs must assess water supply reliability over five (5) consecutive dry years that takes into consideration demands (CWC § 10635(b)).

- **Seismic Risk:** UWMPs must address seismic risks in the Contingency Section in the UWMP, or refer to local or regional hazard mitigation plans (CWC § 10632.5 (a) (b) and (c)).

- **Contingency Plans:** Water Shortage Contingency Plans (WSCPs) must include six (6) Standard Stages (CWC § 10632(a)(3)).

- **Groundwater Supply Projections:** If a Groundwater Sustainability Plan has been completed by an agency, groundwater pumping projections in the UWMP must be consistent with those Plans (CWC § 10631(A)(B)).

- **Lay Description:** UWMPs must include a less-technical summary of water service reliability, challenges, and strategies which could be read as a go-to synopsis for new staff, new governing members, customers, and the media (CWC § 10630.5).

- **Energy Intensity:** UWMPs must report on the energy intensity of water supplies (CWC § 10631.2 (a)).

- **Land Use:** UWMPs must Include current and projected land uses in addition to population estimates (CWC § 10631 (a)).

- **Water Supply Projects:** UWMPs must include a description of potential water supply projects that may be implemented during droughts of up to five (5) years (CWC § 10631 (f)).

Of the above listed changes to the UWMPs by DWR, the contingency planning changes (i.e., changes to the City's WSCP) are the most significant updates affecting the 2020 UWMPs. These contingency planning changes were written into the Water Code in 2018, in response to the severe drought of 2012-2017. While overlapping aspects of the prior law, the new requirements have several prescriptive elements that a Water Supplier's WSCP must include.

In addition to the above, there are several optional or voluntary categorical and data reporting changes to the UWMP Act. These include an optional Planning Tool that suppliers can use to report and assess water use and supply in order to better conduct the Reliability Assessment and Drought Risk Assessment, a Potable and Non-Potable Planning Tool, Potable and Non-Potable Submittal Tables, as well as various optional data reporting.

1.4 UPDATES TO THE CITY'S UWMP

In addition to required updates described in the previous section, the City's 2020 UWMP has undergone several changes from the 2015 UWMP. A summary of the key changes to the UWMP are as follows:

- **New Format:** Format of the UWMP has been changed to include a new look and new arrangement of sections. The new arrangement helps the discussion of certain topics which precede other topics. See **Section 1.5** for the format of this 2020 UWMP.

- **DWR & Water Code:** A listing of DWR-required UWMP updates (see previous Section).

- **City Development Growth:** An updated look at development which took place in the City since the 2015 UWMP.

- **Water Sources and Supplies:** A broader, more in-depth discussion of water sources and supplies.

- **Recycled Water:** An updated look at recycled water opportunities in the City.

- **Water Quality:** A broader, more in-depth discussion of water quality and treatment.

- **Water Use:** Updated information on recent water use quantities and a deeper discussion on water use parameters. Also, an updated look at SBx7-7 targets.

- **Supply v Demand:** Updated information on projected supplies vs demands, and a discussion on recent regional droughts affecting the City. There is also an expansion on the discussion of the City's source water reliability.

- **Contingency Planning:** Updated information on the City's contingency plans, including the City's Ordinances.

- **Conservation Measures:** Updated information on the City's conservation measures, which reflect the previous (2015) changes by DWR.

In addition to the above changes, there are multiple minor changes. The changes reflect both those that are required by the Water Code and those that are voluntarily included for the benefit of the City.

1.5 FORMAT OF THE 2020 UWMP

The information contained in this 2020 UWMP correspond to the items in the UWMP Act and other amendments to the Water Code. The sections of the UWMP are as follows:

Section 1 - Introduction

This section describes the UWMP Act, the UWMP preparation and adoption process, updates to the UWMP, and a lay description of this entire document.

Section 2 – Service Area Description

This section outlines the history and development of the City and the City's water supply system, a description of its existing service area, the local climate, population served, and some basic statistics on the City's water distribution system.

Section 3 – Water Sources & Supplies

This section describes the existing water supplies available to the City, including local groundwater extracted from the San Gorgonio Pass Subbasin (SGP Subbasin) of the Coachella Valley Groundwater Basin, and its five (5) water storage units (also colloquially termed "basins"), and imported water from the State Water Project (SWP) obtained from the San Gorgonio Pass Water Agency (SGPWA). In addition, this section discusses potential future water supplies.

Section 4 – Recycled Water Opportunities

This section describes the City's wastewater collection by the City and treatment at the City's wastewater treatment plant (WWTP), and the uses and benefits to implementing a recycled water system. In addition, this section discusses the future use of recycled water in the City.

Section 5 – Water Quality

This section discusses the quality of the City's potable water supply sources, including imported, surface, and groundwater. This section also discusses drinking water standards and the effect that water quality has on management strategies and supply reliability.

Section 6 – Water Use

This section describes past, current and projected water usage within the City's service area. This chapter also discusses the requirement of the Water Conservation Act (SBx7-7), including the 2020 Water Use Targets.

Section 7 – Reliability Planning

This section presents a drought risk assessment of the City's water system. The drought risk assessment is an assessment of the reliability of the City's water supplies by comparing projected future water demands with expected available water supplies under three different hydrologic conditions: normal year; a single dry year; and multiple dry years. This 2020 Plan concludes that if projected imported and local supplies are developed as anticipated, no water shortages are anticipated in the City's service area during the planning period.

Section 8 – Contingency Planning

This section describes the City's response plan to water shortages, as well as those efforts that will be utilized in the event of water supply interruptions, such as power outages, earthquakes, or droughts. This section also describes regional response efforts to water supply interruptions.

Section 9 – Conservation Measures

This section addresses the City's compliance with water conservation measures that correspond to the seven (7) Demand Management Measures (DMMs) described in the 2020 UWMP Guidebook, which were previously the fourteen (14) DMMs listed in the Act. The DMMs also correspond to the current Best Management Practices (BMPs) from the California Water Efficiency Partnership (CalWEP).

Appendices

The appendices contain references, specific documents, and data used to prepare this 2020 Plan.

1.6 LAY DESCRIPTION

To facilitate effective and efficient management of water supplies, and in compliance with the UWMP Act and the Water Conservation Act of 2009, the City has prepared this 2020 UWMP. This UWMP includes background information regarding the City's history, water system, and water supplies. This UWMP also analyzes recent water demands and projects future water supply capacity and water demands through 2045. The effects of water quality, drought, and emergencies on the City's water supply reliability are also analyzed.

As indicated by **Section 7** of this UWMP, the City does not expect to have a water supply shortage through 2045. Furthermore, this UWMP concludes that the City's water supplies, which are obtained entirely from local groundwater basins, are resilient to droughts. A basic overview of the City's water system can be found in **Section 2**. Water quality does do have an occasional impact on the consistency of groundwater supplies, but due to the recent ruling by the State Water Resources Control Board on Chromium-6, the City's groundwater quality is not expected to be affected.

This UWMP recommends that the City implement water operation management tools that maximize the use of local groundwater production and decrease the need for imported water. This UWMP also recommends conservation tools that will enable the City's residents to conserve water and maximize water use efficiency. These are described in **Section 9**.

If the water consumption rates in the City decrease as this UWMP projects, the City can expect to have an adequate water supply in future years. This is in spite of a projected population growth over the next 25 years. Finally, this UWMP recommends that severe droughts or sudden supply interruptions be addressed by following the criteria of the Water Shortage Contingency Plan (WSCP), as described in **Section 8** of this UWMP.

Since UWMPs are due for revision every five years, this UWMP is projected to be in effect until the year's end of 2025. At that time the City's 2025 UWMP will begin development and adoption.

Section 2
Service Area Description

The City of Banning's water service area (pictured) serves the entirety of the City's population, along with small portions of the County outside of the City. The estimated current resident population served by the City's water system is approximately 31,000 persons.





Section 2

SERVICE AREA DESCRIPTION

The City's Water Service Area comprises about 16,908 acres or 26.4 square miles.

2.1 CITY AND WATER SYSTEM HISTORY

The City of Banning was incorporated on February 6, 1913. Currently, the City is a general-law City per the State of California Govt Code § 34102. Per the US Census Bureau, the City qualifies as an "urban area", but currently falls under the "urban cluster" category which is a Census category for small to mid-size cities. The City operates under a City Council/City Manager form of government. The City Council consists of five (5) Council Members elected to four-year terms, one of which is appointed mayor by Council for a one-year term. The City Manager, who serves on behalf of the City Council, runs the day-to-day operations of the City. Under the City Manager's general oversight, the City's Director of Public Works runs the Public Works Department, which includes the City's Water and Sewer Division. The City's Water Division performs all activities related to the water system.

2.1.1 Early Stages

Prior to the City's incorporation, the Banning Water Company, which was incorporated in 1884, provided delivery of domestic and irrigation water to various local customers within the area. In 1913, the Banning Water Company began operating as a public utility, and, in 1967 the City acquired the Banning Water Company. Later in 1997, the City purchased the Mountain Water Company, which had supplied water to its customers in

an unincorporated portion of the County of Riverside from groundwater wells located within the City.

2.2 CURRENT WATER SERVICE AREA

The City of Banning is located in the northwestern portion of Riverside County, approximately 25 miles east of downtown Riverside and approximately 30 miles west of the City of Palm Springs. The City is bounded by the San Bernardino Mountains to the north; Cherry Valley to the northwest; the City of Beaumont to the west and southwest; unincorporated County area to the south; the San Jacinto Mountains to the southeast; and the Morongo Band of Mission Indians and unincorporated community of Cabazon to the east. The City's total land area is 14,848 acres or 23.2 square miles.

The City's water service area comprises 100 percent of the population residing within the City limits, and a small unincorporated area of Riverside County. The City's Water Service Area comprises about 16,908 acres or 26.4 square miles.

The City is a retail agency and within the San Gorgonio Pass Subbasin portion of the Coachella Valley Groundwater Basin. The City is a member of the San Gorgonio Pass Regional Water Alliance (Alliance). The Alliance was created to identify challenges in water supply and water quality in the region and to improve coordination and communication among local, state, and federal governments and water purveyors and other water resource stakeholders in the San Gorgonio Pass region.

Since the 2015 UWMP, the City has participated in the following two additional agreements:

1. San Gorgonio IRWM Regional Water Management Group, which includes: City of Banning, Banning Heights Mutual Water Company, Cabazon Water District, High Valleys Water District, RCFCWCD, and the San Gorgonio Pass Water Agency.

2. San Timoteo Groundwater Sustainability Agency, which includes: City of Banning, Beaumont-Cherry Valley Water District, City of Redlands, Yucaipa Valley Water District, San Gorgonio Pass Water Agency.

The City participates in the Beaumont Management Zone (BMZ) Maximum Benefits Program, which is under the oversight of the Santa Ana Regional Water Quality Control Board (RWQCB) and is intended to ensure the long-term sustainability of water quality in the BMZ. Yucaipa Valley Water District, Beaumont-Cherry Valley Water District, and City of Beaumont also participate in the program.

The City also meets bi-monthly with the Beaumont Basin Watermaster, which is comprised of a five-member Watermaster Committee that consists of representatives from each of the five appropriators, which include the City of Banning, City of Beaumont, Beaumont-Cherry Valley Water District, South Mesa Water Company, and Yucaipa Valley Water District. This panel meets to discuss local issues with different agencies and addresses adjudicated rights within the Beaumont Basin.

Water Division staff read water meters monthly for billing purposes, change damaged water meters in order to keep accurate accounts of water consumed by customers, and tracks water purchased from the SGPWA to ensure proper delivery of purchased water and related billing. The City's Water Division staff are certified by the State of California to operate, maintain, and repair the water distribution system and the City's wells.

The Water Division's key objectives can be summarized as the following:

- Respond to all water quality complaints
- Flushing mains
- Efficiently operate groundwater facilities
- Maintain and make repairs to all components of the water distribution system
- Comply with Division of Drinking Water (DDW) regulations, including laboratory testing
- Promote water certification and safety training

Another component of the Water Division's objectives is to lead and/or assist in the planning, design, and construction of the water system. This objective involves duties that occur on an infrequent, as-needed basis, such as assisting with the preparation of Master Plans and UWMPs.

2.3 LAND USE & ECONOMY

The City is one of twenty-eight (28) incorporated cities located in Riverside County. Riverside County encompasses an area of 7,206 square miles or 4.6 million acres, and is bordered on the west by Orange County, on the north by San Bernardino County, on the South by San Diego and Imperial Counties, and on the east by the Colorado River. Roughly 4% of the total acreage in unincorporated Riverside County is irrigated for agricultural purposes, most of which occurs in the area known as the Palo Verde Valley. According to a County Report, nearly 200,000 acres are used for agriculture in Riverside County, including

acreage in both unincorporated and incorporated County. Overall, Riverside County's agricultural production consists of more than 120 types of commodities. In addition, a number of dairies located in the County have significant economic impact. In fact, according to County Agricultural Reports, milk accounts for the single highest-ranking value at over $150 million gross. Total combined agricultural production in Riverside County is just over $1 billion.

Riverside County's agricultural component has aided the growth of inland empire communities.

In addition to agricultural and livestock production, the County has a substantial manufacturing economy. According to County estimates, total manufacturing production in Riverside County is estimated to be over $10 billion, of which over $1 billion consists of food shipments.

The Riverside County General Plan, updated October 2017, identifies nineteen (19) Specific Area Plans within Riverside County. This includes a mixture of residential, commercial, industrial, and public facility development. No specific developments are identified within the City in the current version of the County's Plan because the City is governed by its own general plan.

2.3.1 City Land Use & Economics

The City includes a mixture of residential uses and equestrian estates, combined with more-recent planned residential housing developments. The community focal point is actually an extended commercial downtown stretching along Ramsey Street. Ramsey Street largely parallels Interstate 10; consequently, one can find almost any type of restaurant, bank, or service station here - a wider variety than one would expect in a City of this size.

Table 2.1 on the following page provides some basic statistics on current land use and economy for Riverside County and the City. **Figure 2.3** in this Section shows the Riverside County General Plan Land Use Map, which includes the agricultural, open space, and community areas.

Table 2.1
Current Land Use & Economic Statistics for Riverside County and City of Banning

Land: Total (sq. miles)		
Item	**Riverside County**	**City of Banning**
Land Area (sq. miles)	7,206 sq. miles	23 sq. miles
Land Area (acres)	4,611,840 acres	14,720 acres
Land: Irrigated/Agriculture (acres)		
Item	**Riverside County**	**City of Banning**
Agricultural Land	263,796 acres	1,200 acres
Land: Developed (acres)		
Item	**Riverside County**	**City of Banning**
Developed Land	165,151 acres	428 acres
Population		
Item	**Riverside County**	**City of Banning**
Population	2,470,546	31,125
Housing		
Item	**Riverside County**	**City of Banning**
Housing Units	857,148	10,991
Median Home Price	$350,100	$234,900
Owner Occupancy Rate	66.3%	65.9%
Economy		
Item	**Riverside County**	**City of Banning**
Employed (16yrs +)	59.7%	44.5%
Median Household Income	$67,005	$42,274
Percent in Poverty	11.3%	20.6%
Economic: Production/Revenue		
Item	**Riverside County**	**City of Banning**
Manufacturing	$15.1 Billion	$72.8 Million
Agriculture/Crops	$3.9 Billion	N/A*
Retail & Wholesale Sales	$43.8 Billion	$248.7 Million

2.3.2 Development in City

The current City General Plan was comprehensively updated by the twenty-eight (28) member General Plan Advisory Committee (GPAC), which was appointed by the Banning City Council. The GPAC review process began in March of 2003 and ended in January of 2005. At the end of this process, the GPAC recommended a draft document to the Planning Commission and City Council.

The Banning General Plan contains the following elements, as mandated by Government Code Section 65302: Land Use, Traffic & Circulation, Housing, Conservation, Open Space, Safety and Noise. In addition to the mandated elements, optional elements have been included in this General Plan, including Economic Development and Cultural Resources. The Banning Land Use Element identifies that land within the City's limits is broken down into six (6) main zones as shown on **Figure 2.4** and as follows:

Residential

- Ranch/Agriculture
- Ranch/Agriculture Hillside
- Rural
- Rural Hillside
- Very Low, Low, Medium, and High Density
- Single-Family
- Multi-Family

Commercial

- Downtown
- General
- Highway Serving
- Professional Office

Industrial

- Light and Medium Manufacturing
- Mini-Storage
- Auto storage and repair
- Business Park
- Mineral Resources

Public Facilities

- Airport
- Government
- Cemetery
- Fire Station
- Schools
- Hospital
- Railroad and Interstate

Open Space and Conservation

- Resources Preservation
- Parks
- Hillside Preservation

Other

- Indian jurisdiction
- Miscellaneous

The City's Land Use Element is meant to promote an orderly pattern of development in the City, including the City's ability to provide water service to the development.

2.3.3 Recent Developments

The City has experienced very substantial developments in recent years. Recent or planned developments are shown on **Figure 2.5**. Some of these developments are listed in **Table 2.2**:

Table 2.2
Recent Developments in City of Banning
(Since 2015 UWMP)

No.	Development
1	Banning Distribution Center*
2	Mountain Ave. Baptist School (Expansion of existing private school and installation of five modular building)
3	Inland Behavioral Health Services
4	ESTES Trucking Terminal*
5	West Coast Electric*
6	Cruz Industrial Truck Inc.
7	O'Reilly's Auto Parts*
8	Taco Bell
Tot.	**Eight (8) Developments**

**Pending or Under Construction*

2.3.4 Planned Developments

Currently, there are two (2) significant developments planned within the City's water service area, as described below. Final subdivision maps prepared for the two projects will comply with the provisions of CA Government Code Section 66473.7.

Atwell (Formerly "Butterfield")

The Atwell Specific Plan is a master planned community project that encompasses 1,543 acres and includes approximately 4,900 residential dwelling units, two elementary schools, two commercial sites, and community parks and trails. The project will be constructed in five phases over an estimated period of 30 years. **Figure 2.1** shows some of the developments currently being constructed.



Figure 2.1: Atwell Development

A project-specific water supply assessment (WSA), titled Water Supply Assessment for Atwell Specific Plan, Issued June 2011 with the Draft EIR, Modified December 2011 by Section 4.1 of the Final EIR, was prepared to determine the adequacy of existing and future water supplies to serve the project.

The Environmental Impact Report (EIR) for Atwell, which includes an analysis of water supply supported by the project specific WSA cited above, has been approved by City Council.

Tri Pointe Homes (formerly known as Pardee Homes), the home builder responsible for the new development, has stated that escrow was closed on 83 homes in 2020. They are projecting 392 escrow closings by year end of 2021, bringing the total number of closed homes to 475. They are projecting 316 escrow closings in 2022, bringing the total number of homes occupied by new buyers to 791.

Rancho San Gorgonio

The Rancho San Gorgonio Specific Plan (Rancho San Gorgonio) is a master planned community project that encompasses approximately 831 acres and includes up to 3,385 residential dwelling units, almost 49 acres of neighborhood and community parks, over 160 acres of paseos and open space, and approximately 81 acres of right-of-way and utility easements. The project is anticipated to be constructed in six phases over a period of 18 years. This period is likely to be extended due to varying economic factors.

A project-specific WSA was prepared for Rancho San Gorgonio, titled Water Supply Assessment Rancho San Gorgonio Specific Plan, by Madole & Associates, Inc. and Encompass Associates, Inc., in 2015.

The Draft EIR for Rancho San Gorgonio analyzes water supply supported by the project-specific WSA cited above. Both the EIR and WSA have been completed and approved by the City Council.

2.4 CLIMATE

The City is located within the San Gorgonio Pass, which is a transitional zone where coastal climates transition to desert, resulting in significantly differing landscape and geology. The climate can best be characterized by hot, dry summers and short, mild winters. The region receives an average annual rainfall of approximately 19.7 inches, most of which takes place between December and March. Evapotranspiration (ETo) in the area ranges from 7.88 inches in July to 1.94 inches in December.

As the State of California and the Riverside County region has undergone a several-year drought, rainfall has been much lower in the City. Southern California is also expected to be in a moderate La Nina year for 2021. Recent ETo and rainfall for the City is listed in **Table 2.3**:

Table 2.3
Recent Climate Characteristics (2021)
CIMIS Station 239 (Hemet)
(cimis.water.ca.gov)

Month	Rainfall (in)	ETo (in)
Jan (2021)	0.75	2.30
Feb (2021)	0.27	3.15
Mar (2021)	1.41	4.21
Apr (2021)	0.15	6.14
May (2020)	0.03	7.89
Jun (2020)	0.00	7.70
Jul (2020)	0.07	9.16
Aug (2020)	0.00	8.34
Sep (2020)	0.00	6.47
Oct (2020)	0.01	4.65
Nov (2020)	0.26	2.87
Dec (2020)	0.00	2.13
Totals:	**2.95**	**65.01**

As noted in the table, rainfall totals for all months are lower than the normal levels.

2.4.1 Climate Change

The DWR Guidebook requires water suppliers to include a discussion of climate change in their UWMPs, specifically with regard to Drought Risk Assessments (DRA). **Section 7** of this UWMP provides an overview of droughts. The Riverside County 2019 Climate Action Plan (CAP) Update was prepared to meet the goals and objectives of Assembly Bill No. 32 (AB 32) and to refine the County's efforts to meet greenhouse gas (GHG) reduction strategies, through 2050. The 2019 CAP Update builds upon the GHG reduction strategies in the 2015 Climate Action Plan. The CAP is a single document that provides a framework for assessing greenhouse gas emissions, establishes an emissions reduction target, and outlines strategies to meet these goals.

The California Adaptive Planning Guide (2012) projects possible temperature increases throughout the South Coast region. By 2050, average temperatures in the Colorado River hydrologic region could increase by nearly 5˚F. The annual number of extreme heat days (with temperatures of more than 105˚F) could increase by 2050. Similarly, precipitation could decline by a few inches per year by 2050. The County's CAP mentioned above lists seven (7) steps for implementing the GHG emission-reduction strategies. Among the 7 steps listed in the CAP is water conservation. Due to the City's reliance on groundwater, the City is not significantly impacted by temperature changes or droughts compared to agencies relying on surface water. **Section 7** provides greater detail of droughts and their impact on the City's supplies.

2.5 POPULATION

According to the most recent population figures from the California Department of Finance (DOF), the current 2020 resident population of the City is approximately 31,125 persons. Since the City's water service area comprises 100 percent of the population residing within the City limits, the total current resident population served by the City's water system is approximately 31,125 persons, too. This is approximately 500 persons more than the population total in 2015. The City is currently experiencing a peak population, based on DoF estimates. **Table 2.4** below lists the City's recent and current (2020) populations:

Table 2.4
City of Banning Current Population

Year	Service Area Population
2015	30,542
2016	30,769
2017	30,981
2018	31,091
2019	31,142
2020	31,125

Since the City is a commercial and government-services center for the region, daytime population estimates may be somewhat higher than the City's resident population.

2.5.1 Population Projections

The SCAG periodically forecasts population growth for incorporated and unincorporated areas within Southern California. In its latest forecast prepared in 2020, SCAG forecasted a 2045 population for the City at 41,500. Two (2) proposed developments, Atwell and Rancho San Gorgonio (totaling 8,300 connections) will be added to the SCAG estimate for 2045. Three (3) persons per connection multiplied by 8,300 connections (totaling 24,900 persons) amounts to 66,400 persons for 2045. This amounts to a growth of 1,411 persons per year for 25 years to 2045. Population projections for 2045, and every five-year increment from 2020 until then is shown in **Table 2.5**.

Table 2.5
Population Projections

Year	Service Area Population
2025	38,180
2030	45,235
2035	52,290
2040	59,345
2045	66,400

As the City continues to grow both in size and significance, the City may likely experience periodic spikes in the number of daytime or short-term residents (due to schools or daytime commercial jobs).

2.6 WATER SYSTEM

A basic overview of the City's water system is provided herein. More information on the City's water sources, water treatment, and water demands can be found in **Sections 3 through 6** of this report. As this report is more of a water-resource-management planning document, it does not provide a great degree of technical or engineering detail on water system components.

2.6.1 City Water System Overview

Overall, the City's water system consists of the following components:

- Imported Water (used to recharge the City's storage account in the Beaumont Basin)
- Groundwater supply wells with on-site water treatment facilities
- Water distribution pipeline network
- Water storage facilities
- Booster stations
- Pressure Reducing Valve (PRV) stations
- Emergency interconnections

2.6.2 Imported Water

The City purchases State Water Project (SWP) non-potable water from the San Gorgonio Pass Water Agency (SGPWA) a State Water Contractor, that is used to recharge the Beaumont Basin. The recharge points have changed since the 2015 UWMP. Some used to be located at Beaumont-Cherry Valley Water District (BCVWD) owned percolation ponds, but now they are being recharged entirely at SGPWA recharge facilities.

Two Interconnect facilities with BCVWD are being planned within the Atwell development. One of which will soon start construction on Meadowline Way, but will not be online until 2022. The second is the Starlight interconnect. These interconnect facilities are for use of co-owned wells, which happen to be in the Beaumont Basin, but are not necessarily just in the "imported" water category. While there are still appropriative rights available, the water can be considered a mix of local groundwater and imported water that was recharged into the Beaumont Basin.

The City and BCVWD jointly own and operate three groundwater wells, Wells 24, 25, and 26, in accordance with an agreement between the two parties, dated December 23, 2003. These wells produce water from the Beaumont Basin, and can collectively supply roughly 3,400 gpm. This supply is considered a groundwater supply rather than an imported supply. The City does not have any direct imported water connections.

2.6.3 Groundwater

The City's potable water system is entirely supplied by groundwater from 19 drinking groundwater wells and 1 non-potable groundwater well. The City lost Well M-12 but is currently looking into redrilling. Tri Pointe Homes, a land developer, plans to dedicate a piece of land where the City will design/construct Well C-8, which would take the count to 21 total wells. The groundwater wells are spread out throughout the City, in five (5) basins (also colloquially termed " storage units"): Beaumont, West Banning (formerly known as the Banning Basin), Cabazon (formerly known as the East Banning Basin), Banning Bench, and the Banning Water Canyon. These basins are described in **Section 3**.

Localized water treatment varies by well site, but can include sand separation and disinfection through chemical addition. The water treatment facilities at the City's groundwater wells consists of the following:

- Well 1: Liquid hypochlorite system
- Well 3: Liquid hypochlorite system
- Well C-5: Liquid hypochlorite system
- Well C-6: Liquid hypochlorite system
- Wells M-3 and M-11: A sand separator and liquid hypochlorite system

Currently, all wells use liquid sodium hypochlorite and none of the sand separators are being used.

2.6.4 Distribution System

The City distributes water to residential, commercial, and other customers through approximately 10,754 service connections using a 168-mile network of distribution mains averaging 8 inches in size. The majority of the current distribution pipes were installed between 1981 to 1990. The water system consists of six (6) pressure zones that provide modified pressure to customers. The water service area is shown in **Figures 2.2** at end of this Section.

2.6.5 Water Storage

For storage needs, the City maintains operating reservoirs with a combined storage capacity of 19.55 million gallons (MG) amongst nine (9) reservoirs. These reservoirs consist of the following:

- San Gorgonio Reservoirs 1, 2 and 3: Welded steel storage tanks, a below-grade valve vault, and the Foothill East PRV station within a security fence.
- Sunset Reservoirs: Two (2) welded steel storage tanks.
- Mountain Reservoir & Booster: One (1) welded steel tank, three (3) booster

pumps, and three (3) hydropneumatics tanks.

- Southwest Reservoir: A prestressed concrete tank that is partially buried, an irrigation pump, and a few electrical boxes. It is located inside the Sun Lakes Country Club. The tank was installed around 2003.

- High Valley Reservoir: A galvanized bolted steel tank within a security fence.

- Brinton Reservoir: The largest of the City's tanks, has an aboveground storage capacity of 24.6 AF.

2.6.6 Booster Stations

The City of Banning maintains and operates two (2) booster stations throughout its service area. The first Booster station is located at Well C2. The second is located at the Mountain Reservoir.

2.6.7 PRV Stations

The City maintains and operates six (6) Pressure Reducing Valve Stations throughout its service area. These PRV stations include the following:

- Sun Lakes PRV station: From the Foothill West Zone to the Main Zone.

- Foothill East PRV station: From the Canyon Wells Zone to the Foothill East Zone.

- Well 1 PRV: From the Canyon Wells Zone to the Main Zone.

- Mountain South PRV: From the Main Zone to the Mountain South Zone.

- San Gorgonio & Lincoln PRV: From the Main Zone to the Lower I Zone.

- Hargrave & John St PRV station: From the Main Zone to the Lower I Zone.

2.6.8 Emergency Interconnections

The City's water system includes one emergency connection, a 12-inch emergency interconnection with BCVWD at the western boundary of the City's service area, at the intersection of Sun Lakes Blvd & Highland Springs Ave. The interconnect was used in the summer of 2020 to meet demands with a comfortable margin. Before this year, the interconnect had not been used since 2008. Four wells were down during the summer of 2020 for rehab, and due to fires, another well went down. This interconnect was used to supplement the loss from these wells. Three (3) of the four wells are about to go back online, but M-12 is no longer operational.

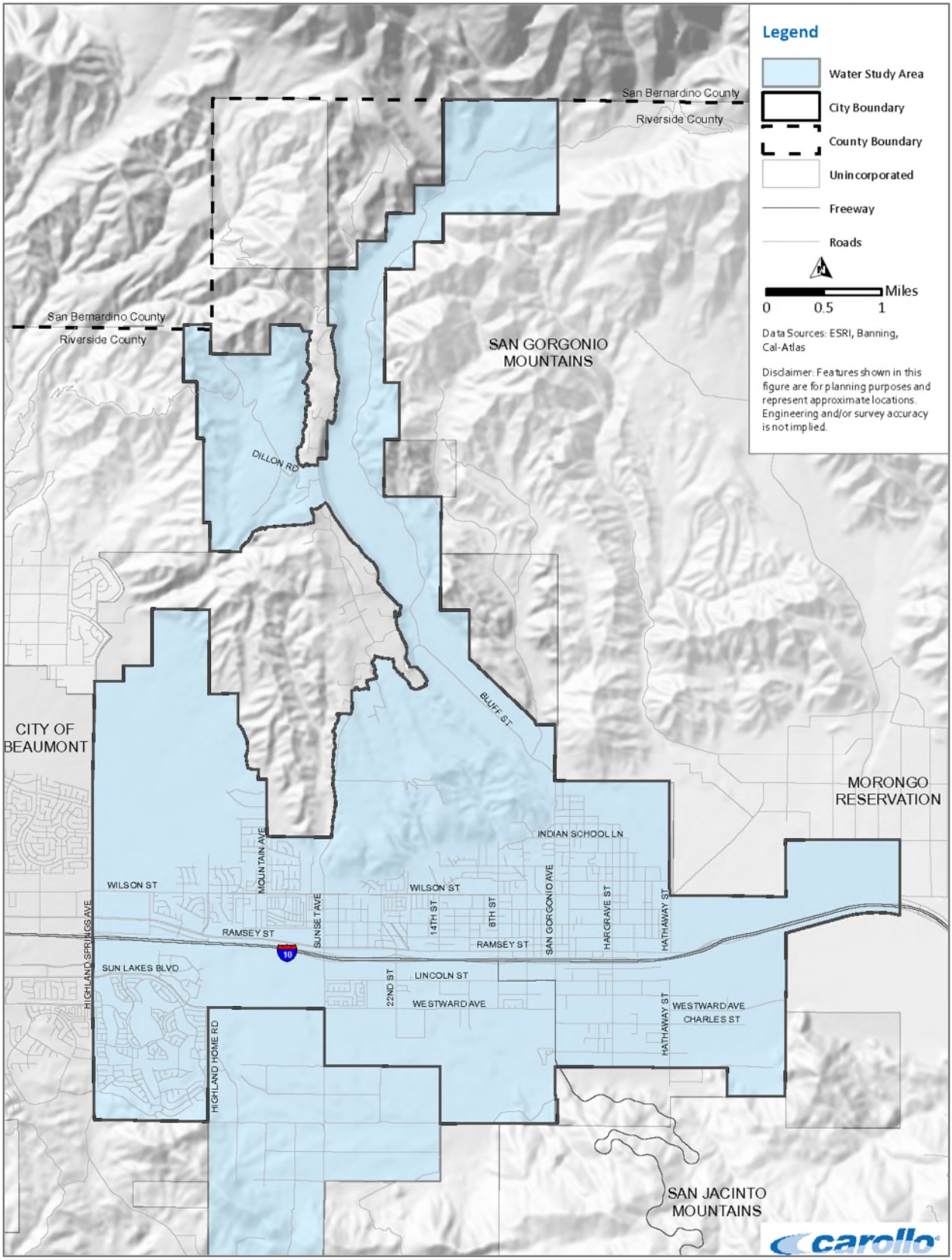


Figure 2.2: City of Banning Water Service Area

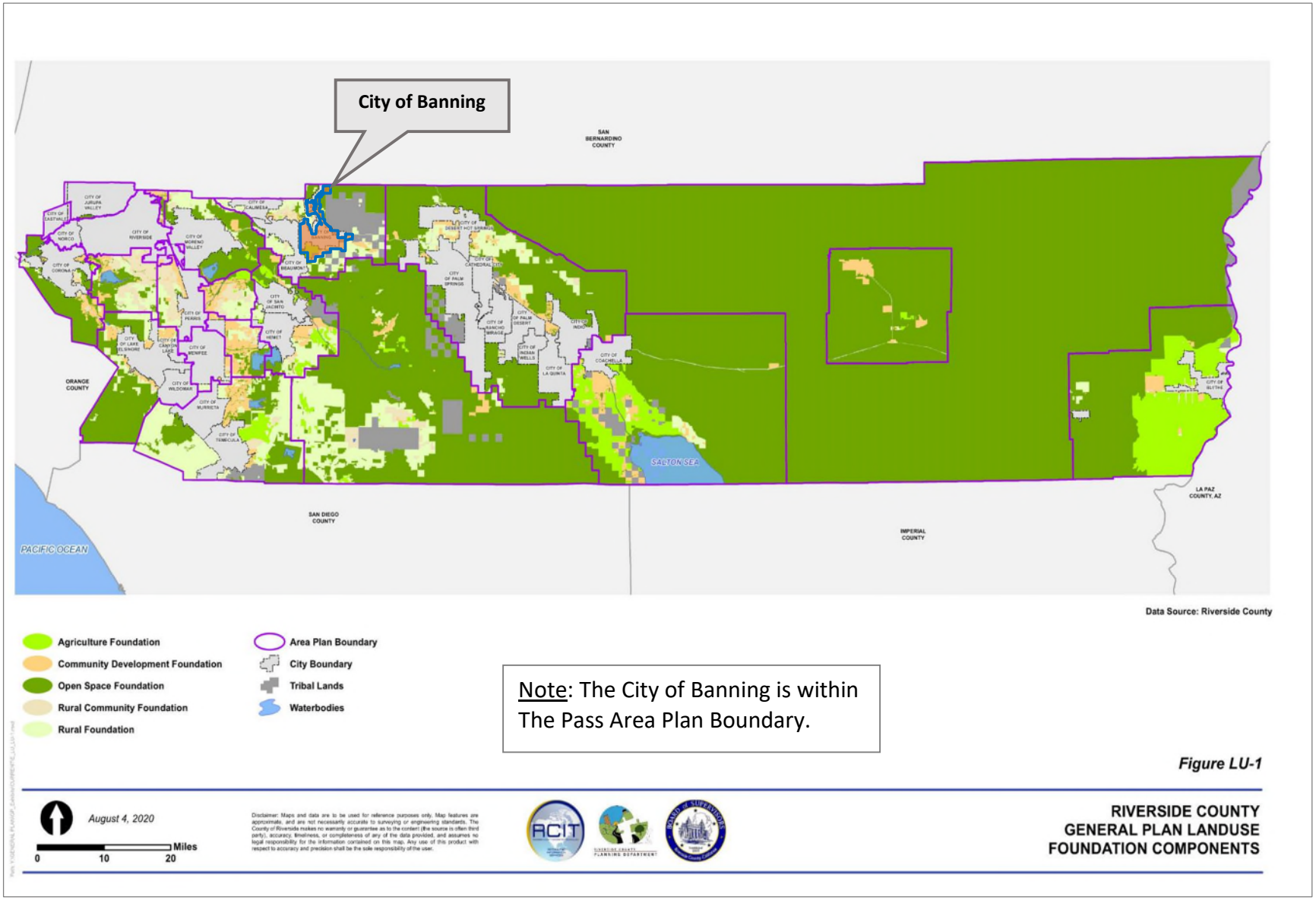


Figure 2.3: Riverside County General Plan Land Use Map (from Riverside County Official Website)

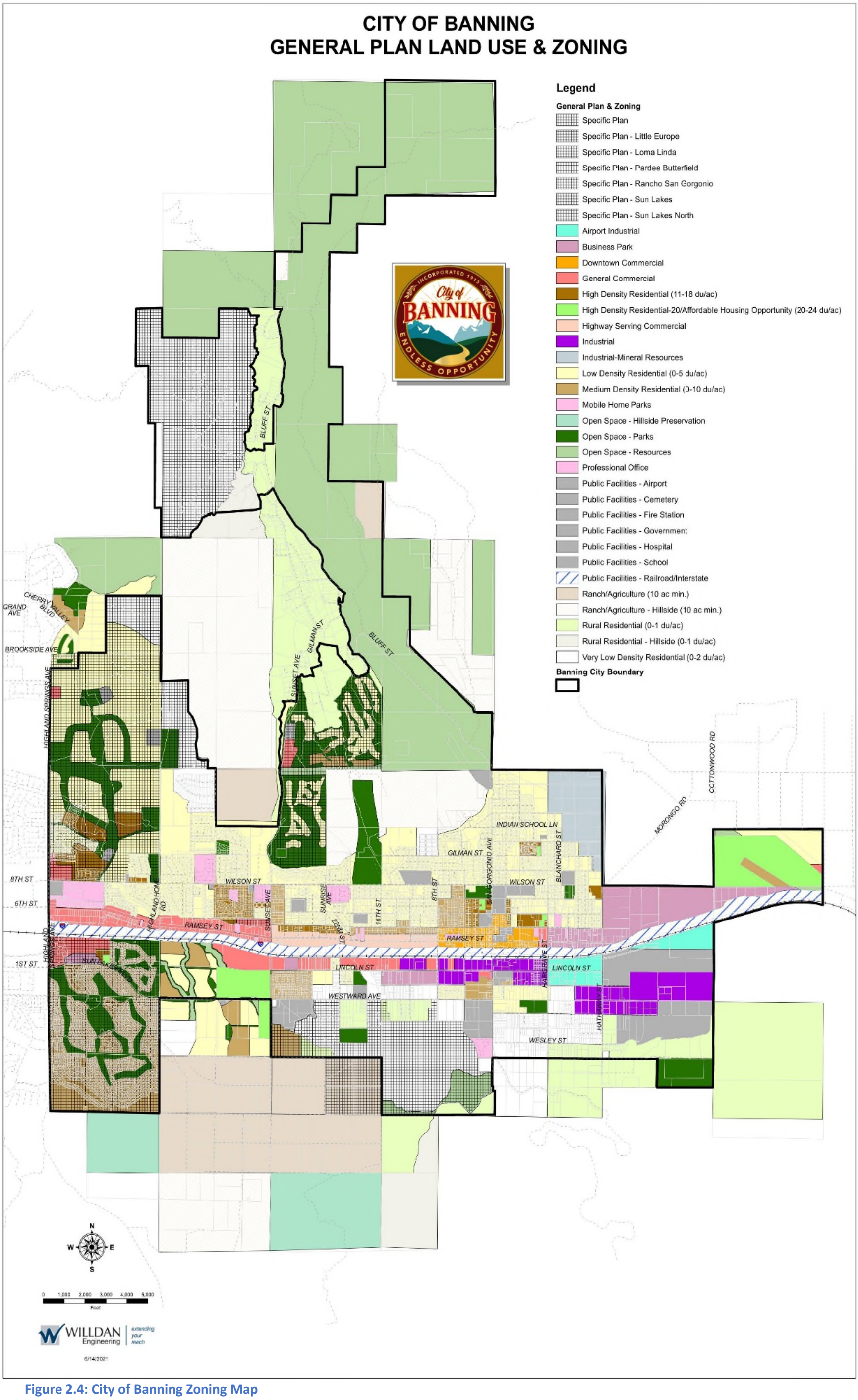


Figure 2.4: City of Banning Zoning Map

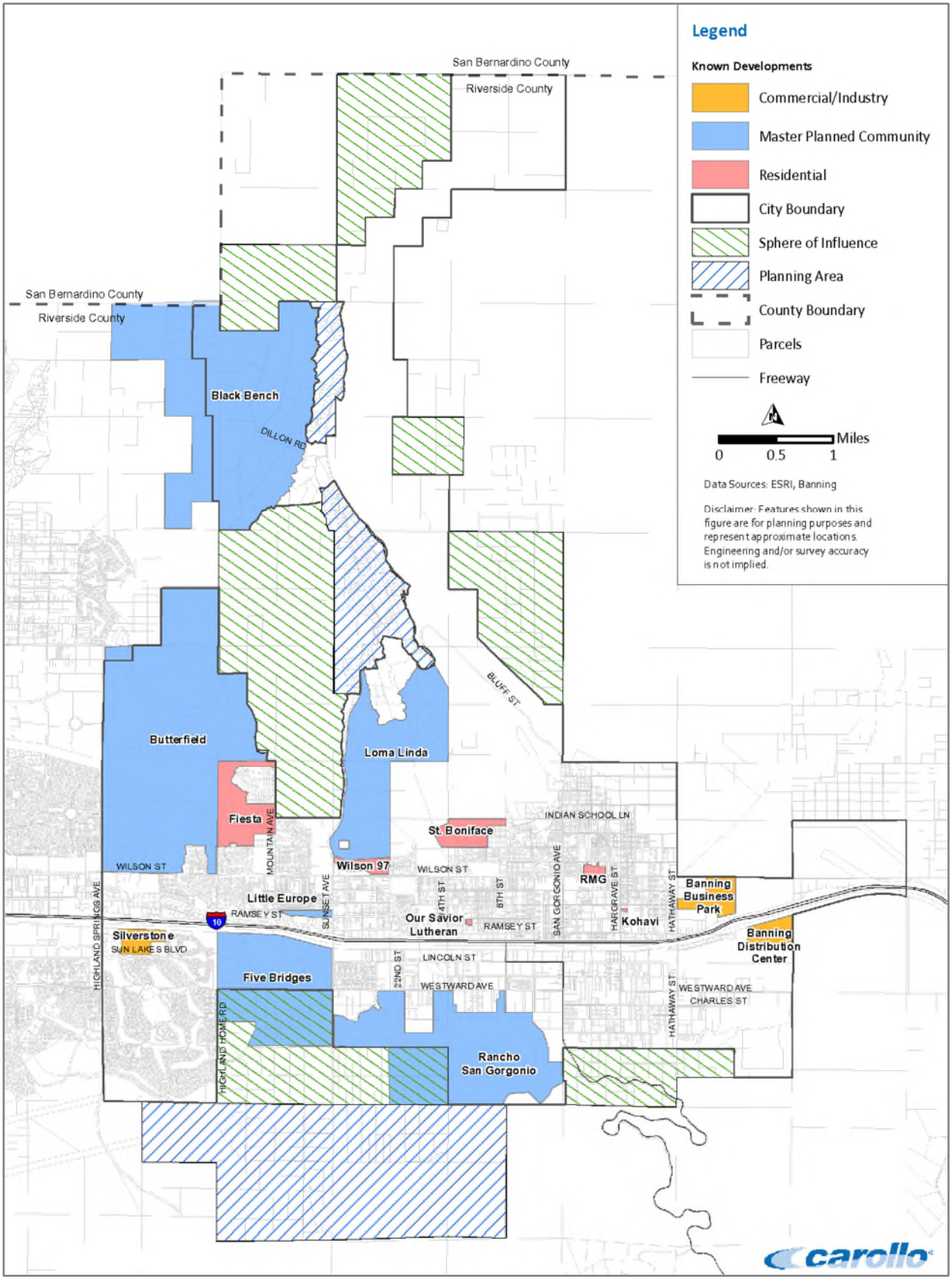


Figure 2.5: City of Banning: Known Developments

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Section 3
Water Sources & Supplies

The City's Source of Water Supply is Groundwater Pumped from Five (5) Local Groundwater Basins. The City also Uses Imported Water to Recharge the Groundwater Basins.





Section 3

WATER SOURCES & SUPPLIES

The City's water supply consists of local groundwater sources and imported water used to recharge such sources.

3.1 INTRODUCTION

This section describes the current and projected potable water resources available to the City over a 25-year period. The City currently uses potable water and non-potable water to meet the water needs of its service area. The City's water is obtained entirely from local groundwater basins through nineteen (19) potable groundwater wells, one (1) non-potable groundwater well, and three (3) co-owned wells with the Beaumont-Cherry Valley Water District (BCVWD). The City also has access to imported water from the San Gorgonio Pass Water Agency (SGPWA) and surface water from the Whitewater River. Both imported water and surface water are used to recharge the groundwater aquifers.

This Section describes the current and projected water resources available to the City over a 25-year period (through 2045). This Section also provides some background information on the overall water supplies available to the region.

3.2 IMPORTED WATER SOURCES

3.2.1 Bay Delta

The City has access to imported water from the Sacramento-San Joaquin River Delta in Northern California through SGPWA. The Bay Delta water system provides Southern California agencies with over 1 million acre-feet (MAF) of water annually.



Figure 3.1: Sacramento-San Joaquin Bay Delta

The "Delta" is located at the confluence of the Sacramento and San Joaquin Rivers east of the San Francisco Bay and is the West Coast's largest estuary. The Delta supplies Southern California with over 1 MAF of water annually which has been significantly reduced in recent years.



Figure 3.2: Bay Delta

The Delta is often considered the nexus of California's statewide water system. About half the total river flow in the State passes through this region, from which water is exported to the San Joaquin Valley, Southern California and portions of the Bay area to supply some 1,130,000 acres of farmland and 23 million people in central and Southern California. The Delta provides an estimated 7 million acre-feet (MAF) of water per year, of which about 100,000 AF are exported to the San Francisco Bay Area, 1.7 MAF are used locally, and over 5 MAF are exported to the San Joaquin Valley, coastal Central and Southern California via the State Water Project.

3.2.2 State Water Project (Aqueduct)

The California State Water Project is a water storage and delivery system of reservoirs, aqueducts, power-plants and pumping plants. Its main purpose is to store water and distribute it to 29 urban and agricultural water suppliers in Northern California, the San Francisco Bay Area, the San Joaquin Valley, the Central Coast, and Southern California. Of the contracted water supply, 70 percent goes to urban users and 30 percent goes to agriculture.

In 1947, the California State Legislature funded a water resources investigation that led to the development of the SWP. This investigation resulted in the publication of the California Water Plan, which presented preliminary plans to meet the State's ultimate water needs, including those facility works required for transferring surplus water from northern California to southern California. Financing for the construction of SWP facilities was authorized in 1959, when the State Legislature enacted the California Water Resources Development Act (known as the Burns-Porter Act). The Burns-Porter Act, formally known as the California Water Resources Development Bond Act, was placed

The State Water Project or "SWP" is a result of decades of planning and construction dating back to the 1940s.



Figure 3.3: Aqueduct Systems in California



Figure 3.4: State Water Project

on the November 1960 ballot. Also known as Proposition One, the initial works included Oroville Dam and Lake Oroville, B.F. Sisk Dam (also known as San Luis Dam) and San Luis Reservoir, the South Bay Aqueduct, the North Bay Aqueduct, and the California Aqueduct. Construction on the Oroville site actually began even before the passage of the Burns-Porter Act. A $25 million emergency appropriation was passed in 1957 after a record late 1955-early 1956 flood, which devastated Northern and Central California. Statewide, 64 deaths were recorded, most in Sutter County and Yuba City, and more than $200 million of property damage.

The first SWP water deliveries were made in 1962, two years after construction began The State of California Department of Water Resources (DWR) and MWD signed the first water supply contract in 1960. Today 29 agencies have long-term water supply contracts with DWR. The service areas of these long-term water supply contractors vary widely in size, location, climate, and population. The contractors' uses for SWP water also differ. In the San Joaquin Valley, SWP water is used primarily for agriculture. In Southern California, SWP water is used primarily for urban and industrial needs.

Today, the SWP includes 34 storage facilities, reservoirs and lakes; 20 pumping plants; 4 pumping-generating plants; 5 hydroelectric power plants; and about 701 miles of open canals and pipelines. The SWP is owned and managed by the Department of Water Resources (DWR).

3.3 IMPORTED WATER PURCHASES

In the early 1960s, DWR began entering into individual SWP Water Supply Contracts with urban and agricultural public water supply agencies located throughout northern, central, and southern California for SWP water supplies. The San Gorgonio Pass Water Agency (SGPWA) is one of 29 agencies in the State that have a SWP Water Supply Contract with DWR. These agencies receive an allocation from the SWP each year. SGPWA also acquires water supplies through contracts with other agencies and annual water transfers and exchanges. SGPWA annually acquires Yuba Accord water as well as water under the Nickel Agreement. SGPWA may also acquire water through an agreement with SBVMWD as well as annual transfers and exchanges with other SWP contractors.

DWR allocates water to 29 SWP contractors on an annual basis, including the San Gorgonio Pass Water Agency.

Currently, as a wholesale agency, SGPWA distributes imported SWP water to three (3) member agencies:

- City of Banning
- BCVWD
- Yucaipa Valley Water District

Nine retail purveyors, including the three listed above, provide water services to most residents and businesses within the SGPWA service area and all nine retailers supply water to their customers from local groundwater. Banning Heights is the only agency that does not provide water from local groundwater; their primary source is surface water. The SGPWA Service Area Boundary is shown below in **Figure 3.6**. The remaining retail purveyors include the following:

- South Mesa Water Company
- Cabazon Water District
- Banning Heights Mutual Water
- High Valleys Water District
- Mission Springs Water District
- Morongo Band of Mission Indians

SGPWA delivers its SWP supplies through the East Branch to use within the local groundwater basins. Efforts to increase the

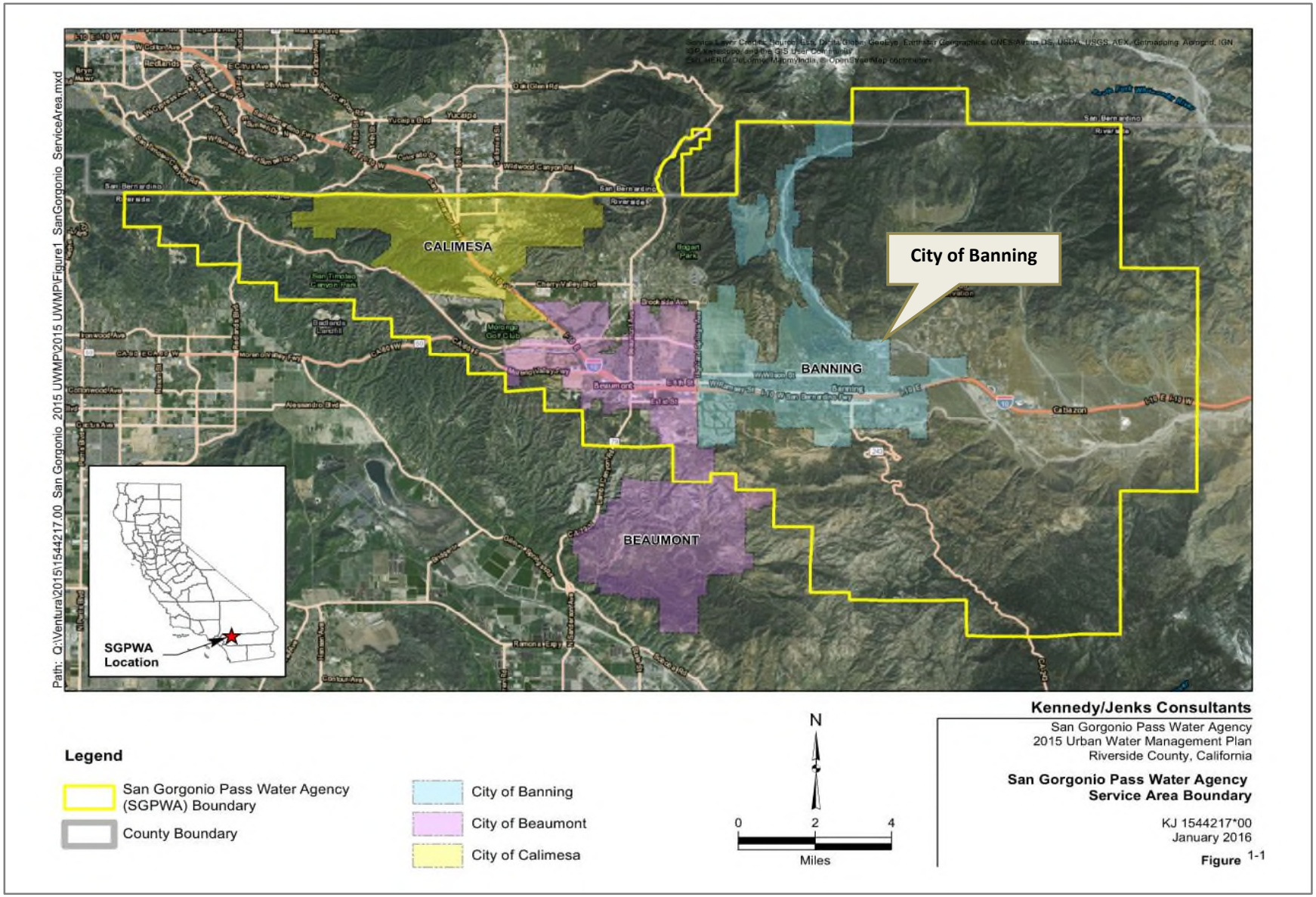


Figure 3.5: SGPWA Service Area

conveyance capacity of the East Branch extension to 48 cubic feet per second (CFS) were completed in 2017. Past SWP deliveries to SGPWA are shown in **Table 3.1.**

Table 3.1
SWP Deliveries to SGPWA (2003 to 2015)

Year	Purchases (AF)
2003	116
2004	814
2005	687
2006	4,420
2007	4,815
2008	4,905
2009	5,792
2010	6,840
2011	10,503
2012	10,924
2013	7,068
2014	5,175
2015	3,478
2016	9,616
2017	11,246
2018	5,548
Average:	**5,479**

Source: DWR – Final SWP Delivery Capability Report (2019) & 2014 San Gorgonio Pass Water Agency Report on Water Conditions; 2015 data provided by SGPWA.

SWP supplies delivered to the SGPWA service area are not treated prior to reaching the recharge facilities, except for water delivered to YVWD. The imported water YVWD receives is treated at the Yucaipa Valley Regional Water Filtration Facility (YVRWFF), with a capacity of 12 million gallons per day (MGD).

As stated in **Section 2**, the recharge points into the Beaumont Basin have changed since the 2015 UWMP. Previously, quantities of SWP water purchased were recharged to the Beaumont Basin at BCVWD's Noble Creek spreading facility, which is located in the vicinity of Beaumont Avenue and Cherry Valley Boulevard. The SWP water is now recharged at the SGPWA owned and operated Brookside Recharge Facility, which was completed in 2017, and enables SGPWA to import more water in wet years when available and to store it in the local groundwater basin. The new facility consists of five large ponds, a pipeline connecting the ponds to the East Branch Extension of the SWP as well as a new connection to said East Branch Extension. The new facility, shown in **Figure 3.6** on the following page, is located adjacent to the existing Noble Creek spreading facility, at Beaumont Avenue and Brookside Avenue. The concrete lined Noble Creek separates the two facilities.

Table 3.2 presents the City's recent imported water purchases from SGPWA for years 2015 to 2020 and compares them to years 2010 to 2015.



Figure 3.6: Brookside Recharge Facility

Table 3.2

Imported Water Supply 2015 to 2020
(Purchases of SWP water from SGPWA)

Year	Purchases (AF)
2015	686
2016	1,477
2017	1,350
2018	500
2019	250
2020	250
Average:	**752**
2010-2015 Avg. (2015 UWMP)	**847**

Although the City purchases imported water, this water is used solely for recharge of the Beaumont Basin. None of the water purchased is supplied directly to the City's customers. The amount of imported water available to the City for groundwater recharge is dependent on SGPWA's available supply from the SWP. According to the water supply contract between DWR and the SGPWA, SGPWA's maximum annual entitlement from the SWP is 17,300 AFY. Under shortage conditions, SGPWA could limit volumes by implementing SGPWA's Water Shortage Contingency Plan (WSCP).

The SGPWA also has a financial plan in place to obtain additional supplies necessary to meet projected demands within its service area. Sources include the dry-year water purchase program, exchanges with the Crestline-Lake Arrowhead Water Agency (CLAWA), and other supplemental water as available. The SGPWA is expected to purchase additional supplies by 2020 to meet demands.

3.4 GROUNDWATER SOURCES

The City is within the boundaries of the Coachella Valley Hydrologic Unit, which encompasses several groundwater basins, including the Coachella Valley Groundwater Basin (Basin), within which the City is located. The Basin is underlain by several large subbasins, the boundaries of which are mostly defined by fault lines that restrict the lateral flow of water. The Basin extends from Banning easterly to the Salton Sea.

The City is underlain by the San Gorgonio Pass Subbasin (SGP Subbasin) portion of the Basin per **Figure 3.7** on the following page. The SGP Subbasin is divided into water storage units (also colloquially termed "basins"), as depicted in **Figure 3.8**. The City extracts groundwater from the West Banning Storage Unit (formerly known as the Banning Storage Unit), the Banning Bench Storage Unit, the Cabazon Storage Unit (formerly known as the East Banning Storage Unit), the Beaumont Storage Unit, and the Banning Water Canyon Storage Unit, as shown in **DWR Submittal Table 6-1** in **Appendix E**. The storage unit boundaries have been defined in a 2006 USGS report

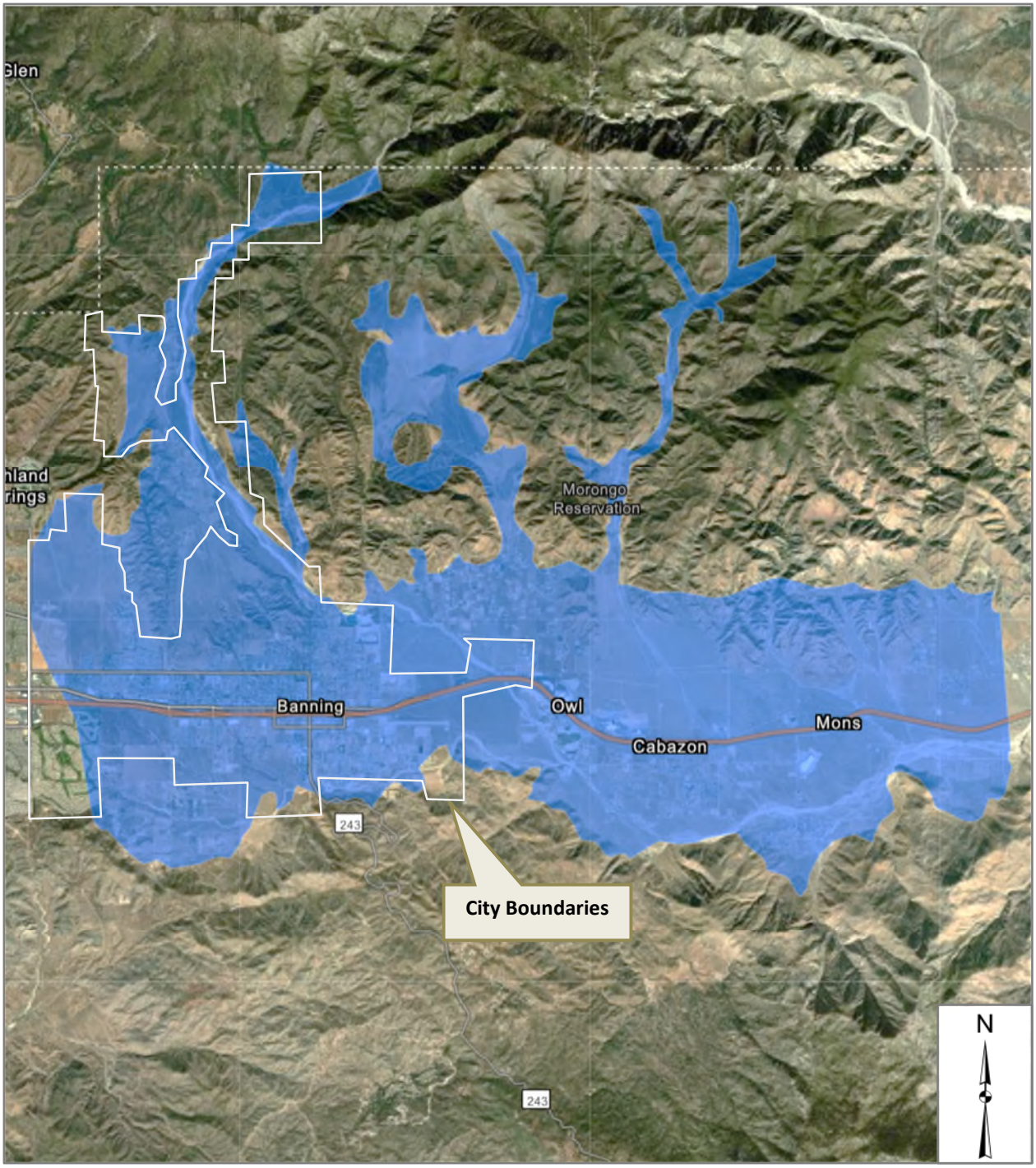


Figure 3.7: San Gorgonio Pass Groundwater Basin

on Groundwater Hydrology, in the San Gorgonio Pass Area *(Scientific Investigations Report 2006-5026)*, prepared by USGS in cooperation with the SGPWA, dated 2006. Since this report, DWR, SGPWA, and the City have refined the details of these storage units.

Groundwater recharge in the area results from precipitation infiltrating into the ground within the surface water catchments and particularly in the canyons north of the City. An additional source of recharge is subsurface inflow (also referred to as underflow) from storage unit to storage unit, infiltration of Whitewater River diversions in the Banning Water Canyon, and from percolation of treated wastewater into the Cabazon Storage Unit. The Banning Water Canyon area receives water from the percolation of canyon flows through the gravelly soils of the canyon bottom. The San Gorgonio River running southerly through the Banning Water Canyon provides intake areas for distributing water to spreading ditches that interconnect with spreading ponds located approximately one mile north of the Banning Bench to enhance percolation.

A hydrogeological study was conducted by Geoscience to determine the maximum perennial yield of the groundwater storage units in the vicinity and to determine the anticipated future available water supply from the Beaumont Storage Unit, West Banning Storage Unit, Banning Bench Storage Unit, Cabazon Storage Unit, and Banning Water Canyon Storage Unit. The findings of the study are set forth in the report by Geoscience, titled *Maximum Perennial Yield Estimates for the Banning and Cabazon Storage Units*, and Available Water Supply from the Beaumont Basin, dated March 29, 2011 (herein referred to as the Geoscience Report). The individual basin safe yields and projected groundwater production (from each basin) are included in **Table 3.4** of this Section and in **Appendix E** as **DWR Submittal Table 6-9** (Projected Water Supplies).

3.4.1 Beaumont Basin (Storage Unit)

The Beaumont Storage Unit (also referred to as the Beaumont Basin) is located primarily in the City of Beaumont, with some portions located within Banning, Calimesa, and Cherry Valley, as depicted in **Figure 3.8**. The Beaumont Storage Unit covers approximately 12,480 acres (19.5 square miles). The City operates four (4) groundwater production wells, namely Wells C2, C3, C4, and M3, within the Beaumont Basin. The City also maintains an additional, non-operating well in the Beaumont Basin (Well M9). The 4 active wells have a combined nominal capacity of 4,650 gallons per minute (gpm). The City also co-owns with BCVWD three additional

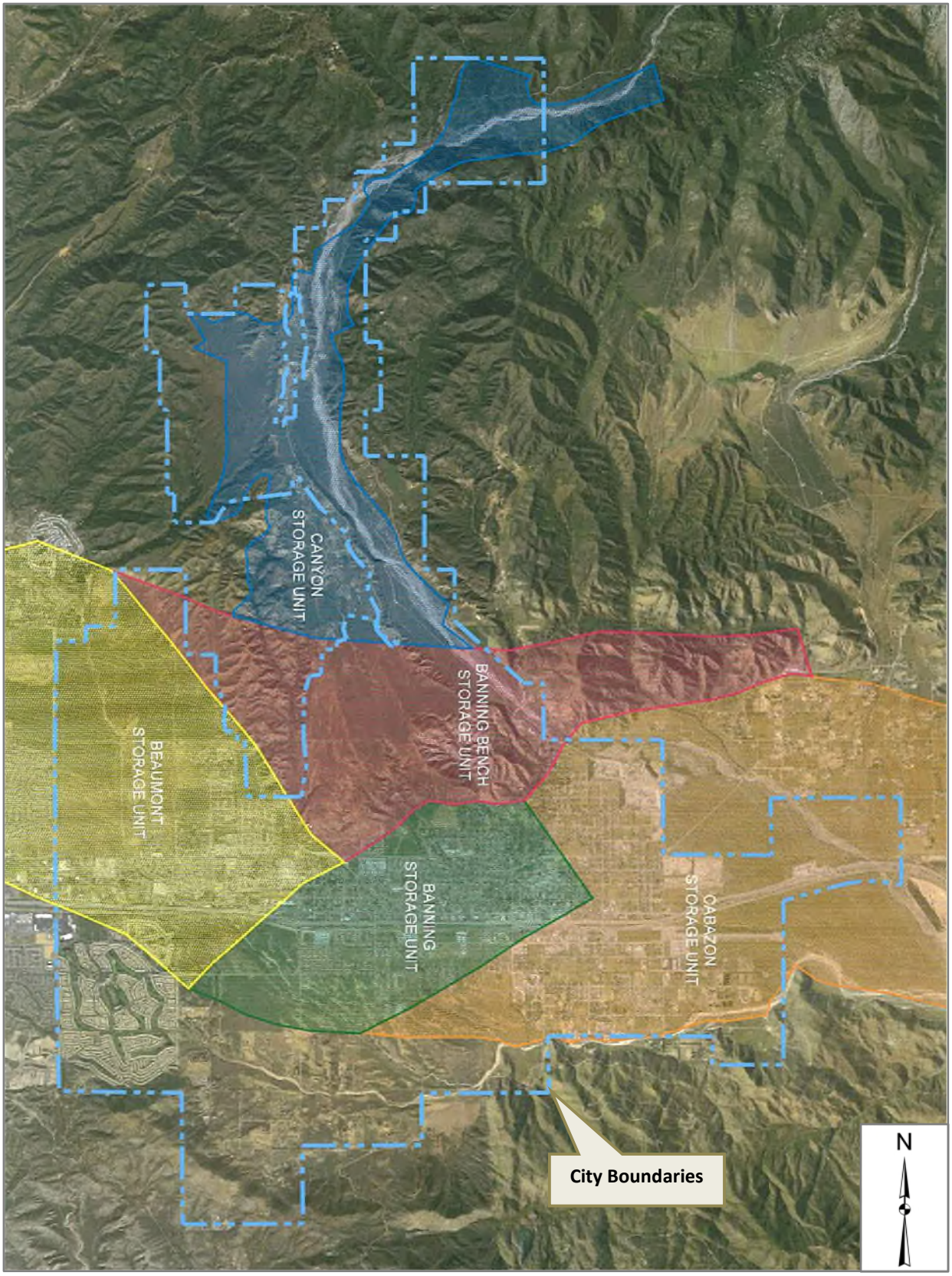


Figure 3.8: Groundwater Basins in the City (Subbasins of San Gorgonio Pass Basin)

groundwater production wells (Wells 24, 25, and 26), with a combined nominal capacity of 6,800 gpm, of which half is allotted to the City. Therefore, the City's total nominal pumping capacity in the Beaumont Basin is 8,050 gpm. The forementioned Wells in the Beaumont Basin are shown in **Figure 3.9**.

The Beaumont Basin is an adjudicated basin pursuant to the *Stipulation for Entry of Judgment Adjudicating Groundwater Rights in the Beaumont Basin* (the Judgment), a copy of which is included in **Appendix L** of this Plan. Pursuant to the Judgment, the Court appointed a five-member Watermaster Committee, consisting of members from each of the five member agencies, which include the Cities of Banning and Beaumont, Beaumont-Cherry Valley Water District, South Mesa Water Company, and Yucaipa Valley Water District.

The Beaumont Basin is the only adjudicated storage unit within the San Gorgonio Pass Basin

The safe yield of the Beaumont Basin was initially established at 8,650 AF/yr, to be distributed among the appropriators. The safe yield is to be reevaluated at least once every ten years. Based on the 2013 *Reevaluation of the Beaumont Basin Safe Yield*, dated April 3, 2015, the safe yield was determined to be 6,700 AF/yr.

Based on a description of the Judgment included in the Beaumont Basin Watermaster 2019 Annual Report Draft, dated December 2020 (referred to herein as the 2019 Watermaster Report), a controlled overdraft (also referred to as temporary surplus) was created to allow the appropriators to extract from the Beaumont Basin, during the first ten years after adoption of the Judgment, a maximum of 16,000 AF/yr. The temporary surplus was divided among the appropriators, with City of Banning receiving 31.43 percent (or 5,029 AF/yr).

After the first 10 years of operation ended in 2014, appropriators no longer receive the temporary surplus and are permitted to extract only the amount each has in storage or credited to them. At the end of calendar year 2019, the City had approximately 51,917.9 AF in its storage account, based on the 2019 Watermaster Report. City of Banning is permitted to store up to 80,000 AF in the Beaumont Basin.

On an annual basis, the Watermaster determines the amount of groundwater to which each producer is entitled from the Beaumont Basin without incurring a replenishment obligation. City of Banning is entitled to 31.43% of the unused production in the Beaumont Basin. Quantities to which the City is entitled but does not pump can be credited to the City's storage account.

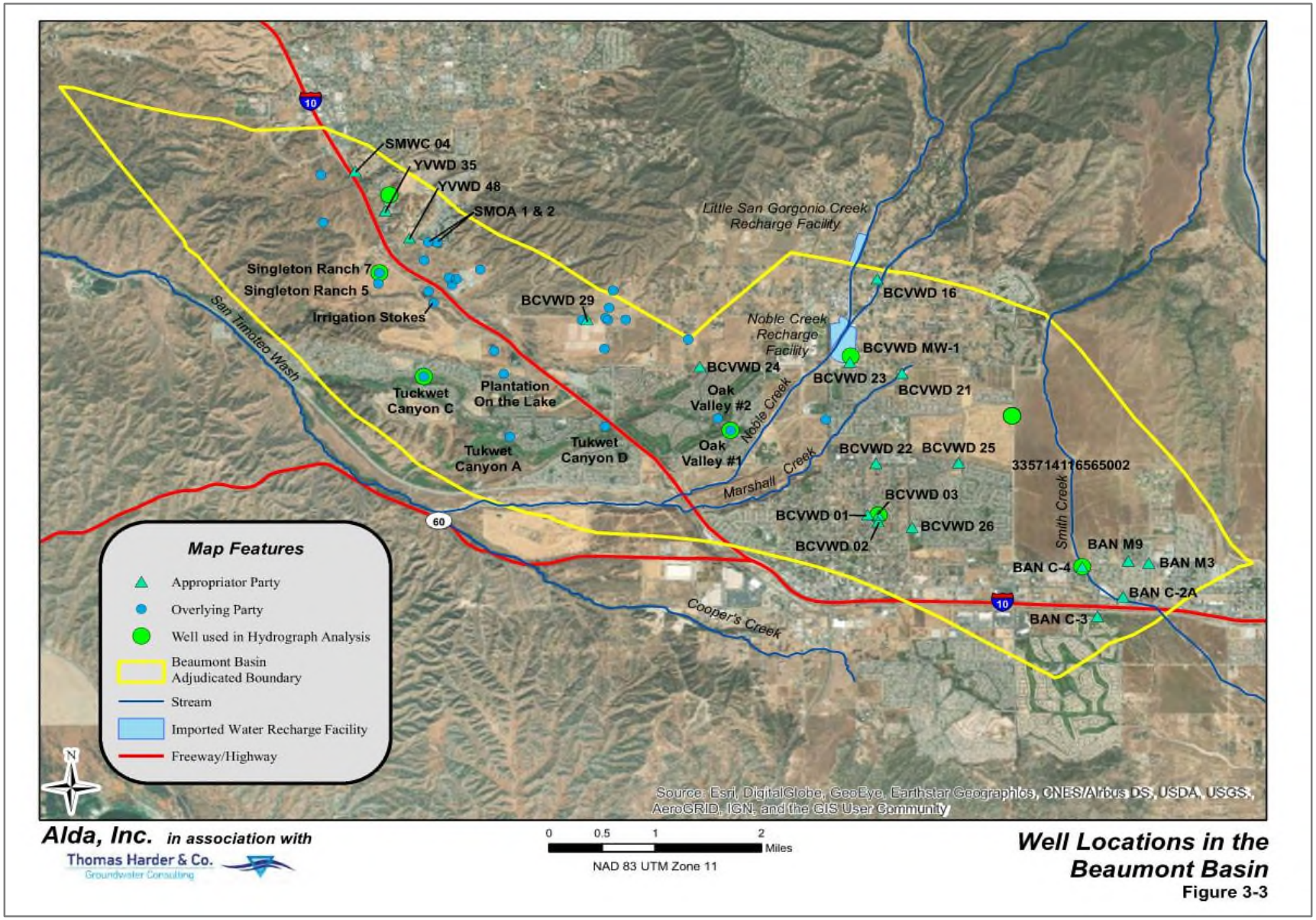


Figure 3.9: Well Locations in the Beaumont Basin



Figure 3.10: Spreading Grounds at WWTP

3.4.2 West Banning Storage

The West Banning Storage Unit lies south of the Banning Bench Storage Unit and east of the Beaumont Storage Unit, as depicted on **Figure 3.8**. The total surface area of the West Banning Storage Unit is approximately 2,489 acres (3.9 square miles). The area is underlain by alluvial sediments, with bedrock occurring to the north in the San Bernardino Mountains. The City currently operates four (4) groundwater production wells within the West Banning Storage Unit, namely C5, M7, M10, and M11. The City lost Well M-12 within the basin, due to a cave-in, but is currently looking into redrilling.

3.4.3 Cabazon Storage Unit

The Cabazon Storage Unit is located near the eastern boundary of the City, southeast of the West Banning Storage Unit and the Banning Bench Storage Unit, as depicted on **Figure 3.8**. The Cabazon Storage Unit encompasses a surface area of approximately 17,215 acres (26.9 square miles). The City currently operates one (1) groundwater production well in the Cabazon Storage Unit, namely Well C6, with a nominal pumping capacity of 900 gpm.

Additional groundwater can be produced from the Cabazon Storage Unit. A water balance prepared for the Cabazon Storage Unit, as described in the Geoscience Report, determined that a positive change in storage has occurred as a result of inflow and outflow factors, including effluent from the Wastewater Treatment Plant (WWTP) percolated from the adjacent spreading grounds (**Figure 3.10** above). Therefore, future projections of available water from

the Cabazon Storage Unit assume that all inflow and outflow values remain the same, with the exception of treated wastewater applied to the basin.

For purposes of projecting Cabazon water supplies into the future, inflow of recycled water increases in time to account for the increase of wastewater generated by an increase in population over time, and this recycled water will be percolated into the Cabazon Storage Unit. Once the Phase I expansion of the WWTP is completed, approximately 1,680 AF/yr of recycled water will be used for irrigation purposes and will no longer be applied to the Cabazon Storage Unit for direct percolation. Well NP-1 is an offline non-potable well that is near the City's WWTP. It was drilled more than 20 years ago, but was never equipped to produce groundwater. There are plans to equip it in the near future and use it prior to the completion of the WWTP expansion. Once the Title 22 improvements at the WWTP are completed, Well NP-1 will serve as a backup and will be used sparingly to help the City meet peak irrigation demands.

3.4.4 Banning Bench Storage Unit

The Banning Bench Storage Unit is located to the north of the West Banning Storage Unit, as shown in **Figure 3.8.** The total surface area of the Banning Bench Storage Unit is approximately 3,573 acres (5.9 square miles). The City currently operates three (3) groundwater production wells within the Banning Bench Storage Unit, namely Wells 1, 2, and 3, with a combined nominal pumping capacity of 3,650 gpm.

3.4.5 Banning Water Canyon Storage Unit

The Banning Water Canyon Storage Unit is located north of the Banning Bench Storage Unit, as depicted in **Figure 3.8.** The total surface area of the Banning Water Canyon Storage Unit is approximately 1,058 acres (1.7 square miles). The canyon bottom comprises alluvium, and the canyon sides are bedrock. The City currently operates eight (8) groundwater production wells within the Banning Water Canyon Storage Unit, namely Wells 4, 5, 7, 8, 9, 10, 11, and 12, with a combined nominal pumping capacity of 8,600 gpm.

Additional recharge occurs in the Banning Water Canyon Storage Unit through the diversion of Whitewater River drainage into Banning Water Canyon. The diverted water flows along steep mountain slopes for approximately 14 miles in a mostly concrete lined conveyance system known as the Whitewater Flume. The Whitewater Flume is described in more detail in **Section 3.6**.

3.5 GROUNDWATER PRODUCTION

All wells within the City's service area are equipped with a flowmeter to measure water production. Water production is

recorded monthly by City water staff and reported annually to DWR. Over the past five years of operation, groundwater extraction has averaged 7,513 AFY. **Table 3.3** displays the City's groundwater supplies for years 2015 to 2020.

Table 3.3
Groundwater-Production

Year	Production (AF)
2015	6,723
2016	7,035
2017	7,576
2018	7,924
2019	7,226
2020	8,596
Average	**7,513**
2010-2015 Avg. (2015 UWMP)	**8,246**

Due to the City's increase in population since 2015, the rebounding effects of the mandatory declaration period, and an abnormally dry 2020, groundwater pumping has increased.

3.5.1 Projected Groundwater Supplies

Currently, the City does not utilize the entire capacity of all of its storage units (subbasins). The maximum annual amount pumped by the City in the past 10 years is just under 9,000 AF. Due to the projected developments, the City expects pumping to increase by 25% within 10 years and over 50% by the end of this UWMP planning period (2045). The pumping capacity of the City's twenty-three (23) wells, including the City's co-owned wells with BCVWD, is just over 14,000 AFY. However, this mechanical pumping capacity is actually limited to the safe yields and/or the adjudicated rights of the subbasins. As noted, in some of the subbasins, the City does not maximize groundwater resources (i.e. Cabazon Unit). Therefore, the City will be establishing new groundwater resources to meet projected demands. In the interim, the City will need to supplement their current allowable pumping capacity by dipping into their Beaumont Basin storage account while the City locates and drills new wells. This will create new resources or establish redundancy in existing resources in order to meet water demands under built-out conditions. **Table 3.4** below shows the City's projected water supplies and available volumes. These values are also reflected in **DWR Submittal Table 6.9** in **Appendix E.**

Table 3.4
Projected Water Supply Availability (AF)

Year	2025	2030	2035	2040	2045
Basin	**Projected (Available)**	**Projected (Available)**	**Projected (Available)**	**Projected (Available)**	**Projected (Available)**
Beaumont Basin	1,491	1,267	1,077	916	778
	(6,700)	(6,700)	(6,700)	(6,700)	(6,700)
West Banning Basin	1,430	1,430	1,430	1,430	1,430
	(1,430)	(1,430)	(1,430)	(1,430)	(1,430)
Cabazon Basin	853	960	1,054	1,136	1,208
	---	---	---	---	---
Banning Bench	1,055	1,187	1,304	1,330	1,330
	(1,330)	(1,330)	(1,330)	(1,330)	(1,330)
Banning Water Canyon	3,679	3,730	3,730	3,730	3,730
	(3,730)	(3,730)	(3,730)	(3,730)	(3,730)
Imported Recharge	250	500	1,000	1,750	2,500
WWTP Recharge (Recycled Water)	1,067	1,107	2,491	2,491	2,491
Additional Supply from Storage	999	2,126	3,156	4,128	4,991
Total Available Supply	63,098	59,351	51,220	40,439	28,551
Total Net Storage	47,169	43,422	35,291	24,510	12,622

Note: See notes under **Table 7.1** and notes under **DWR Submittal Table 6.9** in **Appendix E** for a detailed explanation of the volumes above.

To offset dependency on the groundwater supplies listed above, the City intends to begin using recycled water within the next 10 years, as described in **Section 4**.

The City will also continue to benefit indirectly from regional conservation efforts and also through SGPWA's efforts to augment its supplies and improve reservoir storage capacities. **Section 7** discusses reliability issues and compares the City's projected water supply availability to projected demands for normal, dry, and multiple dry years through 2045.

3.6 SURFACE WATER

The Whitewater Flume was built to provide water and power to the City and Banning Heights Mutual Water Company (BHWMC). BHWMC utilizes approximately 1,000 AF/yr of the Whitewater River diversions in the Flume (**Figures 3.11 and 3.12**), and the remainder of the diverted water flows into the San Gorgonio River below the Banning Heights Mutual Water Company (BHMWC) extraction point. A portion of the natural runoff and the Whitewater River diversions are diverted into spreading ponds located approximately one mile north of the Banning Bench in order to increase groundwater recharge.

Since 1913, surface water from the Whitewater River has been diverted into the Banning Water Canyon Storage Unit, with an average of 1,500 AF/yr diverted into Banning Water Canyon since 1961. The water flowed within the Whitewater Flume (mentioned above in **Section 3.4.5 Banning Water Canyon Storage Unit**), and then through two hydroelectric power plants.



Figure 3.11: Whitewater Flume System

Due to damage along sections of the Whitewater Flume, surface flow is being diverted into Burnt Canyon to the north, and then back to the Whitewater Flume upstream of Powerhouse No. 1, where it continues downstream through Powerhouse No. 2 to an above ground reservoir operated by Banning Heights Mutual Water Company (BHMWC). The remaining water flows to the San Gorgonio River, where it recharges the Banning Water Canyon Storage Unit.

In June of 2010, Southern California Edison (SCE), the City of Banning, BHMWC and the SGPWA entered into an "Agreement for

Transfer of San Gorgonio Hydroelectric Project No. 344 Water Conveyance Facilities" which determined that SCE would restore and repair the facilities and transfer ownership to the City and BHMWC.



Figure 3.12: Whitewater Flume System

In average years the Whitewater Flume provides direct water use to the Banning Heights Mutual Water Company, and the rest goes to recharging the groundwater basins, which the City can then pump from as groundwater. A lot of recharged water is received during the Spring.

The Apple Fire of 2020 encompassed the entire Whitewater Flume structure. As of April 2021, the Whitewater Flume remains damaged and unable to deliver water to BHMWC and the City of Banning. SCE, BHMWC, and the City are working together to get the system back in operation as quickly as possible. Southern California Edison currently owns the Whitewater Flume system.

The City of Banning plans to conserve stormwater flows from tributary creeks within its service area by allowing water to percolate into the ground. A preliminary evaluation by the City indicated that a portion of stormwater flows from creeks in the area could be conserved as "new" water to meet future needs. The Atwell Development (previously known as Butterfield) includes design features that are estimated to capture and recharge approximately 1,370 AF/yr of stormwater flows from Smith Creek. The Rancho San Gorgonio Specific Plan includes design features that are estimated to capture and recharge approximately 199 AF/yr of stormwater at full buildout.

3.7 ALTERNATE WATER SOURCES

This section provides an overview of alternative water sources (non-potable supplemental supplies) and their potential uses. Alternative water sources include recycled water or greywater. A more detailed look into recycled stormwater is found in **Section 4**.

3.7.1 Greywater

Greywater systems have been used in California to provide a source of water supply for subsurface irrigation and also as

a means to reduce overall water use. Greywater consists of water discharged from sinks, bathtubs, dishwashers, and washing machines. Greywater systems consist of an underground tank and pumping system. Greywater is currently legal for subsurface irrigation in the State of California; however, strict regulations and high installation costs have impeded installation of professional greywater systems and have the unintended consequence of undocumented and noncompliant use of greywater. An example of a Greywater System is shown below in **Figure 3.13**.

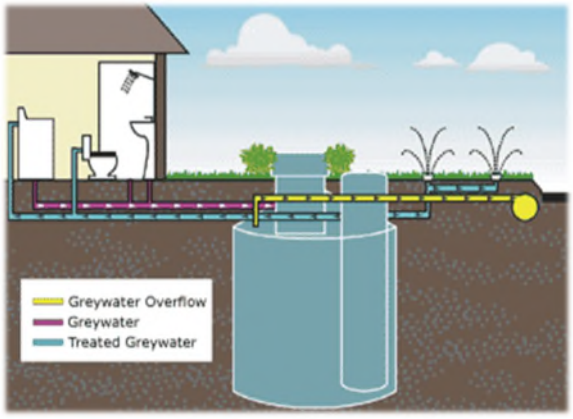


Figure 3.13: Greywater System

The City does not currently have a formal program in place to support greywater use. However, the promotion of greywater systems as a means to reduce the City's overall water use is not recommended since the use of greywater is currently limited to subsurface irrigation and therefore the overall service area-wide reduction in water use (in AF) would be minimal at best. Additionally, any water diverted to greywater systems would no longer be available to be treated into recycled water.

3.8 TRANSFERS OR EXCHANGES

The City's rights to annual groundwater extraction are shown on **DWR Submittal Table 6-9** of **Appendix E**. In light of pending housing growth, this table indicates that preservation of the City's groundwater supplies is imperative for the City. Thus, the leasing of groundwater rights is not feasible for the City. Other than the sale of water to High Valleys Water District, and occasionally to BHMWC, the City is not planning to enter into any groundwater transfer or exchange opportunities with other agencies.

The City has one 12-inch interconnection with BCVWD that is capable of transferring water to the City during emergencies. The emergency connection is located at the intersection of Sun Lakes Blvd. & Highland Springs Ave. During the summer of 2020 the City took water from BCVWD through this interconnection because four (4) wells were out of operation. Before this year, the interconnect had not been used since 2008.

3.9 PLANNED SUPPLY PROJECTS

The City continually reviews practices that will provide its customers with adequate and reliable supplies. Trained staff continues to ensure the water quality is

safe and the water supply will meet present and future needs in an environmentally and economically responsible manner. The City coordinates its long-term water shortage planning with SGPWA and other local agencies through the development of their respective UWMPs. The City also meets bi-monthly with the San Gorgonio Pass Regional Water Alliance, which is comprised of thirteen (13) local water purveyors, to discuss local issues with different agencies.

Any new City water supply projects will be to add, replace, or upgrade wells to support population growth and new development. The projects that have been identified to improve the City's water supply reliability and enhance the operations of the City's facilities include replacement of water meters, fire hydrants, valves, and pipelines.

3.10 ENERGY INTENSITY OF SUPPLY

According to the City's groundwater production figures shown in **Table 3.3**, the City pumped an average for 5,100 gpm per day in 2020. With an average well capacity of 800 gpm, this means that the well motors ran for a cumulative of six (6) hours each day. With an average horsepower of 80 HP per well, the City uses about 360 kilowatts hours (kWh) per day per operating well, or about 130,000 kWh each year. The typical industrial energy cost in the City is about $0.10 per kWh. Thus, the typical annual energy costs to run one of the City's groundwater well motors (one motor) is shown in **Table 3.5** below:

Table 3.5
Annual Energy Costs to Run Well Motor in City

Kilowatt-Hours (kWh)	Cost ($) per kWh	Total Cost ($)
130,000	$0.10	$13,000

The costs shown in **Table 3.5** above only include energy costs to run the motors of the wells. The costs do not include smaller miscellaneous costs such as lighting, control valves, and instrumentation. However, since the motor is the most significant component of the total energy costs, these costs shown in **Table 3.5** provide a rough idea of what is required to operate the City's groundwater wells each year.

Since the City relies on groundwater for their supplies, the City cannot offset the energy costs required to run the City's water system. In addition, imported water costs from a wholesaler are significantly greater than the total production costs of groundwater, which include not only the energy costs shown above, but also additional costs of treatment and distribution. For any water agency that can produce water locally, it is more economically feasible to produce local water than to purchase imported water. Thus, the City plans to continue to pump groundwater.

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Section 4
Recycled Water Opportunities

The City's Wastewater Treatment Plant (Pictured Below), Treats the City's Wastewater. The Treated Discharge is Used to Replenish the City's Groundwater Basins.





Section 4

RECYCLED WATER OPPORTUNITIES

Recycled water use has increased overall water supply reliability for agencies that have implemented the necessary upgrades.

4.1 OVERVIEW

"Recycled" or "reclaimed" water is defined as wastewater purified through primary, secondary, and tertiary treatment. Recycled water is acceptable for irrigation and some industrial processes. The Southern California region discharges nearly 2 billion gallons of treated wastewater per day. The treated wastewater is discharged either to the ocean or to permitted areas such as percolation ponds. Recycled water is considered a reliable and drought-proof water source that reduces reliance on imported water. Recycled water will continue to be a critical part of the California water picture because of likelihood of drought. As technological advancements continue to reduce treatment costs and as legislation expands the use of recycled water, more reuse opportunities should develop.

This Section describes the City's existing wastewater collection and treatment system, and identifies existing and future recycled water opportunities available to the City. The section also includes estimates of recycled water supply through 2045.

4.2 WASTEWATER COLLECTION SYSTEM

City of Banning provides sewer service to the area within City limits and to unincorporated areas of Riverside County that surround the southeast portion of the

City, as shown in **Figure 4.1**. The City of Banning is responsible for the collection, conveyance, treatment, and disposal of wastewater generated within its service area, as depicted in **Figure 4.2**. Municipal wastewater in the City's service area is generated from residential, commercial, and institutional sewer discharges. The City does not currently have any major industrial sewer discharges (i.e. brine). However, there are some cannabis cultivation facilities that will be operational within the next two years, which will need to be monitored and regulated.

The City's wastewater collection system drains primarily from west to east. The wastewater discharged from the City is collected from a network of 112 miles of gravity sewer mains. The local collector sewers discharge into larger sewer trunk mains along Westward Avenue and Porter Street. The trunk mains then carry the wastewater along an unpaved access road to the Banning Wastewater Treatment Plant (WWTP), located in the southeast corner of the City (see **Figure 4.3**). The WWTP has a current capacity of 3.6 MGD and is designed to treat wastewater to secondary standards. Primary and secondary treatment consists of the following processes: headworks, screening, grit removal, primary clarification, filtration, and secondary clarification. The secondary-treated wastewater is discharged to percolation ponds which recharges the Cabazon Groundwater Basin (Storage Unit). This recharge is provided only through surface percolation, and no injection wells are used by the City.

4.2.1 Wastewater Flows

The quantities of wastewater generated are proportional to the City' population and the water used by its residents. The wastewater flows are metered at the influent point to the WWTP. Total wastewater collected in the City over the past five (5) years is shown in **Table 4.1** below.

Table 4.1
Wastewater Flows Collected in City

Year	Wastewater (AF)	Wastewater (MG)
2020	2,185	712
2019	2,234	728
2018	2,259	736
2017	2,216	722
2016	2,179	710
Avg:	**2,215**	**722**

Due to projected housing developments within the City's service area, wastewater flows are expected to significantly change

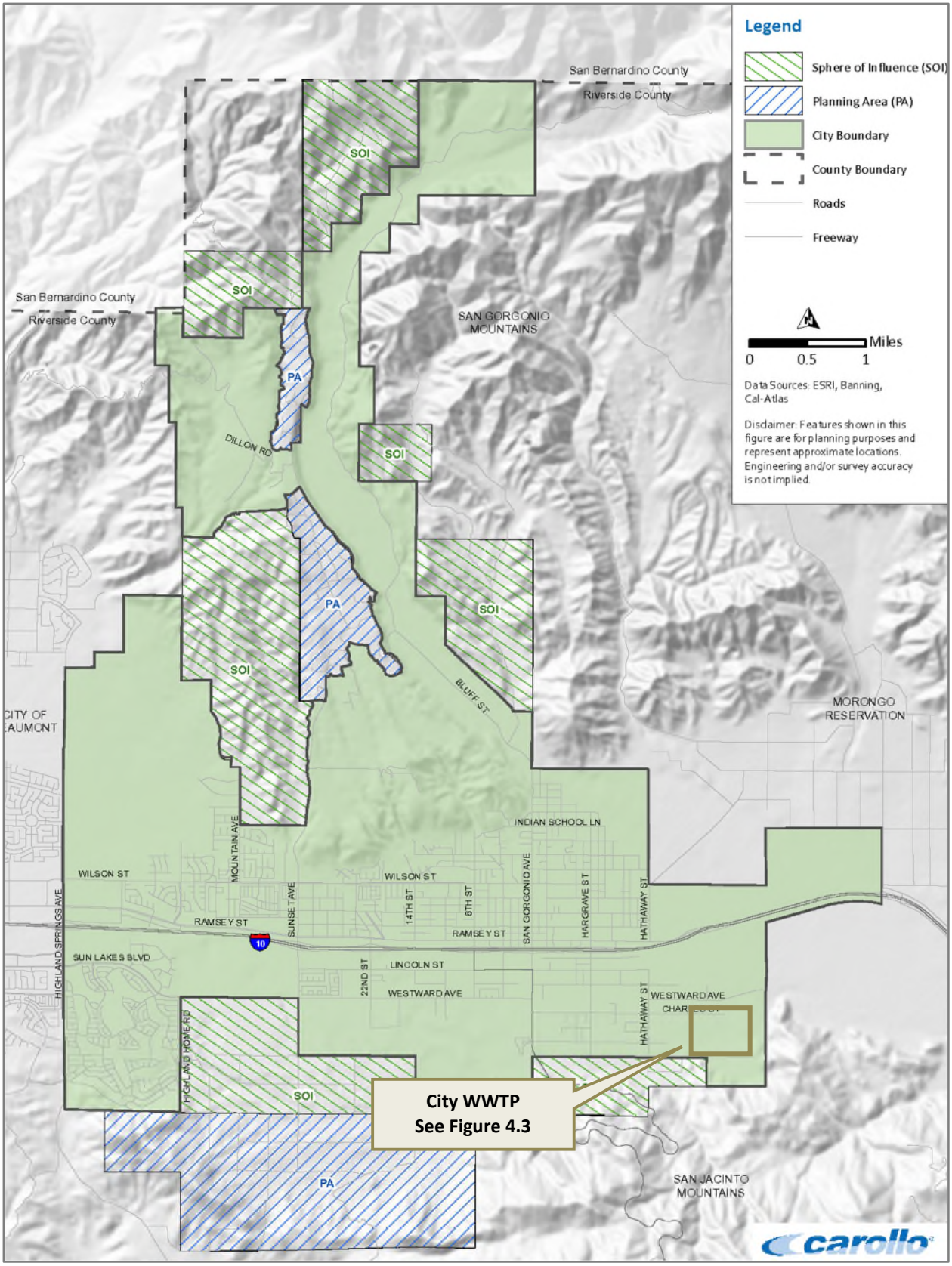


Figure 4.1: City of Banning Wastewater Service Area (with Additional Shaded Planning Areas)

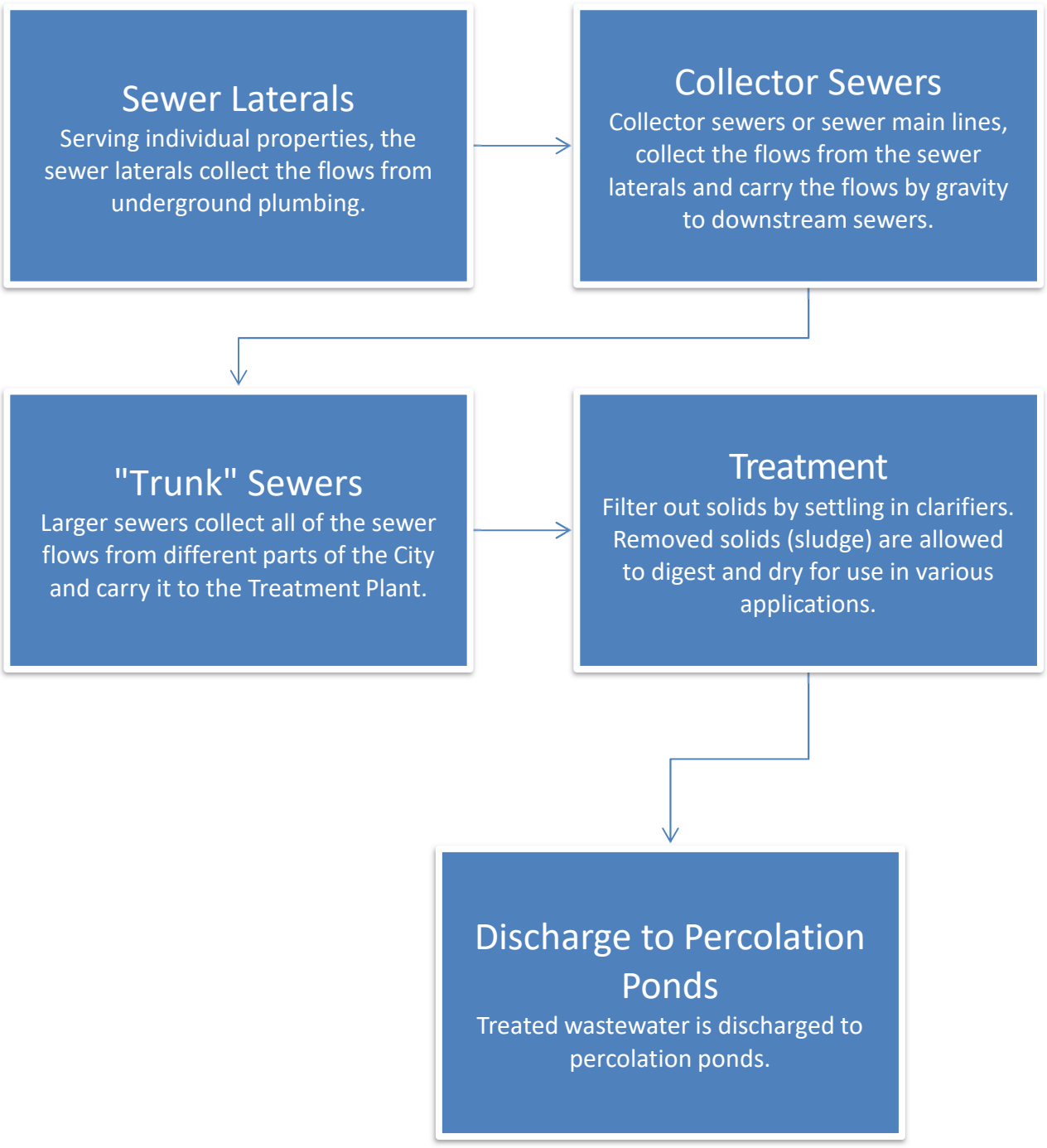


Figure 4.2: Schematic of City of Banning Existing Wastewater Collection and Treatment System

over this UWMP planning period (2045). The City anticipates that future wastewater flows can be estimated using the projected demands shown in **Section 6** multiplied by an increasing return rate from 25 percent (0.25) to 50 percent (0.50). **Table 4.2** below shows the projected wastewater flows:

Table 4.2
Projected Wastewater Flows Collected in City

Year	Flows (AF)	Flows (MG)
2025	2,852	929
2030	3,745	1,220
2035	4,700	1,532
2040	5,702	1,858
2045	6,734	2,194

The estimated 25 percent return rate was generated from the fact that the existing low-density residential customer base in the City uses much of the water for outdoor irrigation. Typical urban areas have return rates ranging from 75 percent to 90 percent. The projected 50 percent return rate by 2045 is higher than the City's current return rate, since newer developments described in **Section 2** should have higher return rates. As the City's population is expected to nearly double through these developments, the return rates from the newer developments should offset the return rates from the existing developments, resulting in an estimated aggregate return rate of 0.50 by 2045.

4.3 RECYCLED WATER

As mentioned in the previous section, the Banning WWTP is the only wastewater treatment facility for the City. The WWTP currently provides only secondary treatment, and the treated wastewater does not meet Title 22 Standards. Further, the City does not use any recycled water produced by any other neighboring agencies. Thus, no wastewater has been "recycled" (re-used) within the City's service area over the past five years, as **Table 4.3** indicates:

Table 4.3
Recycled Water Produced and/or Used in City

Year	Recycled Water Produced or Used (AF)
2020	0
2019	0
2018	0
2017	0
2016	0

The amounts indicated in **Table 4.3** above coincide with the projections in the City's 2015 UWMP. That is, the 2015 UWMP did not project any recycled water use through the year 2020.

4.3.1 Projected Recycled Water Use

According to the City's 2018 Integrated Master Plan, the City has plans to upgrade

the existing WWTP treatment to meet tertiary treatment standards and facilitate infrastructure to supply recycled water. The design of the upgraded WWTP will allow for expansion of the treatment capacity when it becomes necessary. This proposed expansion described in the 2018 Integrated Master Plan (IMP) is also in accordance with the City's 2006 Recycled Water Master Plan.

The proposed WWTP upgrade is projected to enhance secondary treatment and add tertiary treatment in the form of cloth filters in the near-term (2025) and construction of a recycled water distribution system. Facilities to be constructed would include recycled water pipelines to transport recycled water to the recycled water customers. Upon completion of the upgrades, approximately 2,700 AFY of recycled water would be available to recycled water customers. Assuming that the improvements would be completed by year 2025, projected recycled water use would be as shown in **Table 4.4**:

Table 4.4

Projected Recycled Water Production and/or Use

Year	Recycled Water Production/Use (AF)
2025	2,700
2030	2,700
2035	2,700
2040	2,700
2045	2,700

The projected quantities shown in **Table 4.4** above are based on a "Phase I" capacity expansion to the WWTP. The 2018 IMP projected up to 5,760 AFY of recycled water production capacity by 2040. However, the 2018 IMP identified only 2,530 AFY of recycled water demand (including the proposed housing developments). Thus, for conservative planning purposes, the projected recycled water production for this 2020 UWMP planning period (through the year 2045), is 2,700 AFY. The 2018 IMP describes the City's potential recycled water customers and service area in **Figure 4.4**.



Figure 4.3: City of Banning WWTP and Percolation Ponds

4.3.2 Potential Recycled Water Use

From an engineering standpoint, there are no physical barriers or constraints which would cause the construction of recycled water facilities to be unfeasible. The City is relatively flat within the vicinity of potential recycled water customers. The City currently serves one customer (Sun Lakes Golf Course) with non-potable water from Well M7 and Well M12. Typical annual demand for the Sun Lakes Golf Course is 850 AFY or 0.8 MGD. Since the Sun Lakes Golf Course is located on the westerly end of the City, once the City constructs recycled water pipelines to reach the Sun Lakes Golf Course, other potential customers would be within proximity to receive recycled water. Therefore, construction of recycled water facilities would prove feasible if the funding for recycled water improvements and pipeline infrastructure was covered, at least in-part, by developers, and an agreement was in place for the use of recycled water. The City would then be able to provide recycled water to its customers.

Since the Sun Lakes Golf Course provides the City with existing recycled water demand, other potential users can "tap in" to the proposed recycled water pipeline.

The City's previous 2006 Recycled Water Master Plan identified potential customers across the Interstate 10 Freeway. However, the 2018 IMP indicated that these potential customers were not feasible, due to the difficulty with crossing the 10 Freeway and the railroad tracks, and since there are other potential customers south of the 10 Freeway. The potential recycled water customers are listed in **Table 4.5** below:

Table 4.5
Potential Recycled Water Users

Customer	Recycled Water Demand (AF)
Existing Customers	
Sun Lakes Golf Course	850
Banning High School	175
Dysart Park	87
Lions Park	79
Projected Developments	
Atwell Development	864
Rancho San Gorgonio Development	217
Five Bridges Development	223
Neighborhood Park	35
Total	**2,530**

As noted by **Table 4.5** above, the exception to maintaining only recycled water users below the 10 Freeway would be the Atwell Development (previously known as Butterfield), since this is a relatively large development. In addition, it would be within about a 1-mile distance from the Sun Lakes Golf Course. Assuming the Sun Lakes Golf Course is provided recycled water

service prior to completion of the Atwell Development, the pipeline can be extended to feed the Atwell Development due to the proximity of the pipeline. A recycled water line to the Atwell development may be constructed in the future, but the City does not currently have plans to fund or construct such a project, as reflected in the 2018 Integrated Master Plan.

4.3.3 Recycled Water Alternatives

For the Atwell Development, the City had considered construction of a satellite wastewater treatment facility, but has since moved away from this idea. Instead, Atwell will send all of its sewer discharge to the City's WWTP. However, the City is exploring the option of using excess recycled water (whatever is not used for irrigation) to recharge the West Banning Basin. This would allow the City to make full use of its upgraded treatment capacity.

4.4 ENCOURAGING AND OPTIMIZING RECYCLED WATER USE

Currently, there are no methods in place to encourage the use of recycled water, since recycled water infrastructure has not yet been constructed as of this UWMP. Once the City has the capacity to provide recycle water, then they would consider incentives to encourage and optimize recycled water use. This may include:

- Outreach to general public
- Outreach to potential recycled water customers
- Monitoring, enforcement and training for recycled water use
- Temporary financial incentives, such as free service for the first month

The exact methods will be developed as the City's recycled water system expands. If the City applies for outside funding to construct recycled water infrastructure, the City will need to also secure funding specifically for the purpose of actively promoting recycled water use.

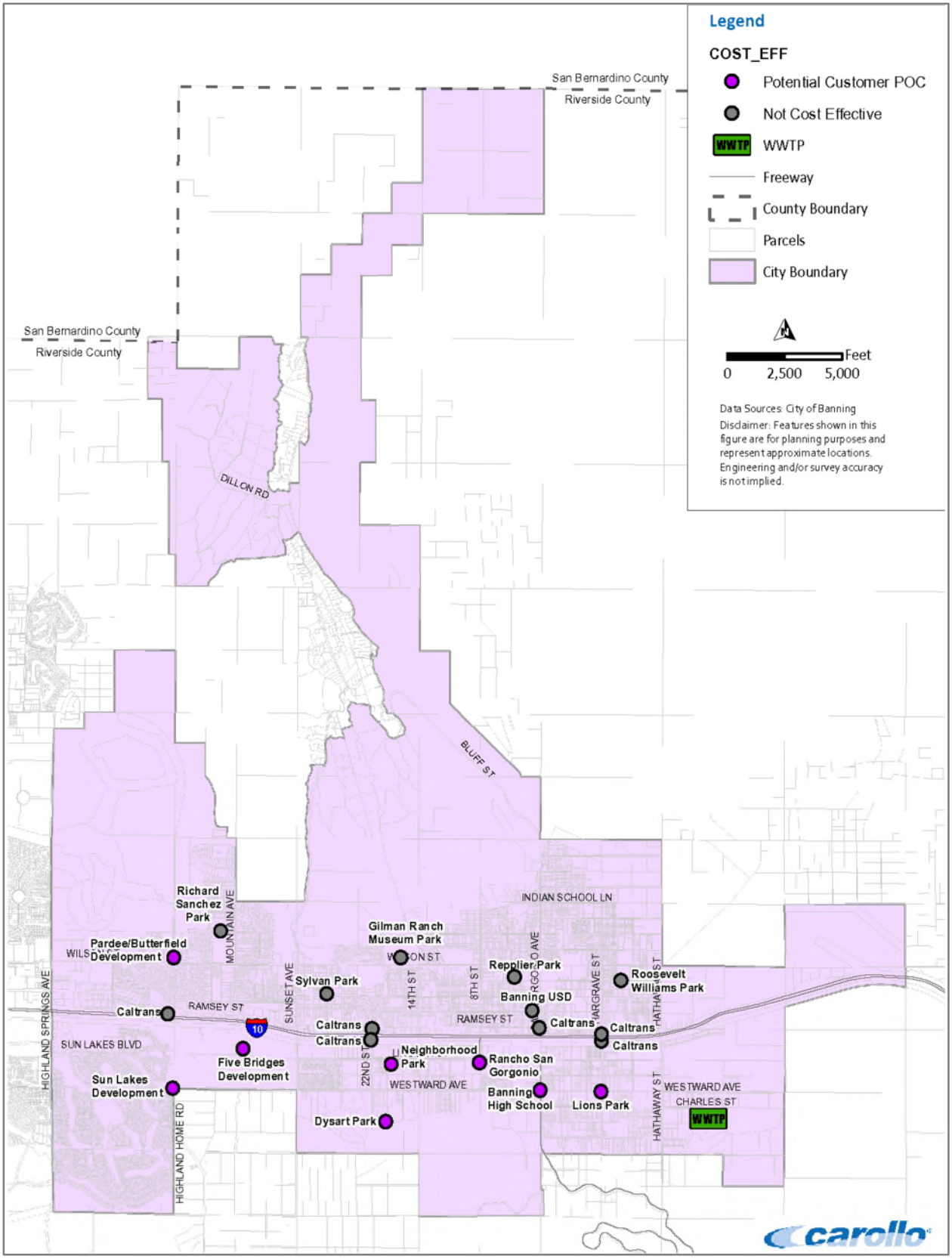


Figure 4.4: City of Banning Potential Recycled Water Customers

Section 5
Water Quality

The City of Banning tests all groundwater pumped from its twenty wells to ensure high quality water for the City's customers.



Section 5

WATER QUALITY



The Banning Whitewater Flume (pictured) collects surface water for groundwater recharge for the Banning Canyon storage unit.

5.1 OVERVIEW

The quality of a natural body of water varies over time. During periods of intense rainfall or snowmelt, tributaries for surface water can change, resulting in new constituents or diluting existing constituents in the receiving waters. Conversely, during times of drought, contaminants may increase in concentration without additional flows available to dilute the concentration contaminants. As groundwater levels rise and fall, groundwater will pass through different layers of rock and sediment and will absorb different constituents from those strata. Likewise, groundwater wells that have not been utilized over long periods of time can see water quality issues resulting from stagnant water. In summary, the quality of water changes over the course of a time and location, and these variables must be recognized by water agencies. For these reasons, City of Banning monitors its wells for water quality as required by State and Federal regulations.

This Section provides a general description of the City's water sources, water quality monitoring and reporting, and water treatment. Groundwater, local surface water, and imported (recharge) water are discussed in this Section. A discussion of potential water quality impacts on the reliability of supplies is also provided.

5.2 WATER QUALITY STANDARDS

5.2.1 Federal Regulations

In 1974, Congress passed the Safe Drinking Water Act (SDWA) to protect public health by regulating the nation's municipal drinking water supply. As part of the SDWA, powers were given to the Federal Environmental Protection Agency (EPA) to regulate drinking water. The 1996 amendment to the SDWA required monitoring of new types of contaminants. Since the 1996 amendment to the SDWA, the EPA has identified over 90 contaminants in its National Primary Drinking Water Regulations (NPDWR) or ("primary standards"). The main categories that the EPA identified include biological microorganisms, disinfectants, disinfection byproducts, inorganic chemicals, organic chemicals, and radionuclides. As required by the SDWA, water agencies must provide an annual Water Quality Report to its customers.

As part of Federal EPA standards, water agencies are required to prepare annual water quality reports.

5.2.2 State Regulations

Water quality regulations have changed since the SDWA was enacted in 1974. Several state, regional and county agencies have jurisdiction and responsibility for monitoring water quality. The actual regulations governing water quality have also changed over the years. This is the result of the discovery of new contaminants, changes in the understanding of the health effects of previously known as well as new contaminants, development of new analytical technology, and the introduction of new treatment technology. All water purveyors are subject to the drinking water standards set by the Federal EPA and the State Water Resources Control Board (SWRCB). The California Department of Public Health (CDPH) previously oversaw the State's drinking water program and the environmental lab accreditation program. As of July 2014, those programs were transferred to the SWRCB. Under the SWRCB, the Division of Drinking Water (DDW) regulates public drinking water systems, including setting maximum contaminant levels (MCLs) and regulating the operation of water systems. In addition to the SWRCB, several regional and county agencies have jurisdiction and responsibility for monitoring water quality, and contaminant sites.

In 2014, the State's drinking water program was transferred from the Health Department to the State Water Resources Control Board.

5.2.3 State Drinking Water Standards

The State of California has established two (2) main types of drinking water standards:

1. Maximum Contaminant Level (MCL)
2. Public Health Goal (PHG)

MCLs are the drinking water standards to be met by public water systems. The levels set by the State consider a contaminant's health risk, detectability, treatability, and costs of treatment. MCLs are further broken down into two (2) types:

1. Primary MCL – Health Related
2. Secondary MCL – Taste & Odor

Secondary MCLs are not federally enforceable according to the most recent SDWA amendments. However, they are regulated by the State of California. DDW publishes a list of Secondary MCLs, which include Copper, Iron, and Zinc.

PHGs are established by the Office of Environmental Health Hazard Assessment (OEHHA). They are concentrations of drinking water contaminants that pose no significant health risk if consumed for a lifetime, provided risk levels are not exceeded. Public water systems sometimes use PHGs to provide information about drinking water contaminants in their annual water quality reports. PHGs are not regulatory standards. However, state law requires the California State Water Resources Control Board (SWRCB) to set drinking water standards for chemical contaminants as close to the corresponding PHG as is economically and technologically feasible.

5.2.4 City Standards

The main sources of the City's water supply, as mentioned in Section 3, are groundwater pumped from one of five (5) subbasins of the Coachella Valley Groundwater Basin, and surface water (for groundwater recharge) from the State Water Project (SWP) through the San Gorgonio Pass Water Agency. The City provides on-site "wellhead" treatment and tests samples of water in its wells on a regular basis.

To ensure the quality of its water, the City monitors for a number of threats to drinking water, including: microbial contaminants, inorganic contaminants, pesticides & herbicides, organic chemical contaminants, and other contaminants. The City's Annual Water Quality Report (also known as "Consumer Confidence Report") filed with the DDW identifies regulated substances (Primary MCLs), secondary substances (Secondary MCLs), and unregulated substances (PHGs). The City identifies all detected constituents and the concentrations of contaminants when preparing the report.

5.3 QUALITY OF WATER SOURCES

5.3.1 Groundwater

Groundwater underlying the City's water service area has historically been of high quality. According to DWR's Groundwater Bulletin 118 (California's Groundwater), water quality in the Coachella Valley basin is characterized as predominantly calcium-sodium bicarbonate type (DWR 1987). Total dissolved solids (TDS) content for selected samples from municipal wells ranged from 100 to 200 mg/L. In the City's most recent Annual Water Quality Report (2019), the average level of TDS detected in the City's drinking water 209 mg/L. The secondary maximum contaminant level (MCL) range for TDS concentrations in drinking water is 500-1,000 mg/L.

As of the 2015 UWMP, California had previously established a maximum contaminant level (MCL) of 10 parts per billion (ppb) for hexavalent chromium (Cr6), which took effect on July 1, 2014. This concentration can be described as one drop in an Olympic-size swimming pool. Prior to this, Cr6 was regulated under California's total chromium MCL of 50-ppb. The Federal Standard is currently set at 100-ppb. Based on monitoring results, the City had detected Cr6 at concentrations exceeding the new MCL in water produced by seven (7) of its twenty-one (21) operational groundwater production wells (Wells C2, C3, C4, C6, M10, M11, and M12). Average concentrations over a three-year period from these wells ranged from 9.8-pbb to 21.2-ppb. In May 2017, a California Superior Court judge ruled that the State Water Resources Control Board (SWRCB) must withdraw the 10-ppb Chromium-6 standard and that it must be reevaluated based on economic feasibility. In August 2017, the SWRCB voted to remove the 10-ppb standard and revert back to the previous 50 ppb standard. As a result, the City is now in compliance with Federal and State drinking water standards related to hexavalent chromium. Besides an occasional detection of constituents above the Secondary MCLs or PHGs, City of Banning's drinking water is of high quality.

In 2017, the SWRCB reversed the requirements for hexavalent chromium back to 50 ppb.

The SWRCB is currently evaluating treatment technologies and cost estimates for Chromium-6 removal. Publication of a Notice of Proposed Rulemaking is projected for late spring or early summer 2021.

5.3.2 Imported Water

SWP water imported from SGPWA originates from the Bay Delta and some additional downstream California regions. The SWP contains specific contaminants

which are characteristic of those areas. Although SWP water meets or exceeds applicable standards, there is concern that some constituents are approaching threshold levels. A few of the main concerns over recent years have been total organic carbon (TOC) and bromide, nutrients, and arsenic. These constituents have not been detected at high levels by the City, but they are constituents to be monitored by the City. This will help the City prepare for future intakes from SGPWA should SWP water quality begin to influence the City's groundwater to a greater degree.

5.4 IMPACTS OF WATER QUALITY

The quality of water dictates the management strategies a water supplier will implement, including, but not limited to, the selection of water sources, treatment alternatives, blending options, and modifications to existing treatment facilities. A direct result of the degradation of a water source, including groundwater, is the need to install wellhead treatment before consumption. That is, the poorer the quality of the source water, the greater the need (and cost) for treatment. This can also decrease water supply reliability.

5.4.1 Impacts of Abandoned Wells

The presence of abandoned groundwater wells represents a potential hazard to the quality of groundwater aquifers. Abandoned and improperly destroyed wells can act as conduits for contaminants to reach drinking water supplies. It is vital for the long-term protection of the basin that abandoned wells be located and destroyed. While it is the landowner's responsibility to destroy an abandoned well, local water agencies should be proactive about making sure that abandoned wells are in fact destroyed. The destruction of abandoned groundwater wells should be performed in accordance with state standards. California Water Code Section 13750.5 requires that those responsible for the destruction of water wells possess a C-57 Water Well Contractor's License. Whenever a water well is destroyed, a report of completion must be filed with the California DWR within 60 days of the completion of the work. DDW and Riverside County (County) are responsible for permitting and inspecting construction and destruction of wells.

Abandoned private wells can pose a water quality concern if left unaddressed.

The City's policy for all functional and abandoned wells is to establish a "well site control zone", the area immediately surrounding the well alternatively referred to as the "wellhead". The purpose of this zone is to provide protection from vandalism, tampering, or other threats at

the well site. The size of this zone can be determined by using a simple radius, or an equivalent area. The well site control zone should be managed to reduce the possibility of surface flows reaching the wellhead and traveling down the unprotected casing. SWRCB-DDW regulations recommend a minimum radius of 50 feet for well site control zones for all public water systems in the state. The requirement applies to abandoned wells as well as functional activities that could potentially lead to "source water contamination" according to EPA regulations. (IWRP, 2007).

5.4.2 Groundwater Contamination Response

Currently, the City has a Water Shortage Contingency Plan (WSCP), Hazard Mitigation Plan (HMP), and an Emergency Operations Plan (EOP) in place to deal with the effects of potential groundwater contamination that reduces supplies. This information is provided in **Section 8**.

5.4.3 DDW Sanitary Surveys

A Watershed Sanitary Survey is a document that examines the potential sources of contaminants in a watershed and includes recommendations for managing these effects. Per DDW guidelines, the Watershed Sanitary Surveys are supposed to be updated every five years. In the City's case, the City does not use any surface water directly, so the City does not prepare Watershed Sanitary Surveys. However, the City is still subject to periodic inspections by DDW staff every three years. The Sanitary Survey Inspection conducted by DDW includes evaluation of the following:

1. Water Sources
2. Treatment
3. Distribution System
4. Finished Water Storage
5. Pumping Facilities
6. Monitoring & Reporting
7. System Management/Operation
8. Operator Compliance

The City's previous Sanitary Survey Inspection occurred in February, 2021.

5.4.4 Impacts on Management & Reliability

As a result of the City's water quality policies, the City has not experienced any water quality issues that would affect water supplies. Groundwater in the basin has been of high quality. The City's *2019 Annual Water Quality Report* is provided in the Appendix of this UWMP. The City does not anticipate any significant impacts to water supply reliability due to water quality issues, with the only possible exception being an updated MCL on Chromium-6.

Section 6
Water Use

The residential sector accounts for about two-thirds of total water use in the City. Landscape accounts have the highest rate of usage per connection.



Section 6

WATER USE



Water use within the City's service area includes residential indoor use, commercial use, and landscape irrigation use.

6.1 OVERVIEW

As a developing City, water consumption is subject to significant change from year to year. Further, water use within the City's service area is also variable over the course of a given month or climate conditions. This section explores the water usage trends within the City and quantifies total water usage per customer type. In addition, the provisions of Senate Bill x7-7 (Water Conservation Act) are explored in detail.

6.2 RECENT WATER USE CHANGES

As a result of the Coronavirus Disease 2019 (COVID-19) Pandemic, Commercial and Institutional water use has declined. On March 19, 2020, an Executive Order and Public Health Order directed all Californians to stay home, except to go to an essential job or to shop for essential needs. It was then modified on May 4, 2020. The Regional Stay Home Order, announced December 3, 2020, triggered additional restrictions after a region was announced to have less than 15% ICU availability. It prohibited private gatherings of any size, closed sector operations except for critical infrastructure and retail, and required 100% masking (with certain exceptions as indicated in guidance for use of face coverings) and physical distancing. The Regional Stay Home Order was lifted January 25, 2021. During his 2021 State of the State Address Governor Gavin Newsom

reported that California has administered nearly eleven (11) million doses of the vaccine, and that the State was well on its way to seeing an end to this pandemic.

The State Water Resources Control Board – Division of Drinking Water (DDW) has stated that the public water systems (PWS) operations are designated as essential functions and staff and suppliers are not restricted by any current orders. This has allowed for water system operators and maintenance workers to successfully keep the PWS providing safe and clean drinking water to their customers.

The full extent of impacts of the coronavirus pandemic on the water sector are still emerging, but one area that has come to the forefront is the effect on municipal water demand. Available data indicate that residential water demand has increased while non-residential demand has decreased. In San Francisco, California, residential demand increased by ten (10) percent, while non-residential demand declined by 32 percent. Residential communities have experienced either modest increases or the smallest decreases. Utilities where total water use has declined during the coronavirus pandemic will see a drop in revenue. Moreover, as businesses reopen and implement hygiene and disinfection practices and as temperatures rise, water use may rise dramatically. Such rapid and dramatic changes in water use can exacerbate existing and reveal new system weaknesses.

The Covid-19 Pandemic has impacted water use in the residential and commercial sectors.

6.3 CURRENT CITY WATER NEEDS

Prior to incorporation, the City of Banning served as a stagecoach and railroad stop between the Arizona territories and Los Angeles. In 1913 when the City was incorporated, the City's population was under 10,000 persons. In recent decades, City has grown at an average of about 400 persons per year.

Since 2015, the City's population has increased by about 120 persons annually. However, as noted in **Section 2**, there are several new developments that will bring the population growth to an average of 1,411 persons per year for the next 25 years (to 2045). By 2045, the City will be approaching ultimate "built-out" conditions with remaining expected future water demands primarily attributable to possible land use changes in residential densities and in-fill land development projects. As a result of the City's local groundwater sources and imported recharge capacity from SGPWA, the City is in a position of

providing a reliable source of quality water for the built-out conditions.

The City's water use over the past 10 years has been consistent and recent total water consumption reported for calendar year 2020 is slightly less than total water consumption reported for 2010. Since the City is zoned mainly for residential use and most of the residential water consumption in the City is used for non-personal purposes (i.e., irrigation, car washing, etc.), the City has a significant number of residential lots which require consistent irrigation to maintain landscapes. Of the water used for personal purposes, most of the water consumed is attributable to toilet flushing and clothes washing.

In the commercial and institutional sector, water needs vary as customers range from restaurants to offices and from retail stores to schools. Office buildings and retail stores require significantly less water than restaurants and schools and are not usually the key focus of water conservation efforts.

To maintain civic pride and a sense of community, City parks (**Figure 6.1**) and other City right of ways (medians, etc.) require consistent irrigation. To prevent water waste the City follows an irrigation schedule that limits the length of irrigation to avoid overspray runoff and also evapotranspiration from daytime watering.



Figure 6.1: Banning Park

Overall water use characteristics within the City's water service area reflect slightly higher than average regional water use characteristics within Southern California. As a result of the City's water needs, the City has passed a conservation ordinance similar to other agencies which limits or restricts non-personal water use during periods of drought. This will help conserve water use for the more important health and safety needs of its customers. The City's Conservation Ordinance is discussed in greater detail in **Section 8.**

6.4 CLIMATE IMPACTS ON WATER USE

California faces changes in water use habits due to a variety of issues including population growth, regulatory restrictions and climate change (including the recent severe drought of 2011-2016). More specifically, weather unpredictability (more extreme drought and flood events) poses additional challenges to water agencies, not only due to impacts on water supplies but also due to impacts on water demands.

During and since the preparation of the 2015 UWMP, there have been local and statewide influences on water use in the City. In January of 2014, former Governor Brown declared a state of emergency and directed state officials to take all necessary actions to prepare for water shortages. As the drought prolonged into 2015, former Governor Brown gave an executive order in April 2015, as shown in **Figure 6.2**, which mandated a statewide 25% reduction in water use, with each agency assigned specific target reductions.



Figure 6.2: Executive Order B-29-15 (2015)

Changes in water usage habits have a special concern for the State due to the inter-dependence of many agencies for the transfer and use of water. For instance, some agencies are unable to produce water locally and thus entirely dependent on imported water sources, while others are able to produce all water locally (i.e. groundwater). Further, some agencies are able to reduce demands with minimal economic impacts (only water sales revenues), while other agencies will suffer economically (i.e. agricultural & industrial users) if required by State or local agencies to reduce water consumption. Thus, the State will likely face challenges in the near future to find the correct balance of water supply allocations to meet demands under various weather conditions. For SWP water rights holders, this is an all-too critical issue.

6.4.1 California Water Plan Update 2018

DWR's California Water Plan Update 2018 focuses on sustaining water resources and mitigating harm to the environment. This update presents a vision where all Californians benefit from such desirable conditions as reduced flood risk, more reliable water supplies, reduced groundwater depletion, and greater habitat and species resiliency-all for a more sustainable future. Some challenges to sustainability include communities located in floodplains, inadequate access to sanitation, ecosystem decline, groundwater overdraft, wildfires, and the exacerbating of these challenges by climate change.

6.5 WATER USE

Due to increases in water use efficiency and the lingering effects of the mandatory declaration period, overall water use within the City's service area in recent years has decreased mildly. Annual water consumption from 2016 to 2020 listed in

the **Table 6.1** below ranged from a high of 8,325 AF in 2020 to a low of 6,712 AF in 2016, with an average of 7,648 AF. Water consumption since 2015 has been consistent, with a moderate spike in 2020.

Table 6.1
City Recent Water Use

Year	Total Consumption (AF)	Per Capita (GPCD)
2020	8,369	240
2019	7,297	209
2018	7,927	228
2017	7,381	213
2016	6,997	203
Average (last 5 years):		**219**
Average (last 10 years):		**234**
2020 Water Use Target:		**252**

As indicated by **Table 6.1** above, the City has already reached their 2020 water use reduction target. Furthermore, the table above indicates that the City's water use in recent years has been low due to water conservation.

6.6 WATER USE BY SECTOR

6.6.1 Service Connections/Accounts

The City maintains records of water consumption and bills its customers on a monthly basis for its water service. The City maintains approximately 10,754 service accounts with a mixture of residential, commercial, institutional, and industrial customers. The City includes both single-family and multi-family accounts under a residential sector; however, for billing purposes, the City does separate water use by single-family and multi-family. As of 2020, the current breakdown of accounts is shown in **Table 6.2**:

Table 6.2
Number of Service Connections (2020)

Sector	Service Accounts
Residential	9,845
Commercial	811
Industrial	54
Institutional/Governmental	35
Landscape Irrigation	9
Other	0
Total Connections:	**10,754**

About 92 percent of the total service connections are residential (single or multi-family), since the City consists primarily of residential properties. Commercial and institutional accounts comprise about 6 percent of the total accounts. Landscape and "other" accounts comprise less than 1 percent of the City's metered connections.

The total number of accounts does not necessarily represent the total number of actual service connections tapped into the



Figure 6.3: Sun Lakes Country Club

City's distribution mains. The total number of accounts varies on a monthly basis based on occupancy of a dwelling unit or commercial property.

In addition to the customer types listed in **Table 6.2**, the City also provides water to two (2) agencies, including the High Valleys Water District and the Sun Lakes Country Club (shown in **Figure 6.3**). The total combined water use of these two agencies has been about 900 AF/year. However, the City does not account for these two agencies in their demand data since water is considered to be a inter-agency transfer. Also, the water used by Sun Lakes Country Club is considered non-potable and therefore not counted in this section of the UWMP.

6.6.2 Recent Water Use by Sector

The City records water use per service connection only and bills customers based on a single water rate structure. Water sales data is compiled by City water staff and recorded on the DWR Form No. 38 (Public Water System Statistics) and submitted to DWR annually. The total water consumption by customer type since 2015 is shown on **Table 6.3** below. As noted by the table, Single-Family Residential

Table 6.3
Recent Water Use by Sector (AF)

Sector	2016	2017	2018	2019	2020
Single Family Residential	3,370	3,728	3,775	3,438	3,966
Multi-Family Residential	69	76	77	70	81
Commercial	1,686	1,792	1,944	2,021	1,992
Industrial	94	102	101	95	172
Institutional/Governmental	58	64	58	28	23
Landscape Irrigation (Potable)	539	579	562	505	559
Landscape Irrigation (Non-Potable)	285	306	297	267	301
Other	0	0	0	0	0
Total Water Sales:	**6,100**	**6,648**	**6,816**	**6,425**	**7,094**
Unaccounted for Water	897	733	1,111	872	1,275
Total Water Consumption (Total Supply into System):	**6,997**	**7,381**	**7,927**	**7,297**	**8,369**

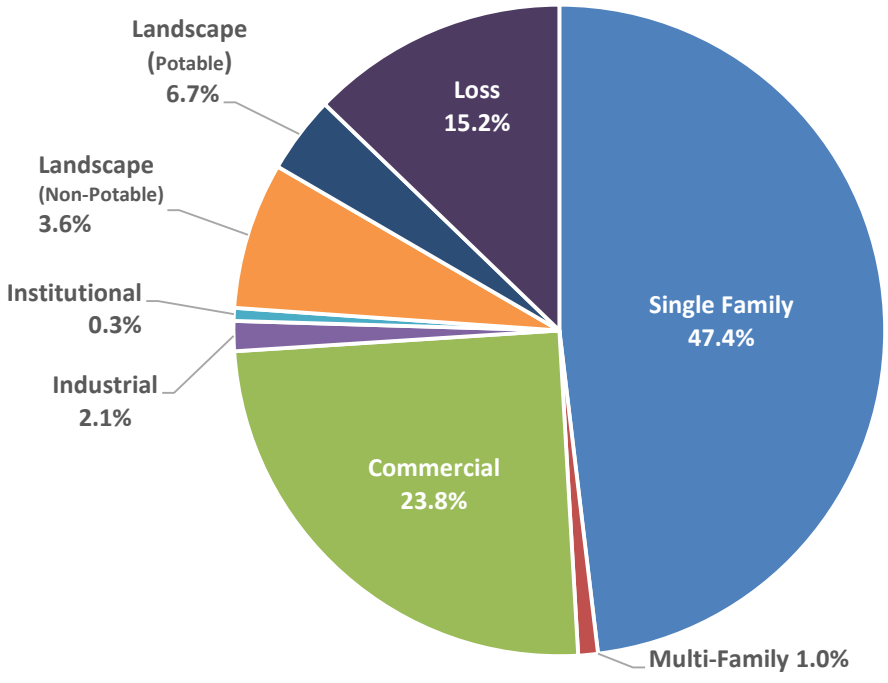


Figure 6.4: Current Water Demand by Sector (2020)

accounts are the highest consuming sector in the City since most of the City is zoned for single-family accounts (with higher densities for multi-family accounts). **Figure 6.4** also shows the Current Water Demand by Sector (2020). As indicated by **Table 6.3**, the City's unaccounted for water ranged from 733 to 1,275 AF, which on average is about 13 percent of the total water supply into the City's distribution system. Unaccounted for water consists of routine flushing, unmetered use, and water losses. Although water losses have cost impacts on water agencies, they cannot be prevented entirely. Instead, effort is given to controlling the quantity of water losses (to a cost-effective extent) in order to reduce the cost impact of water losses on water operations. For this reason, the City has prepared water loss audits using AWWA software. The water audits for 2016 to 2019 are provided in the Appendix of this UWMP. The 2019 Audit shows that the City's Leakage Index (the ratio of real loss to unavoidable loss) was 1.16, which is an excellent score for water agencies.

6.7 WATER CONSERVATION ACT

6.7.1 Act Background (SBx7-7)

Due to reductions of water in the San Joaquin Delta, the Legislature drafted the Water Conservation Act of 2009 (SBx7-7) to protect statewide water sources. The legislation called for a 20 percent reduction in water use in California by the year 2020. The legislation amended the water code to call for 2020 and 2015 water use targets in the 2010 UWMPs, updates or revisions to these targets in the 2015 UWMPs and allows the Department of Water Resources (DWR) to enforce compliance to the new water use standards. Beginning in 2016, failure to comply with interim and final targets will make the City ineligible for grants and loans from the State needed to attain water self-sufficiency by 2020.

In addition to an overall statewide 20 percent water use reduction, the objective of SBx7-7 is to reduce water use within each hydrologic region in accordance with the agricultural and urban water needs of each region. Currently, the Department of Water Resources (DWR) recognizes ten (10) separate hydrologic regions in California as shown in **Figure 6.5**. Each hydrologic region has been established for planning purposes and corresponds to the State's major drainage areas. The City of Banning is in the Colorado River Hydrologic Region (HR), which includes most of Riverside County, San Bernardino County. The Colorado River HR is shown in **Figure 6.6.**

Per capita water use, measured in gallons per capita per day (GPCD), in the Colorado River HR varies between different water agencies depending on the geographic and



Figure 6.5: California's 2020 Water Conservation Goals



Figure 6.6: Colorado River Hydrologic Region

economic conditions of the agency's service area. The Colorado River HR has an overall baseline per capita water use of 346 GPCD and DWR has established a regional target of 211 GPCD for the region as a compliance target to satisfy SBx7-7 legislation.

The *Methodologies* guidebook made provisions that allowed a water supplier to meet the target requirements by achieving one of four (4) different targets, provided that the water supplier's baseline water use was low enough relative to the region within which it supplies water. For most agencies, the two most common options are 1) 20% reduction or 2) 5% reduction from the Hydrologic Region.

Exempt Agencies

If an agency has a baseline per capita water use of 100 GPCD or less, that agency will not have to adhere to any reduction targets as that agency is already considered water efficient. In such a case, that agency must document in subsequent UWMPs that its water usage is still under 100 GPCD.

6.7.2 SBx7-7 Baseline & Target

The basic procedure for determining the applicable water reduction target is illustrated by **Figures 6.7 and 6.8** on the following page. The City previously established water use targets for 2015 and 2020. DWR provided guidelines for determining these targets in its *Methodologies* guidebook for the 2010 and 2015 UWMPs. In the 2010 and 2015 UWMPs, the City's baseline water use and targets were determined based on the procedures shown in **Figures 6.7 and 6.8**.

If an agency's 10-year baseline is slightly higher than the Hydrologic Region's target, that agency still must achieve a five percent reduction from its 5-year baseline. If an agency has a per capita water use of 100 GPCD or less, that agency will not have to adhere to any reduction targets as that agency is already considered water efficient.

Since the City does not use recycled water, a 10-year instead of a 15-year rolling average baseline was previously calculated. The City's baseline water use is 315 GPCD, which was obtained from the 10-year period January 1, 2001 to December 31, 2010.

Table 6.4 shows historic (2001 to 2010) water use and provides the base period water use per year used to calculate the baseline water use for the City. The data was used to calculate the 10-year and 5-year baselines. Moreover, regardless of the compliance method adopted by the City, it will need to meet the minimum water use target of 5 percent reduction from a 5-year baseline as calculated.

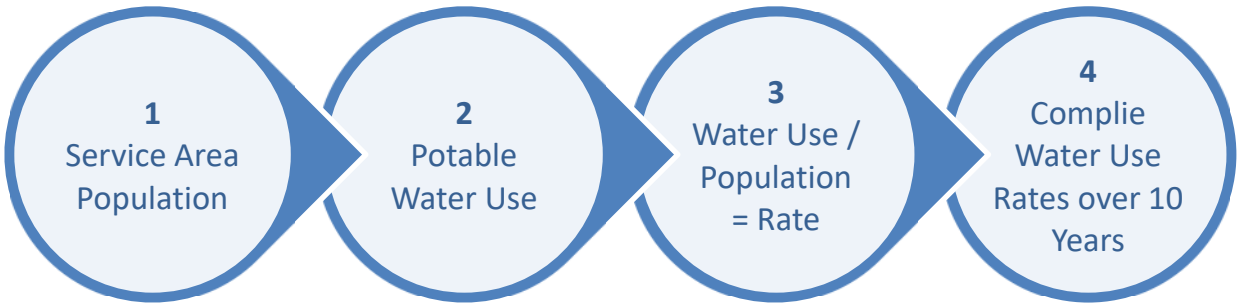


Figure 6.7: Procedure for Determining Baseline Per Capita Water Use

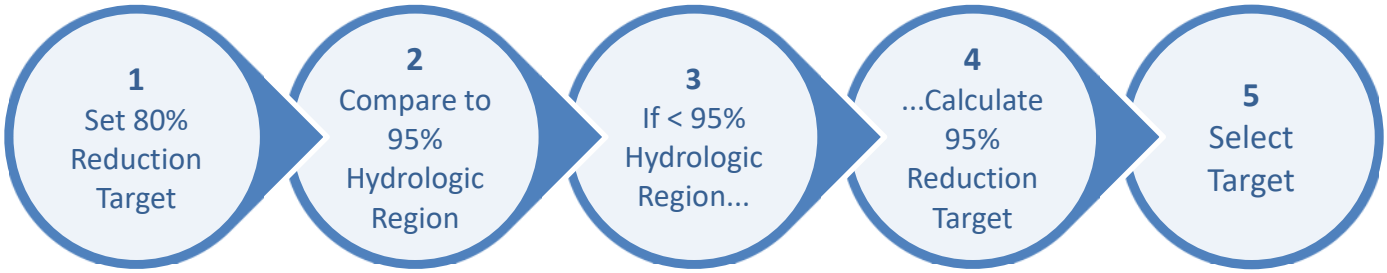


Figure 6.8: Procedure for Determining Target Per Capita Water Use

Table 6.4
City of Banning Water Use (GPCPD)

Year	Total Water Use (AF)	Population	Per Capita (GPCD)
2010	8,485	29,603	256
2009	9,259	28,751	287
2008	9,606	28,551	300
2007	10,245	28,193	324
2006	10,245	28,234	324
2005	9,427	28,250	298
2004	10,424	28,055	332
2003	10,043	27,608	324
2002	9,808	25,662	341
2001	10,032	24,639	363
10-yr. Baseline (2001-2010) (SB7: 10608.20)			**315**
5-yr. Baseline (2006-2010) (SB7: 10608.22)			**298**
Colorado River HR:			**346**

As shown in **Table 6.4** above, the City's 10-yr and 5-yr baselines were determined to be 315 GPCD and 298 GPCD, respectively.

The City's baseline water use was then compared to the regional compliance target to determine the applicable reduction amounts per the SBx7-7 additions to the water code. The legal stipulations applicable to the City and the required target to be enforced by DWR are shown in **Table 6.5**:

Table 6.5
City of Banning
SBx7-7 2020 Water Use Targets (GPCD)

Min. Reduction Requirement (10608.22)	20% Target (10608.20) (b)(1)	5% Reduction from Regional Target (10608.20) (b)(3)
283	**252**	**200**
2020 Per Capita Target:		**252**
Interim (2015) Target:		**284**

The selected SBx7-7 target is 252 GPCD (20% from its 10-year baseline) because this amount is greater than 200 GPCD (5% reduction from the Colorado River HR's target). Since the City's minimum reduction requirement of 283 GPCD is greater than the regional target of 211 GPCD, the City must select **Method 1** (252 GPCD) as its 2020 water use target. Therefore, the City's compliance target for 2020 per capita water consumption was **252 GPCD** in accordance with Section 10608.22 of the Code.

6.7.3 SBx7-7 Target Compliance

Although the requirements of SBx7-7 seemed stringent, it is noteworthy to mention that the City has seen an increase in water efficiency since the baseline years of 2001 to 2010. This is due in part to State legislation, stricter conservation measures, saturation of water-saving plumbing

fixtures, and overall water conservation awareness. As indicated by **Table 6.1**, the City's consumption rate for 2020 is **240 GPCD**. Thus, the City has achieved its final 2020 target. The City can maintain its consumption rates below the SBx7-7 target by continuing to focus on water conservation.

6.8 PROJECTED WATER DEMAND

Future water use projections must consider significant factors on water demand, such as development and/or redevelopment, and climate patterns, among other less significant factors that affect water demand. Although redevelopment is expected to be an ongoing process, it is not expected to significantly impact water use since the City will experience significant development over the next 25 years. Climate conditions will continue to be a major influence on demand as drought conditions will increase demand at a time when these supplies are limited.

6.8.1 Passive Savings

The City should experience modest increases in its water consumption in spite of significant population increases through 2045. This is due to "passive savings". That is, over time homes will be equipped with water-saving fixtures and landscapes. Also, over time, residents will become more aware of water conservation and City-specific policies such as limitations on landscape irrigation and car washing. This "passive savings" will help offset new water demands stemming from anticipated population growth in the City.

For the sake of future water demand projections in this UWMP, this "passive savings" is taken into consideration by analyzing the declines in water consumption rates. Beginning with a consumption rate of **234 GPCD** (average of the past 10 years), the rate of decline in GPCD is projected to be 1% annually. It is practical to assume that water use efficiency will continue to increase through water code changes over the next couple of decades.

6.8.2 Low-Income Water Demands

Senate Bill 1087 and Water Code Section 10631.1 require that water use projections of a UWMP include the projected water use for single-family and multi-family residential housing for lower income households as identified in the housing element of any city, county, or city and county in the service area of the supplier. The City has a civic and legal responsibility to provide for the water-related health and safety of the community. One of the City's objectives is to provide its customers with an adequate and reliable supply of high-quality water to meet present and future needs in an environmentally and economically

responsible manner. Water use priority does not differ based on income level, but is classified by the type of use.

The residential sector projections include projected low-income housing in accordance with the City's Housing Element (http://banning.ca.us/428/Housing-Element). Page 14 of the Housing Element is projecting a total of 1,163 additional low-income housing units to meet the City's Housing Needs Assessment. With an estimated 2.5 persons per unit (or about 0.6 AFY per unit), the City will need an additional 717 AF of water per year to supply water to these projected lower income housing units. These low-income water demands are included in future projections for single family and multi-family homes listed in **Table 6.6** below.

6.8.3 Projected Water Use by Sector

For planning purposes, the City's projected water use for 2025-2045 is broken down by sector in **Table 6.6**. The estimates per sector are based on the ratios of the sectors shown in **Table 6.3** and **Figure 6.4**. **Figure 6.9** on the following page also shows the Projected Water Demand by Sector (in 2045).

Table 6.6
Projected Water Demand by Sector

Sector	2025	2030	2035	2040	2045
Water Service Area Population	38,180	45,235	52,290	59,345	66,400
Consumption Rate (GPCD) *Including 1.0% Annual Passive Savings*	222	211	201	191	181
Demands					
Single Family Residential	4,505	5,071	5,569	6,004	6,382
Multi-Family Residential	92	103	114	123	130
Commercial	2,263	2,548	2,798	3,016	3,206
Industrial	195	220	241	260	276
Institutional/Governmental	26	29	32	35	37
Landscape Irrigation (Potable)*	635	715	785	846	900
Landscape Irrigation ((Non-Potable)	342	385	423	456	484
Total Water Sales:	**8,059**	**9,070**	**9,961**	**10,739**	**11,415**
Unaccounted for Water	1,448	1,630	1,790	1,930	2,052
Total Water Consumption (Total Supply into System):	**9,507**	**10,701**	**11,751**	**12,670**	**13,467**

Note: Some projected potable landscape irrigation demands may be switched to the "non-potable" category when recycled water is available

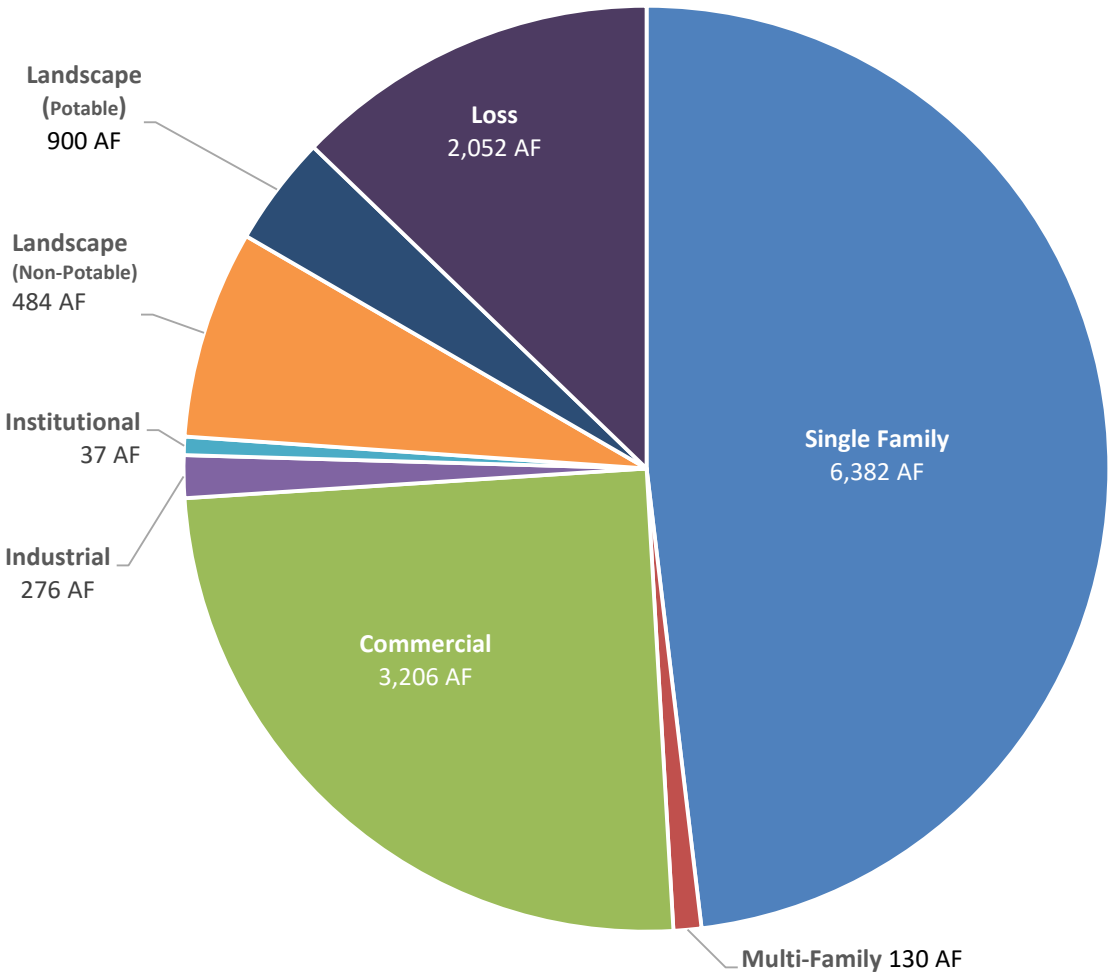


Figure 6.9: Projected Water Demand by Sector (in 2045)

Section 7
Reliability Planning

Former Gov. Schwarzenegger's signing of the 2009 Water Conservation Act enforced mandatory conservation of up to 20% by 2020 that applies to Urban Water Management Plans. Severe droughts, including the most recent State drought, highlights the need for strong water supply management and storage, including the City's San Gorgonio Tanks 1, 2, & 3 (shown below).



Section 7

RELIABILITY PLANNING



The City's three San Gorgonio tanks (pictured) store up to 5.6 MG (14 AF) of water for the City.

7.1 OVERVIEW

Drought conditions continue to be a critical issue for Southern California's water supply. The current drought of 2020-2021 is impacting deliveries of imported water to Southern California cities. The documented deliveries of water from the State Water Project (SWP) for Water Year 2020 (October 1st 2019 to September 30 2020) indicate that the volume of water delivered to SWP Contractors was the lowest since Water Year 2015. Therefore, it is important that agencies manage water consumption and reduce reliance on imported water through local groundwater and surface water supplies. Water agencies should prepare for prolonged droughts for up to five (5) years to ensure a reliable supply of water.

This section discusses local and regional efforts to ensure a reliable supply of water. This section also compares projected supply to projected demand over a 25-year planning period (through 2045) for various climate scenarios. Demand and supply projections are provided in **Tables 7.1** - **7.7**.

7.2 HISTORIC DROUGHTS

Climate data has been recorded in California since 1858. Since then, California has experienced several periods of severe drought, including: 1928-34, 1976-77 and 1987-91, 2007-2009, and most recently in

2011-2017. In addition to these, California has also experienced several periods of less severe drought. Among the aforementioned droughts, the year 1977 is still considered to be the driest year of record in the Four Rivers Basin by DWR (these rivers flow into the Sacramento Delta and are the source of water for the State Water Project).

In 1983, as a result of previous droughts, the State legislature enacted the UWMP Act, which requires the preparation of an UWMP. Several subsequent amendments have been made to the Act to ensure such items as public coordination, recycled water, and contingency response plans are included in UWMPs.

In 1991, as a result of the 1987-1991 drought, over 100 water agencies and environmental groups came together to form the California Urban Water Conservation Council (CUWCC) to manage the impacts of drought and promote water conservation. In January 2018, the CUWCC became the California Water Efficiency Partnership (CalWEP), and consists of over 200 water agencies and private companies. CalWEP assists its member agencies with public policy, research, and education tools.

As a result of the drought of 2007-2009, Governor Schwarzenegger signed the Water Conservation Act of 2009 (SBx7-7), which is perhaps the strongest piece of legislation to date on water conservation, requiring mandatory water conservation up to 20 percent by 2020.

At the local level, water agencies have enacted their own ordinances to deal with the impacts of droughts. **Section 13.16 of the City's Municipal Code** deals with Water Conservation. Since then, the City has applied the water use prohibitions of the City's code in response to the recent drought of 2011-2017. More on the City's code and ordinances can be found in **Section 8**.

7.3 RECENT DROUGHT (2011-2017)

A significant and prolonged drought hit the state of California in 2011-2017. The drought depleted reservoir levels all across the state, as reflected by **Figure 7.1** on the following page. In January of 2014, former Governor Brown declared a state of emergency and directed state officials to take all necessary actions to prepare for water shortages. As the drought prolonged into 2015, former Governor Brown gave an executive order in April 2015 which mandated a statewide 25% reduction in water use.

In January of 2016, DWR and the U.S. Bureau of Reclamation finalized the 2016 Drought Contingency Plan that outlined State



Figure 7.1: Lake Oroville During Recent State Drought of 2011-2017

Water Project and Central Valley Project operations for February 2016 to November 2016. The plan was developed in coordination with staff from State and Federal agencies. One of the key purposes of the plan was to communicate goals for water management and the potential operations needed to achieve those goals for water resources stakeholders and the public. The plan was updated in 2020 to reflect the dry conditions of 2019-2020.

Although the recent droughts have more significantly impacted northern and central-valley agencies that use SWP water for agriculture, the City is indirectly impacted by the recent drought conditions on Northern California Waters since this water source is the majority source of water imported from the San Gorgonio Pass Water Agency (SGPWA).

To date, California agencies have reduced water use by about 25 percent since the emergency conservation regulations took effect in June of 2015. This continues to meet former Governor Brown's 25 percent mandate, despite a decline in the statewide water-savings in the recent year (2020).

7.4 STATE WATER SUPPLY RELIABILITY

As a result of continued drought challenges to the State's water supplies, SWP Contractors understand the unpredictability of imported water allocations from the SWP.



Figure 7.2: Lake Oroville at End of State Drought (Feb 2017)

With participation of the SWP Contractors, DWR strives to meet the water needs of Southern California by developing new projects to increase the capacity of its supplies while encouraging its member agencies to develop local supply projects to meet the needs of its customers. Also, DWR is committed to developing and maintaining high-capacity storage reservoirs, including both those which are DWR-owned and Contractor-owned (such as Diamond Valley Lake, an MWD-owned reservoir -the largest in Southern California), to meet the needs during times of drought and emergency.

The large reservoirs help to avoid the repercussions of reduced supplies not only from the SWP but also the Colorado River Aqueduct (CRA). Throughout the Southern California Region, a total of three (3) DWR-owned reservoirs, nine (9) MWD-owned reservoirs, and twenty-four (24) SDCWA reservoirs contain up to 2.2 million acre-feet (MAF) of water storage.

7.4.1 State Water Project (SWP) Reliability

As a SWP contractor, SGPWA has a "Table A" allocation of up to 17,300 AFY (per year). Since SGPWA began receiving SWP water, however, the average amount of water received each year is roughly 58% of the full Table A amount. On an annual basis, each of the 29 SWP Contractors request amounts

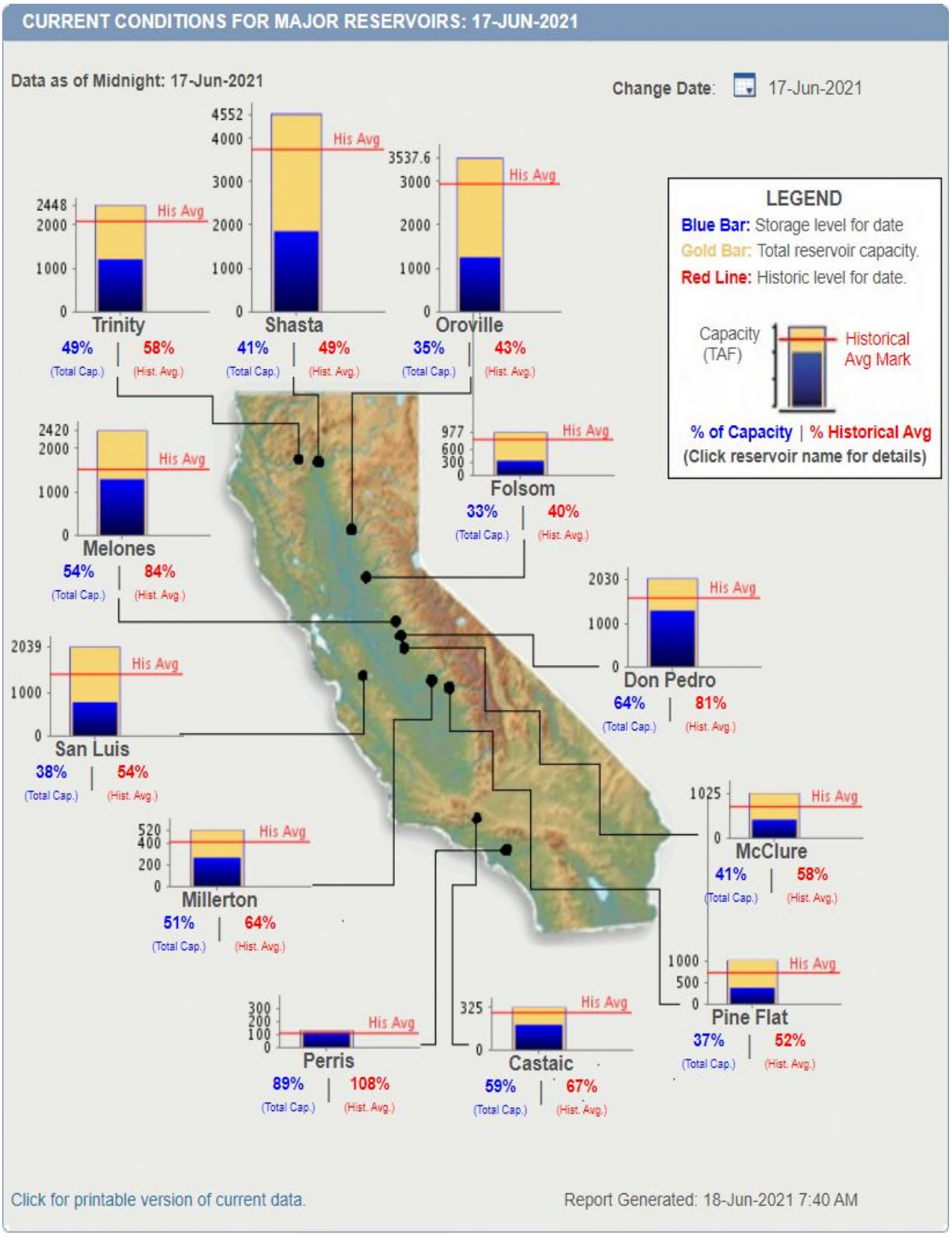


Figure 7.3: California State Reservoir Levels (June 2021)

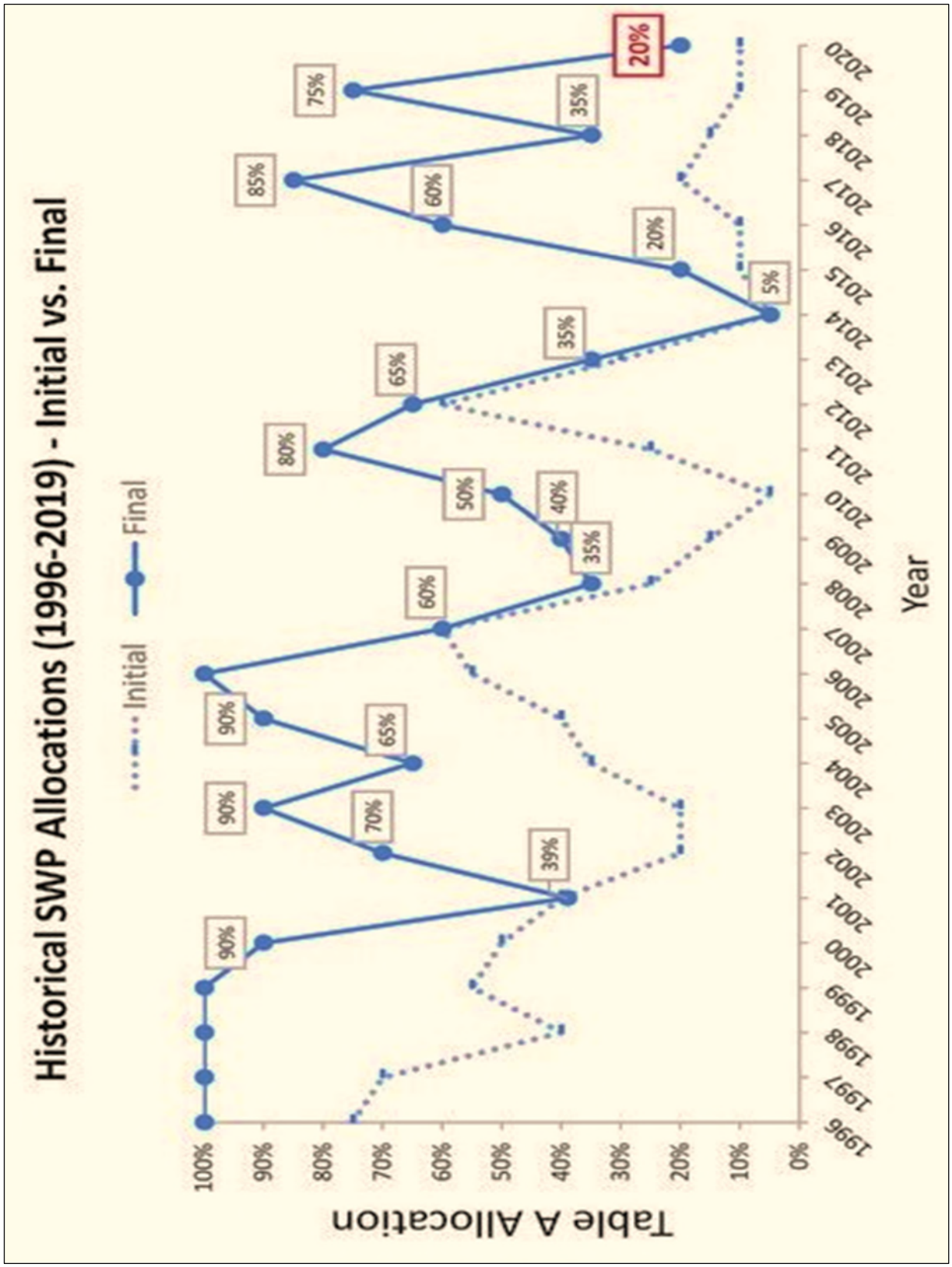


Figure 7.4: SWP Table A Deliveries

of SWP water based on their anticipated yearly demand. Each SWP contractor's Water Supply Contract contains a "Table A" amount that identifies the maximum amount of water that a contractor may request. However, the amount of SWP water actually allocated to contractors each year is dependent on a number of factors that can vary significantly from year to year. The availability of SWP supplies is generally less than their full Table A amounts in many years and can be significantly less in very dry years. After receiving the requests, DWR assesses the amount of water supply available based on precipitation, snow pack on Northern California watersheds, volume of water in storage, projected carry over storage, and Sacramento-San Joaquin Bay Delta regulatory requirements. For example, according to the State Water Project Delivery Reliability Report 2019, the total SWP annual delivery of water to contractors ranged from a low of 477 thousand acre-feet (TAF) in 2014 to a high of 3.4 million acre-feet (MAF) in 2017.

SWP supplies are typically less than the maximum "Table A" amounts requested by the Contractors each year.

Due to the uncertainty in water supply, contractors are not typically guaranteed their full Table A amount, but instead a percentage of that amount based on available supply. For instance, the current DWR Notice to Contractors 20-06 (December 2020) indicates that the initial allocation is set at 10%, which is down from the Contactor's request for a 15% initial allocation. For SGPWA, the initial allocation for this year is set at 1,730 AF.

The reliability of the SWP impacts the Contractors ability to plan for future growth and supply. SWP Contractors can seek out other local supply sources or transfer agreements (such as transfers with Colorado River rights holders). Although not directly important for the City, matters involving the SWP do impact the City indirectly.

7.5 COLORADO RIVER RELIABILITY

Water supply from the Colorado River continues to be a critical issue for Southern California as many agencies compete for both State Water Project water and Colorado River water. The Lower Colorado River Basin has been suffering from its own drought (in addition to the droughts across California). Average flows in the lower basin from 2000 to 2018 have averaged 12.4 million acre-feet per year (MAFY), down from the historical average of about 15 MAFY. Recent data indicates that total Colorado River Basin storage (primarily Lake Powell and Lake Mead) was 29 MAF at the beginning of water year 2021. This was a decrease of about 2.8 MAF of total storage

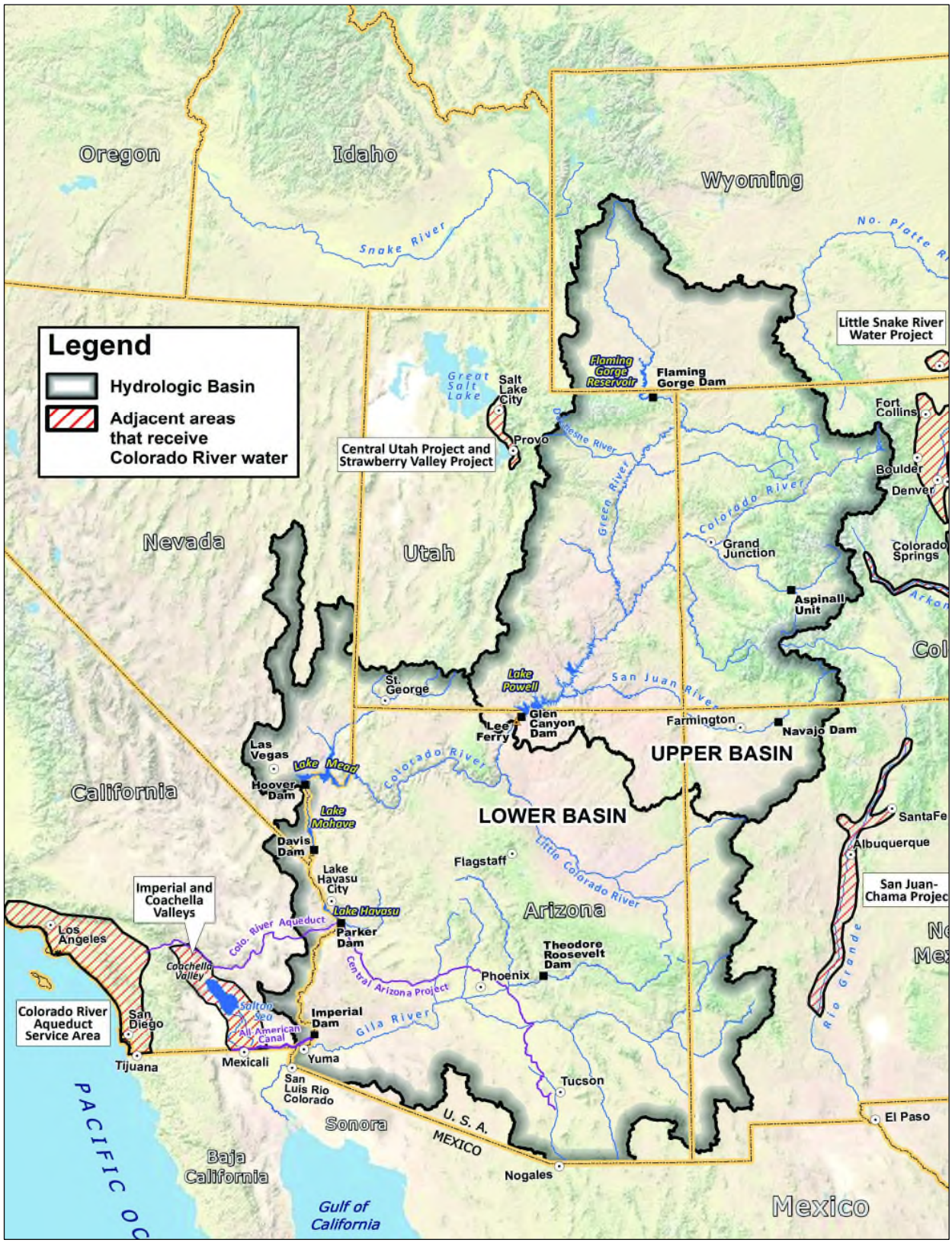


Figure 7.5: Colorado River Basin

that was in the system at the beginning of water year 2020 (about 32 MAF). Both of these volumes are just half of the capacity of the system (about 60 MAF).

As a result of the ongoing drought in the lower basin, in 2014, the Secretary of the Interior tasked the Colorado River Basin States with developing drought contingency plans. As part of this process, the Lower Basin States (California, Arizona, and Nevada) signed a Memorandum of Understanding (MOU) which sought to ensure an additional 3.0 MAF of water would be preserved in Lake Mead through 2019. As for California parties, the needs of the Colorado River water users, including MWD, will continue to be met due to the security provided by the Law of the River as well as effective implementation of conservation and transfer agreements.

Colorado River conditions have an indirect impact on the City since some SWP Contractors also have rights to the CRA (such as MWD and CVWD)

7.5.1 Competition for Water Rights

For Colorado River rights holders, the "*Law of the River*" is essentially a compilation of numerous compacts, state and federal laws, court decisions and decrees, contracts, and regulatory guidelines which define rights to water from the Colorado River. These documents apportion the water and regulate the use and management of the Colorado River among the seven basin states and Mexico. A brief listing of these compacts and acts include:

- Colorado River Compact (1922)
- Boulder-Canyon Project Act (1928)
- CA Seven Party Agreement (1931)
- Arizona v. California (1964)
- CO River Basin Project Act (1968)
- Arizona v. California (1979)
- Quantification Settlement Agreement (2003)

Per the 2003 Quantification Settlement Agreement (QSA), California's allocation has been confirmed at 4.4 MAF per year, with MWD maintaining just over 1 MAF in rights. Likewise, the Coachella Valley Water District (CVWD) holds rights to the CRA. As SWP contractors, MWD's and CVWD's extractions from the CRA impact their annual requests for SWP Table A amounts.

7.6 CITY SUPPLY RELIABILITY

Since the City imports State Water Project (SWP) water to replenish groundwater supplies, reliability of the SWP has a direct impact on the City. As shown on the previous pages, the SWP is not able to consistently fulfill SWP Contractor's Table A requests during droughts. As mentioned in the 2015 UWMP, the reliability of the SWP

was estimated to be about 58%. The 2019 SWP Delivery Capability Report (published in August 2020), estimated a SWP reliability of 58%. This was down from 62% in 2017.

The reliability of water from the CRA has a lesser, indirect impact on the City, not only due to the annual Table A allocations, but also resulting from potential transfer and exchange agreements between SWP contractors (including SGPWA). During droughts in the Colorado River basin, SWP contractors that also use water from the Colorado River may rely more on the SWP.



Figure 7.6: Suspended Pipe (Whitewater Flume System)

The City's groundwater is not subject to short-term water shortages resulting from temporary dry weather conditions. Further, as part of the Beaumont Basin adjudication, the City has the option of storing up to 80,000 acre-feet of water in the Beaumont Basin. At the end of calendar year 2020, the City of Banning had approximately 50,916 AF of groundwater available in the Beaumont Basin Storage Account, which is utilized as a buffer to make up for dry weather conditions and will be used in future years to meet demands that exceed local safe yields.

7.6.1 Drought Risk Assessment

The drought risk assessment is an assessment of the reliability of the City's water supplies by comparing projected future water demands with expected available water supplies under three different hydrologic conditions: normal year; a single dry year; and multiple dry years. Future supply and demand conditions can be determined from the following data:

- Population forecasts
- Water supply capacity
- Recent water use trends

The data listed above has been provided in the previous sections of this UWMP.

Basis for Projected Demands

To project future demands, it will be assumed that total demand will change annually based on changes in population multiplied by the individual demand per-person (also known as the "per-capita" consumption rate -see **Section 6**). The per-capita rates used in the future projections will be based on actual water use data from the recent past. In particular, the City's averages for the last ten (10) years will be

used as the basis to project demands through the year 2045. To project demands and supplies, the following is assumed:

- Starting consumption rate of **234** gallons per capita per day (**GPCD**). This is based on the average consumption of the City in the last 10 years (see **Table 6.1**)

- *Decreasing* consumption rate from 2021 onward with a passive savings of 1.0% annually (i.e. **232 GPCD** in 2021).

Although a constant consumption rate provides a more conservative approach, the decreasing consumption rate scenario provides a more realistic picture for planning purposes since it considers gradual improvements in water-use efficiency. In the past 20 years for instance, the City has seen a 6% annual decrease in water use. For drought-time demands, it is expected that there will be a small degree of increase due to the lack of rainfall on landscapes. To project demands during single and multiple (five) year drought periods, the following increase factors were assumed:

- Dry Year: 5%
- Multiple Dry Years: 5%, 8%, and 2%

Although the 2015 UWMP did not assume increases in demand during dry years, the increase factors listed above are reasonable for the purposes of demand and supply projections since the City has seen increases in demands prior to the 2014 Emergency Declaration and 2015 Executive Order.

Basis for Projected Supplies

To project future supplies, the City can expect groundwater supplies to be based on the combined capacity of its groundwater wells, with a maximum safe yield for each subbasin. The City's groundwater basins have a combined safe yield capacity of roughly 9,200 AFY. Further, as part of the Beaumont Basin adjudication, the City has the option of storing up to 80,000 AF of water in the Beaumont Basin.

Although the City can pump up to the safe yield limits, for conservative planning purposes, projected groundwater supplies will be based off the average (proportion) of supplies used by the City in the past 10 years. That is, based on water demands. Due to the lack of development, demands have been relatively flat for the past 10 years. As demands increase, the City's production will increase up to the City's safe yield. This will also be limited to actual production capacity. During times when local safe yields are exceeded, the City will pump from its storage account in the Beaumont Basin, which will be recharged by various sources. This will allow the City to continually rely on groundwater pumping to meet increased demands.

Tabular Comparisons

Tables **7.1** to **7.7**, shown on the following pages, provide an analysis of the City's supply and demand projections to the year 2045. **Figure 7.9** shows a visual pie-chart for the Normal Water Year 2045. The data compiled in these Tables reflects the data presented in the standard DWR Data Table 6.9 in **Appendix E**.



Figure 7.7: River Along the Beaumont Basin

Reasonably available volume per Basin is calculated as the total projected water use in Acre-Feet (AF) multiplied by average percentage of total production over last ten years. The City of Banning will pull the differential amounts between the Projected reasonably available volume and safe yield from the Beaumont Basin Storage Account. For example, it is projected that the City will pull 1,740 AF from the West Banning Basin in 2025, but the Safe Yield is only 1,430 AF. Therefore, the City will only pull 1,430 AF from the West Banning Basin and will rely on pulling the remaining 310 AF (1,740-1,430 AF) from the Beaumont Basin Storage Account.

Water recharged (e.g. imported water, storm water, return flows, etc.) in the Beaumont Basin will also be credited in the City's storage account, allowing for the Reasonably Available Volume to increase. The City also anticipates that it would recharge more water during wet years. Per the Beaumont Basin Watermaster 2019 Consolidated Annual Report and Engineering Report, the Beaumont Basin Safe Yield of the basin was reevaluated in 2013. The Beaumont Basin Watermaster Committee re-determined the Safe Yield of the Beaumont Basin to be 6,700 (AF/YR). The Safe Yield will be reevaluated again in 2023.

Water recharged in the Beaumont Basin is credited in the City's storage account.

The amount of unused safe yield not produced in the Beaumont Basin by the Overlying Water Right holders is issued to the retail agencies, with the City of Banning receiving 31.43% of the unused safe yield. 1,491 AF was used as the safe yield value in 2025, because this is the amount of Unused Overlying Water from the Beaumont Basin that will be allocated to the City of Banning in 2024 (2019 Beaumont Watermaster Annual Report) and is projected to decrease by 15% every five years from then on.

For the Banning Bench Basin and Banning Water Canyon Basin it is assumed the most conservative safe yield value from Table 4-1 of the Geoscience Support Services, Inc. 2019 Technical Memorandum (shown in **Figure 7.8** below). The West Banning Basin safe yield value was determined from the same table, but the 2019 updated value determined by the Zero Net Draft was used because it was closer to the actual operating amount for the City.

Historically, large storm events have significantly recharged the Cabazon Basin. Current water levels within the Cabazon Basin are declining, and only by assuming that a future large storm event will occur can any safe yield be determined. The Cabazon Basin's steady declining water levels are not a result of anthropogenic actions but just the natural process of draining and filling of the basin, which is on a multi-decadal cycle.

Based on the data contained in these tables, the City can expect to meet future demands for all climate conditions through 2045. The surplus in available supply for the City indicates that the City can focus its efforts more on water conservation as opposed to new water supply projects.

Maximum Perennial Yield Estimates for Banning Storage Units

Storage Unit	Method	2011 Estimate (acre-ft/yr)	2019 Update (acre-ft/yr)
Banning	Zero Net Draft	1,580	1,430
	Hill	680	580
Banning Bench	Zero Net Draft	1,980	1,740
	Hill	1,930	1,330
Banning Canyon	Zero Net Draft	4,310	3,985
	Hill	3,830	3,730

Figure 7.8: Table 4-1 of the Geoscience Support Services, Inc. 2019 Technical Memorandum

The following is noted in DWR's standard Table 6.9, and repeated here for clarity:

Table 7.1
City of Banning Water Supply Availability & Demand Projections
Normal Water Year (AF)

Water Sources	2025	2030	2035	2040	2045
Population					
Water Service Area Population	38,180	45,235	52,290	59,345	66,400
Consumption Rate (GPCD) *Including 1% Annual Passive Savings*	222	211	201	191	181
Supply					
Groundwater Pumped (Total)	8,508	8,574	8,595	8,542	8,476
Pumped from Beaumont Basin Storage Account[3]	999	2,126	3,156	4,128	4,991
Total Anticipated Use of Supplies ***(Estimated Production)***	**9,507**	**10,700**	**11,751**	**12,670**	**13,467**
Total Available Supply[4]	56,358	52,388	44,066	33,124	21,098
Demand					
Total Estimated Demand[1]	**9,507**	**10,701**	**11,751**	**12,670**	**13,467**
Compare to Avg. Demand for Previous 10 Yrs. (7,985 AF)	119%	134%	147%	159%	169%
Supply/Demand Comparison					
Supply-Demand (Difference)	0	0	0	0	0
Supply/Demand (%)	100%	100%	100%	100%	100%
Available Leftover Supply Capacity	46,851	41,687	32,315	20,454	7,631

Footnotes (see number references in table above):

1. Total Demand = Consumption Rate x Population.
   a. Average consumption rate of last 10 years = 234 gallons per capita per day.
   b. Consumption rate in 2001: 363 gpcd.
   c. Consumption rate in 2020: 240 gpcd.
   d. Approximate "passive" savings over past 20 years: 6 gpcd per year.
   e. Projected "passive" savings: 1 gpcd per year = 181 gpcd by 2045.
2. The data compiled in these Tables reflects the data presented in the standard DWR Data Table 6.9.
3. The Beaumont Basin Storage Account currently (at end of 2020) contains approximately 50,916 AF of groundwater.
4. Total Available Supply = [Safe Yield for each Basin (Beaumont Basin's reasonably available volume for that year; Cabazon Basin's maximum reasonably available volume, which takes place in 2045) + Beaumont Basin Storage Account].
   a. Imported water purchased from SGPWA is recharged into the Beaumont Basin, and will be credited to the City in their storage account, allowing for the Reasonably Available Volume to increase. The projections for Imported water purchased is based on the City's recent purchases from SGPWA:
      i. Low of 250 AF in 2025
      ii. High of 2,500 AF in 2045

Table 7.2
City of Banning Water Supply Availability & Demand Projections
Single Dry Year (AF)

Water Sources	2025	2030	2035	2040	2045
Population					
Water Service Area Population	38,180	45,235	52,290	59,345	66,400
Consumption Rate (GPCD) *Including 1% Annual Passive Savings*	222	211	201	191	181
Supply					
Groundwater Pumped (Total)	8,508	8,574	8,595	8,542	8,476
Pumped from Beaumont Basin Storage Account[3]	1,461	2,652	3,767	4,790	5,659
Total Anticipated Use of Supplies ***(Estimated Production)***	**9,969**	**11,226**	**12,362**	**13,332**	**14,135**
Total Available Supply[4]	56,344	52,360	43,774	32,068	18,528
Normal Year Supply	9,507	10,700	11,751	12,670	13,467
% of Normal Year	105%	105%	105%	105%	105%
Demand					
Total Dry Demand[1]	**9,969**	**11,226**	**12,362**	**13,332**	**14,135**
Normal Year Demand	9,494	10,691	11,773	12,697	13,462
% of Normal Year	105%	105%	105%	105%	105%
Supply/Demand Comparison					
Supply-Demand (Difference)[5]	0	0	0	0	0
Supply/Demand (%)	100%	100%	100%	100%	100%
Available Leftover Supply Capacity	46,375	41,134	31,412	18,736	4,393

Footnotes (see number references in table above):

1. Total Demand = Consumption Rate x Population x Single Dry Year Increase of 105%.
4. Imported water purchased from SGPWA and recharged into the Beaumont Basin during a Single Dry Year will be 236 AF.
5. A net-zero Supply-Demand (Difference) reveals that an additional amount of groundwater will be taken out of the Beaumont Basin Storage Account to meet the Total Dry Demand, on top of the Normal Water Year amount. A positive difference will be added to the Available Leftover Supply Capacity (Total Available Supply - Total Dry Demand + Difference) of subsequent years, as a surplus of water that was not pumped due to a low Total Dry Demand. For all cases there is more than enough in storage, as shown by the Available Leftover Supply Capacity.
6. All other items derived in similitude to Table 7.1.

Table 7.3
City of Banning Water Supply Availability & Demand Projections
Multiple Dry Years (2021-2025) (AF)

Water Sources	2021	2022	2023	2024	2025
Population					
Water Service Area Population	32,536	33,947	35,358	36,769	38,180
Consumption Rate (GPCD) *Including 1% Annual Passive Savings*	232	229	227	225	222
Supply					
Groundwater Pumped (Total)	8,508	8,508	8,508	8,508	8,508
Pumped from Beaumont Basin Storage Account[3]	999	999	999	999	1,176
Total Anticipated Use of Supplies ***(Estimated Production)***	**9,507**	**9,507**	**9,507**	**9,507**	**9,684**
Total Available Supply[4]	60,105	60,759	59,996	59,233	59,179
Normal Year Supply	9,507	9,507	9,507	9,507	9,507
% of Normal Year	100%	100%	100%	100%	102%
Demand					
Total Dry Demand[1]	**8,865**	**9,419**	**9,172**	**9,443**	**9,684**
Normal Year Demand	8,443	8,721	8,993	9,258	9,494
% of Normal Year	105%	108%	102%	102%	102%
Supply/Demand Comparison					
Supply-Demand (Difference)[5]	642	88	335	64	0
Supply/Demand (%)	107%	101%	104%	101%	100%
Available Leftover Supply Capacity	51,240	51,982	50,912	50,124	49,559

Footnotes (see number references in table above):

1. Total Demand = Consumption Rate x Population x Multiple Dry Year Increases of 105%, 108%, and 102%.
4. Imported water purchased from SGPWA and recharged into the Beaumont Basin during Multiple Dry Years will be as follows:
    a. Dry Year 1: 1,653 AF
    b. Dry Year 2: 236 AF
    c. Dry Year 3: 236 AF
    d. Dry Year 4: 945 AF
    e. Dry Year 5: 1,653 AF
5. A net-zero Supply-Demand (Difference) reveals that an additional amount of groundwater will be taken out of the Beaumont Basin Storage Account to meet the Total Dry Demand, on top of the Normal Water Year amount. A positive difference will be added to the Available Leftover Supply Capacity (Total Available Supply - Total Dry Demand + Difference) of subsequent years, as a surplus of water that was not pumped due to a low Total Dry Demand. For all cases there is more than enough in storage, as shown by the Available Leftover Supply Capacity.
6. All other items derived in similitude to Table 7.1.

Table 7.4
City of Banning Water Supply Availability & Demand Projections
Multiple Dry Years (2026-2030) (AF)

Water Sources	2026	2027	2028	2029	2030
Population					
Water Service Area Population	39,591	41,002	42,413	43,824	45,235
Consumption Rate (GPCD) *Including 1% Annual Passive Savings*	220	218	215	213	211
Supply					
Groundwater Pumped (Total)	8,521	8,534	8,548	8,561	8,574
Pumped from Beaumont Basin Storage Account[3]	1,713	2,259	1,890	2,117	2,337
Total Anticipated Use of Supplies *(Estimated Production)*	**10,234**	**10,793**	**10,438**	**10,678**	**10,911**
Total Available Supply[4]	56,358	56,298	54,275	52,621	51,449
Normal Year Supply	10,045	10,334	10,623	10,912	11,200
% of Normal Year	100%	100%	100%	100%	100%
Demand					
Total Dry Demand[1]	**10,234**	**10,793**	**10,438**	**10,678**	**10,911**
Normal Year Demand	9,747	9,993	10,234	10,468	10,697
% of Normal Year	105%	108%	102%	102%	102%
Supply/Demand Comparison					
Supply-Demand (Difference)[5]	0	0	0	0	0
Supply/Demand (%)	100%	100%	100%	100%	100%
Available Leftover Supply Capacity	46,124	45,505	43,837	41,943	40,538

Footnotes (see number references in table above):

1. Total Demand = Consumption Rate x Population x Multiple Dry Year Increases of 105%, 108%, and 102%
4. Imported water purchased from SGPWA and recharged into the Beaumont Basin during Multiple Dry Years will be as follows:
    a. Dry Year 1: 1,653 AF
    b. Dry Year 2: 236 AF
    c. Dry Year 3: 236 AF
    d. Dry Year 4: 945 AF
    e. Dry Year 5: 1,653 AF
5. A net-zero Supply-Demand (Difference) reveals that an additional amount of groundwater will be taken out of the Beaumont Basin Storage Account to meet the Total Dry Demand, on top of the Normal Water Year amount. A positive difference will be added to the Available Leftover Supply Capacity (Total Available Supply - Total Dry Demand + Difference) of subsequent years, as a surplus of water that was not pumped due to a low Total Dry Demand. For all cases there is more than enough in storage, as shown by the Available Leftover Supply Capacity.
6. All other items derived in similitude to Table 7.1.

Table 7.5
City of Banning Water Supply Availability & Demand Projections
Multiple Dry Years (2031-2035) (AF)

Water Sources	2031	2032	2033	2034	2035
Population					
Water Service Area Population	46,646	48,057	49,468	50,879	52,290
Consumption Rate (GPCD) *Including 1% Annual Passive Savings*	209	207	205	203	201
Supply					
Groundwater Pumped (Total)	8,578	8,582	8,587	8,591	8,595
Pumped from Beaumont Basin Storage Account[3]	2,889	3,448	2,991	3,198	3,400
Total Anticipated Use of Supplies ***(Estimated Production)***	**11,467**	**12,030**	**11,578**	**11,789**	**11,995**
Total Available Supply[4]	52,388	51,152	47,941	45,186	42,932
Normal Year Supply	11,510	11,820	12,131	12,441	12,751
% of Normal Year	100%	100%	100%	100%	100%
Demand					
Total Dry Demand[1]	**11,467**	**12,030**	**11,578**	**11,789**	**11,995**
Normal Year Demand	10,921	11,139	11,351	11,558	11,760
% of Normal Year	105%	108%	102%	102%	102%
Supply/Demand Comparison					
Supply-Demand (Difference)[5]	0	0	0	0	0
Supply/Demand (%)	100%	100%	100%	100%	100%
Available Leftover Supply Capacity	40,921	39,123	36,363	33,396	30,937

Footnotes (see number references in table above):

1. Total Demand = Consumption Rate x Population x Multiple Dry Year Increases of 105%, 108%, and 102%.
4. Imported water purchased from SGPWA and recharged into the Beaumont Basin during Multiple Dry Years will be as follows:
    a. Dry Year 1: 1,653 AF
    b. Dry Year 2: 236 AF
    c. Dry Year 3: 236 AF
    d. Dry Year 4: 945 AF
    e. Dry Year 5: 1,653 AF
5. A net-zero Supply-Demand (Difference) reveals that an additional amount of groundwater will be taken out of the Beaumont Basin Storage Account to meet the Total Dry Demand, on top of the Normal Water Year amount. A positive difference will be added to the Available Leftover Supply Capacity (Total Available Supply - Total Dry Demand + Difference) of subsequent years, as a surplus of water that was not pumped due to a low Total Dry Demand. For all cases there is more than enough in storage, as shown by the Available Leftover Supply Capacity.
6. All other items derived in similitude to Table 7.1.

Table 7.6
City of Banning Water Supply Availability & Demand Projections
Multiple Dry Years (2036-2040) (AF)

Water Sources	2036	2037	2038	2039	2040
Population					
Water Service Area Population	53,701	55,112	56,523	57,934	59,345
Consumption Rate (GPCD) *Including 1% Annual Passive Savings*	199	197	195	193	191
Supply					
Groundwater Pumped (Total)	8,584	8,574	8,563	8,553	8,542
Pumped from Beaumont Basin Storage Account[3]	3,970	4,546	4,018	4,213	4,404
Total Anticipated Use of Supplies ***(Estimated Production)***	**12,554**	**13,120**	**12,581**	**12,766**	**12,946**
Total Available Supply[4]	44,066	41,749	37,439	33,658	30,390
Normal Year Supply	13,084	13,419	13,752	14,087	14,420
% of Normal Year	100%	100%	100%	100%	100%
Demand					
Total Dry Demand[1]	**12,554**	**13,120**	**12,581**	**12,766**	**12,946**
Normal Year Demand	11,956	12,148	12,334	12,516	12,692
% of Normal Year	105%	108%	102%	102%	102%
Supply/Demand Comparison					
Supply-Demand (Difference)[5]	0	0	0	0	0
Supply/Demand (%)	100%	100%	100%	100%	100%
Available Leftover Supply Capacity	31,512	28,629	24,859	20,892	17,443

Footnotes (see number references in table above):

1. Total Demand = Consumption Rate x Population x Multiple Dry Year Increases of 105%, 108%, and 102%.
4. Imported water purchased from SGPWA and recharged into the Beaumont Basin during Multiple Dry Years will be as follows:
    a. Dry Year 1: 1,653 AF
    b. Dry Year 2: 236 AF
    c. Dry Year 3: 236 AF
    d. Dry Year 4: 945 AF
    e. Dry Year 5: 1,653 AF
5. A net-zero Supply-Demand (Difference) reveals that an additional amount of groundwater will be taken out of the Beaumont Basin Storage Account to meet the Total Dry Demand, on top of the Normal Water Year amount. A positive difference will be added to the Available Leftover Supply Capacity (Total Available Supply - Total Dry Demand + Difference) of subsequent years, as a surplus of water that was not pumped due to a low Total Dry Demand. For all cases there is more than enough in storage, as shown by the Available Leftover Supply Capacity.
6. All other items derived in similitude to Table 7.1.

Table 7.7
City of Banning Water Supply Availability & Demand Projections
Multiple Dry Years (2041-2045) (AF)

Water Sources	2041	2042	2043	2044	2045
Population					
Water Service Area Population	60,756	62,167	63,578	64,989	66,400
Consumption Rate (GPCD) *Including 1% Annual Passive Savings*	189	187	185	183	181
Supply					
Groundwater Pumped (Total)	8,529	8,516	8,502	8,489	8,476
Pumped from Beaumont Basin Storage Account[3]	4,978	5,558	4,956	5,130	5,256
Total Anticipated Use of Supplies ***(Estimated Production)***	**13,507**	**14,074**	**13,458**	**13,619**	**13,732**
Total Available Supply[4]	33,124	29,799	24,477	19,757	15,573
Normal Year Supply	14,730	15,039	15,348	15,657	15,967
% of Normal Year	100%	100%	100%	100%	100%
Demand					
Total Dry Demand[1]	**13,507**	**14,074**	**13,458**	**13,619**	**13,732**
Normal Year Demand	12,864	13,031	13,194	13,352	13,462
% of Normal Year	105%	108%	102%	102%	102%
Supply/Demand Comparison					
Supply-Demand (Difference)[5]	0	0	0	0	0
Supply/Demand (%)	100%	100%	100%	100%	100%
Available Leftover Supply Capacity	19,617	15,725	11,019	6,139	1,841

Footnotes (see number references in table above):

1. Total Demand = Consumption Rate x Population x Multiple Dry Year Increases of 105%, 108%, and 102%.
4. Imported water purchased from SGPWA and recharged into the Beaumont Basin during Multiple Dry Years will be as follows:
    a. Dry Year 1: 1,653 AF
    b. Dry Year 2: 236 AF
    c. Dry Year 3: 236 AF
    d. Dry Year 4: 945 AF
    e. Dry Year 5: 1,653 AF
5. A net-zero Supply-Demand (Difference) reveals that an additional amount of groundwater will be taken out of the Beaumont Basin Storage Account to meet the Total Dry Demand, on top of the Normal Water Year amount. A positive difference will be added to the Available Leftover Supply Capacity (Total Available Supply - Total Dry Demand + Difference) of subsequent years, as a surplus of water that was not pumped due to a low Total Dry Demand. For all cases there is more than enough in storage, as shown by the Available Leftover Supply Capacity.
6. All other items derived in similitude to Table 7.1.

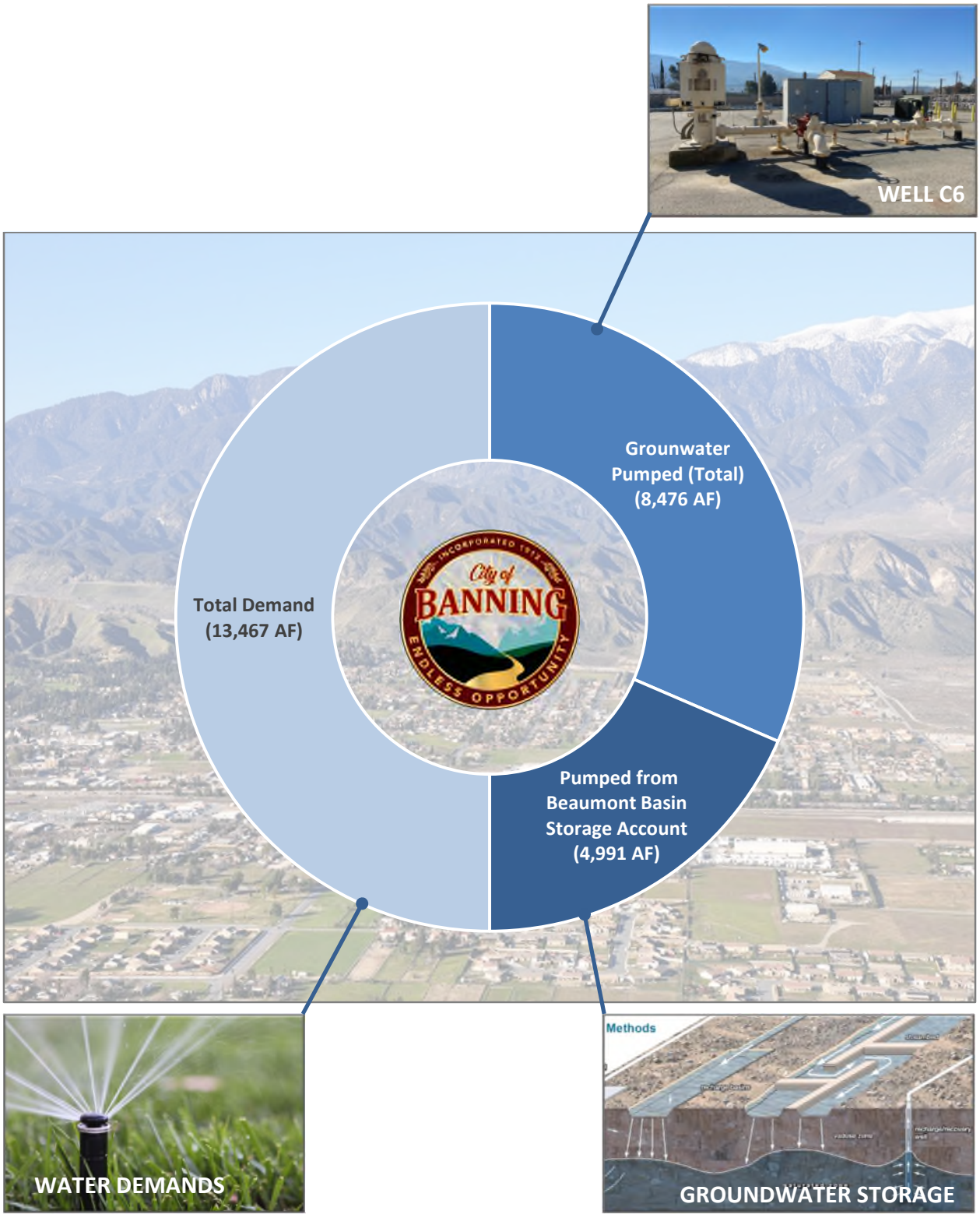


Figure 7.9: Projected Supply v. Demand Scenario: Normal Water Year 2045



Figure 7.10: Whitewater River Near City of Banning

7.7 ENSURING ADEQUATE SUPPLY

As indicated by the tables on the following pages, the City does not expect to have a water supply shortage through 2045. To be clear, although the tables show that local groundwater pumping will not be sufficient for certain years (during dry years through 2032), the City has additional groundwater supplies available based on the safe yield of the subbasins and the City's storage account. Furthermore, the City's subbasin safe yield and storage account volumes are not expected to be affected during droughts lasting up to five years. Finally, droughts will be addressed by following the criteria of the City's Water Shortage Contingency Plan (WSCP) along with implementation of the regional contingency plans. These programs are discussed in **Section 8**. For these reasons, the City is confident that water supplies are adequate to meet demands for all weather conditions through 2045.

7.8 WSCP SUPPLY AUGMENTATION

Although the City does not expect to have a water supply shortage through 2045, as indicated by **Tables 7.1** to **7.7**, severe and extent droughts may cause the WSCP to be enacted. The City will rely on the implementation of the WSCP to augment the City's reduced supply during consecutively dry years. The WSCP supply augmentation benefits during a five-year drought are shown in standard DWR Table 7-5 in **Appendix E.**

Section 8
Contingency Planning

Diesel-powered pumps, such as the one pictured below, can provide a backup supply of water in the event that water wells or booster station pumps are out of service.



Section 8

CONTINGENCY PLANNING



Diesel-powered pumps can provide emergency water supplies during sudden catastrophes.

8.1 INTRODUCTION

In addition to prolonged droughts that can gradually decrease water supplies, water supplies may be interrupted in a number of sudden, catastrophic ways. Sudden catastrophes may include earthquakes, power outages, pumping equipment failures, or spikes in groundwater contaminants that cannot be remedied expeditiously. Water shortages can also be a result of intentional or accidental manmade catastrophes, such as acts of terrorism or chemical spills into nearby canals or groundwater spreading grounds. It is important that the City has a plan in place to manage its water system during short or long-term water shortages. Long term, water shortages can be addressed through conservation and supply augmentation. Short term, water shortages are best handled though a "Contingency Plan". A Water Shortage Contingency Plan (WSCP) is a required component of the City's UWMP, which provides guidance on stages of action to be undertaken by the City in response to water supply shortages. A WSCP is an independent document that is incorporated into the City's UWMP.

This Section serves as the City's WSCP. The City's response to water shortages will be a coordinated effort between its own staff and other local and regional water agencies



Figure 8.1: Lake Oroville Failure (February 2017)

During a water shortage emergency, the City will activate this WSCP, which coincides with **Section 13.16.020 of the City's Municipal Code**. The intent of the plan is to reduce the effect of shortages on the City's customers. In compliance with the Water Code requirements, this plan imposes a 50 percent reduction in the total water supply.

8.2 NEED FOR CONTINGENCY PLANS

The recent drought of 2011-2017 significantly depleted the State's supply of water and posed a challenge to many agencies throughout the State. Following the drought, the State experienced a wet winter in 2017. This resulted in flooding in parts of the State. Several dams overflowed and caused the evacuation of thousands of residents. The most visible example of dam failures was the failure of the Oroville Dam in February of 2017. Structural failure of the Oroville Dam spillway resulted in heavy flooding, damage to farmland, and the evacuation of nearly 200,000 residents. As a result of the crisis, the Department of Water Resources (DWR) prepared a Lake Oroville Flood Season Operations Plan in order to operate the reservoir during construction of the repairs. The failure of the reservoir highlighted the need for improvements to regional and local contingency plans.

8.2.1 Recent State Water Code Amendments

As a result of the recent drought and flooding in the State, the following changes were made to the Water Code in 2018 which affect WSCPs:

- *CWC § 10632 (a)(1):* WSCPs must include attributes of its Water Supply Reliability Analysis, or reliability of water supplies under five consecutive drought years.
- *CWC § 10632 (a)(3)(A):* WSCPs must include six (6) Standard Stages, including a shortage of greater than 50 percent of "normal" water supply.
- *CWC § 10632 (a)(4):* WSCPs must include shortage response actions, and the extent of which the action will address the shortage, based on the severity level of the shortage.
- *CWC § 10632 (a)(2):* WSCPs must include a plan for preparing annual water supply and demand assessments.
- *CWC § 10632.5 (a)(5):* WSCPs must include communication protocols to inform customers and the general public of current or predicted water shortages stages.
- *CWC § 10632.5 (a)(9):* WSCPs must include monitoring and reporting procedures to assure the agencies' ability to monitor customer compliance and report data to the State/DWR.
- *CWC § 10632.5 (a)(10):* WSCPs must include a procedure for evaluation of the WSCP and an outline or procedure to adjust the UWMP in subsequent cycles (i.e. 2025).

The water code changes listed above were added to the Water Code in 2018. In addition, the following measures were taken in recent years that affect WSCPs:

- In 2014, the State Water Resources Control Board (SWRCB) issued Resolution 2014-0038, which aims to enhance customer awareness of their personal water use and establish incentives to reduce demand, such as tiered or drought rate structures.
- In 2015, Gov. Brown issued Executive Order B-29-15, which calls for a temporary reduction in statewide water use by up to 25 percent.

The SWRCB extended Executive Order B-29-15 in February of 2017. In April 2017, the SWRCB rescinded the mandatory conservation requirements of the Oder. The action was in response to the ending the drought state of emergency and transitioning to a permanent framework for making water conservation a California way of life.

8.3 LEGAL AUTHORITY

As indicated by **Sections 8.1** and **8.2**, the City has the legal obligation to prepare and implement a WSCP during times of drought or sudden supply interruptions. Response to water shortages is also codified into City Municipal Code (**Section 13.16**, "Water Conservation"). **Section 8.6.5** and **Tables 8.8 and 8.9** of this WSCP include a listing of shortage response actions per CWC § 10632 (a)(3)(A), including the means by which the City will declare a water shortage and authorize response actions. The remaining Sections of this WSCP describe the City's response actions in greater detail.

8.4 WATER SUPPLY RELIABILITY ANALYSIS

In general, groundwater is a drought-resistant source of supply. The City also maintains a current storage of 50,000 AF in the Beaumont Basin. For this reason, the City's UWMP does not anticipate a water supply shortage due to drought conditions through 2045. To mitigate loss of storage, the City can implement the provisions of this WSCP. The results of the City's Drought Risk Assessment (DRA) are shown in **Figure 8.2** and **Table 8.1** on the following page (also **Appendix E**, Table 7-5).

Due to the number of groundwater wells in the City's water system, the City has redundancy in the event of water quality impairments with a particular well. **Figure 8.3** shows a general procedure that the City may take if any wells are detected to have water quality concerns. If necessary, the City has the ability to increase pumping from other wells to account for loss of production. The City may also construct additional wells over the course of this UWMP planning period (2045), to improve operational flexibility and redundancy. Therefore, the City does not anticipate any significant impacts to water supply reliability as a result of water quality.

Other events which may create a water shortage condition are discussed in **Section 8.7** of this WSCP. These events may include, but not be limited to:

- Regional Power Outage
- Earthquake
- Terrorism Incident

If any of the above events occur, the City will work in conjunction with the County of Riverside (County) and the neighboring agencies listed in **Section 8.7** (Page 8-15) to address the effects of potential water shortages. **Section 8.7** of this WSCP provides a brief overview of the City's response actions to these types of emergencies. Regional response actions are also outlined in Regional Planning documents on the County's website, and as referenced in this WSCP.

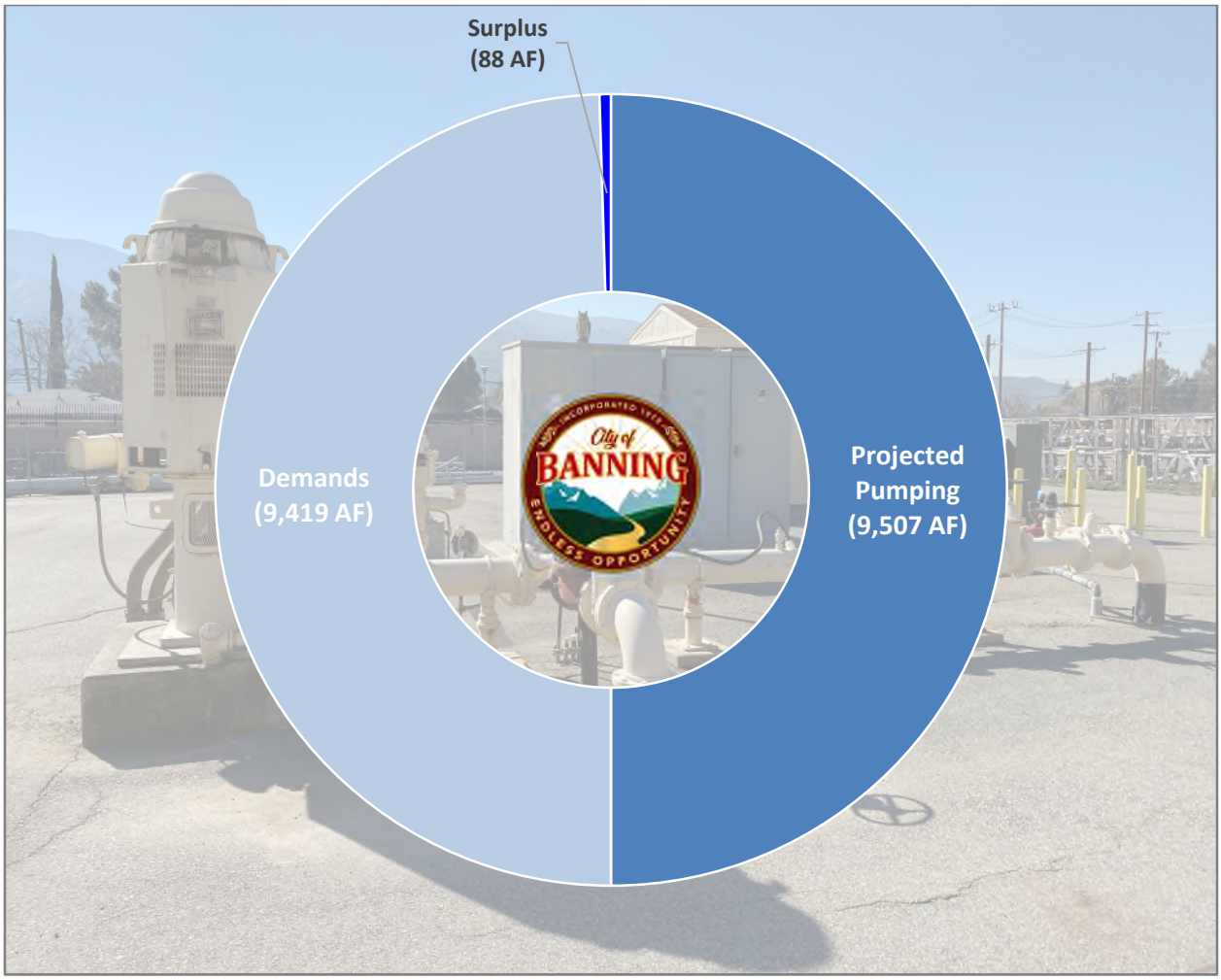


Figure 8.2: Drought Risk Assessment (Next Five Years). Numbers Shown for Next Year (2022)*

Table 8.1
Drought Risk Assessment (Next Five Years)*

Year	Total Dry-Year Water Use (AF)	Total Dry-Year Supply (AF)	Difference (AF)	WSCP Net Benefit (AF)	Potential Difference (AF)
2021	8,865	9,507	642	887	1,529
2022	9,419	9,507	88	942	1,030
2023	9,172	9,507	335	917	1,252
2024	9,443	9,507	64	944	1,008
2025	9,684	9,684	0	968	968

Note: The results shown in **Figure 8.2 and **Table 8.1** above provide a conservative result with only a small amount of storage water supplied. The City has additional storage capacity to which it may dip into during the next five (5) years to "close the gap" if necessary. See **Table 7.3 of the City's UWMP** for additional leftover supply capacity.*

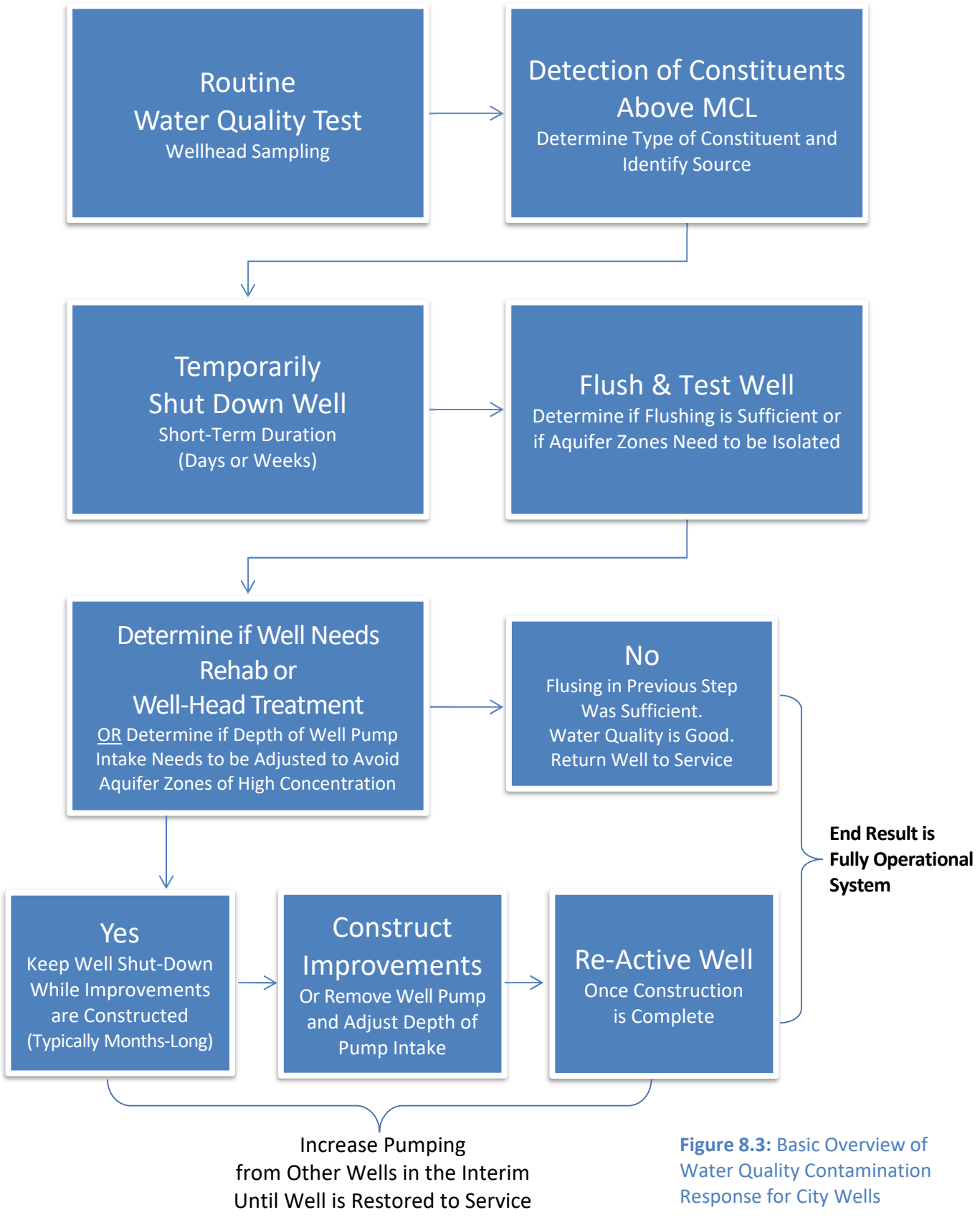


Figure 8.3: Basic Overview of Water Quality Contamination Response for City Wells

8.5 ANNUAL ASSESSMENTS

Agencies typically prepare Water Supply Assessments (WSAs) when housing developments are proposed by developers. WSAs provide an estimated of available supplies for a proposed development in order to confirm the possibility of serving water to a particular development. Over the next few decades, the City's water service area population will nearly double due to housing development. Thus, the City will need to refine its procedure for developing WSAs and for assessing water demands in its service area.

Similar to a development-driven WSA, a system-wide assessment of supplies and demands will be required of all water agencies in the State. According to CWC § 10632 (a)(2), the City will be required to prepare an "Annual Assessment" of supplies and demands, including an Annual Water Shortage Assessment Report, by July 1st of each year. At this time, DWR requires that the City include a guideline for preparation of an Annual Assessment in this WSCP.

8.5.1 Decision Making Process

The City's Annual Assessment will be based on metered data from active wells and from customer meters. These figures are available to the City on a monthly basis, or more frequently if the City desires. The City can also rely on quarterly or annual reports. With AMI technology, the City can adjust to changing conditions (such as rainfall) and can adjust its reporting leading up to the submittal of the Annual Assessments. As of next year (2022), City staff will review water production data and water consumption data starting in January, with the intent to prepare an Annual Water Shortage Assessment Report to the City Council by May each year. The Final Report can then be submitted to DWR by July 1 of each year.

8.5.2 Key Data Inputs

The Annual Assessment will be based on the forecasted demands and estimated water supply availability, including any known infrastructure constraints. The Annual Assessment will also consider weather, population growth, and other influencing factors, such as state or local policies that will impact water demands, or regulations affecting water supplies.

The following data are typically available to City staff and can be relied on when preparing the Annual Assessments:

1. Estimated dry-year demand without any conservation measures. Dry-year demands will be determined by adding an increase factor of 5% to normal demands.

2. Estimated total water supply availability under dry-year scenarios. The water supply available will be based on what is available to the City, regardless of pumping capacity. Groundwater supplies can be estimated from annual WRD Basin Reports prepared under the 2014 Sustainable Groundwater Management Act (SGMA) and from local groundwater level monitoring by WRD.

3. Estimated capacity of water production infrastructure. Any known or forecasted issues affecting the City's water production infrastructure can be considered, such as:

    - Mechanical or electrical issues with groundwater well pumps.
    - Possible power outages for operation and maintenance
    - New construction and repairs

The potential constraints on supply capacity listed under Item 3 above are subject to change from year to year. As such, the City should inspect its water system for the condition of its groundwater wells before making a determination on potential restrictions in groundwater supplies. In addition, the City should coordinate with the San Gorgonio Pass Water Agency (SGPWA) and/or DWR to determine the projected imported water allocations from the State Water Project (SWP). This is an important step in the preparation of a water supply assessment since imported water provides recharge to local groundwater spreading grounds in the Beaumont Basin.

8.5.3 Current Forecast

In general, the total available water supply for the City will be based on either the capacity of its wells or pumping rights (safe yields), whichever is more restrictive. At this time (2021), the total groundwater pumping safe yield is roughly 9,000 AFY. This is based on the most-recent reports prepared on the City's groundwater basins. The actual supply into the City's water system will be based on the projected demands. **Table 8.1** provides the projected supply capacity volumes along with the projected water demands (9,419 AF in 2022). The projected supplies in other years shown in **Table 8.1** likewise exceed the City's total safe yield. To compensate for exceeding the safe yield(s) of the individual basins, the City anticipates dipping into its storage account of the Beaumont Basin, and passively or actively recharging the basin(s) during wet years. This is described in further detail in **Sections 3 and 7** of the UWMP.

8.6 CONTINGENCY PLANS

Currently the City relies entirely on local groundwater to meet its demand. The City's purchase of imported water (i.e. State Project Water (SWP), private contracts, Yuba Water) from the San Gorgonio Pass Water Agency (SGPWA) is used only to recharge the City's storage account in the Beaumont Basin. In the short term, the City's groundwater supplies can be pumped as needed, within the safe yields, to meet demands. In the long term, the supply from SGPWA can be used as a supplementary source if demands exceed local supplies. Thus, only in the long-term shortage scenario will the reliability of the City's water supply be affected by (i.e. contingent upon) the actions of the SWP Contractors.

8.6.1 City Contingency Plan

Since the drought period of the early 1990s, the City has implemented a water conservation plan to reduce water use during shortages. The "Water Conservation Plan" was originally adopted as **Section 13.16** of the City's Municipal Code. The Plan is currently being updated to provide the City with the authority and guidance to implement a phased approach depending on the severity of a water shortage. In the event of a water shortage, the City Council will implement the appropriate water conservation phase by resolution.

The objectives of the response plan are to:

1. Prioritize essential uses of water
2. Maximize local municipal water supplies
3. Eliminate water waste city-wide
4. Minimize adverse financial effects

Regarding Objective No. 1, priorities for use of available potable water during shortages are based partly on California Water Code, Sections 350-358. Water allocations are established for all customers according to the following ranking system:

1. **First Priority**: Minimum health and safety allocations for interior residential needs
2. **Second Priority**: Commercial, industrial, institutional/governmental operations
3. **Third Priority**: Existing landscaping
4. **Fourth Priority**: New customers, proposed projects, etc.

Regarding the 1st Priority specified above, as noted in **Section 6** of the City's UWMP, about 90% of the City's water service connections consist of residential accounts. As a result, the City can use its population estimates to assess water use needs during a shortage.

8.6.2 Health & Safety (1st Priority)

In 2018, the State adopted Assembly Bill 1668, which amends Section 10608.20 of the Water Code to stipulate an indoor water use standard of 55 gallons per capita per day. The City is obligated to determine the minimum health and safety water needs for its residents. To assess the minimum amount of water that should be available (1st Priority Level), the amount of personal hygiene household water use must be quantified. Based on common indoor residential water use in the United States, health and safety water use is estimated to be as shown in **Table 8.2** below:

Table 8.2
Health & Safety Personal Use (gal/day)

Item	Regular	Voluntary Conservation
Toilet	14	10.5
Shower	15	12
Washer	12	11
Kitchen	4	3
Other	4	4
Total	**49 gal**	**40.5 gal**

Since the City has a population of about 30,000 residents, at a rate of 40 GPCD, the City will need up to **3.7 AF (1.2 MG) per day** to provide for the health and safety of its residents (if conservation is voluntary). Since the City's above-ground storage has a total (combined) capacity of nearly 20 MG, the City can provide for about one week of water supply to its residents. However, the ability to meet the most basic water needs of its residents during a severe shortage may be difficult unless the City's citizens are aware of the water supply shortage. Thus, public outreach must be a top priority for the City during a water shortage.

8.6.3 Stages of Action

The City's Annual Assessments prepared under **Section 8.5** can be used to predict shortages. The City's WSCP imposes six (6) stages of response actions based on the severity of the City's water supply shortage. The stages are based on DWR's established criteria as shown in **Table 8.3** below:

Table 8.3
Water Shortage Stages & Reduction Targets

Shortage Stage	Restriction Type	Water Supply Reduction Target
I	Mandatory	10%
II	Mandatory	20%
III	Mandatory	30%
IV	Mandatory	40%
V	Mandatory	50%
VI	Mandatory	>50%

To lessen confusion on City customers, the first four stages (Stages 1 to 4) regulate customer responses to shortages, while the latter two stages (Stages 5 to 6) regulate City water staff response efforts.

The Banning City Council will formally declare the stage of the water shortage, following a public hearing, upon determination from City water staff that a water shortage exists and the WSCP should be implemented. Following Council declaration of a shortage stage, the WSCP will become effective no sooner than the first billing period on or after the date of publication of the Council Resolution.



Figure 8.4: City Council Can Declare Shortage Stages

The WSCP will remain in effect until Council declares the water shortage emergency has ended. Alternatively, Council may also change the water shortage stage as appropriate. However, Council will not impose mandatory measures without first conducting a duly-noticed public hearing pursuant to CWC § 350 or § 375.

8.6.4 Communication Protocols

A common understanding of the water supply situation is essential for the WSCP to be effective. During a water shortage, the City will be able to allocate staffing and resources to inform its customers of the Council-declared water shortage. In particular, the City will inform its water service customers of the following:

- Water Shortage Stage
- Water Use Prohibitions
- City Water Staff Response Actions

The communication protocol will be in place prior to formal declaration of a water supply shortage. The frequency and extent of coordination will be based on the shortage severity. The City will use the following resources to communicate with its customers:

- City Website
- Social Media (i.e. Twitter/Facebook)
- Bill Inserts/Postcard Notices
- Billboard or Digital Message Boards
- Advertisements (Radio & Print)

The goal of the communication efforts will be to raise awareness of the drought and to motivate customers to conserve water. The City should also prepare customers for possible increases in water shortage severity. Finally, as mentioned under Priority 1 in **Section 8.6**, the key goal of communication is to promote available water resources, provide specialized outreach for impacted industries, including instructions on how to receive bottled water, and how to participate in public hearings with City staff.

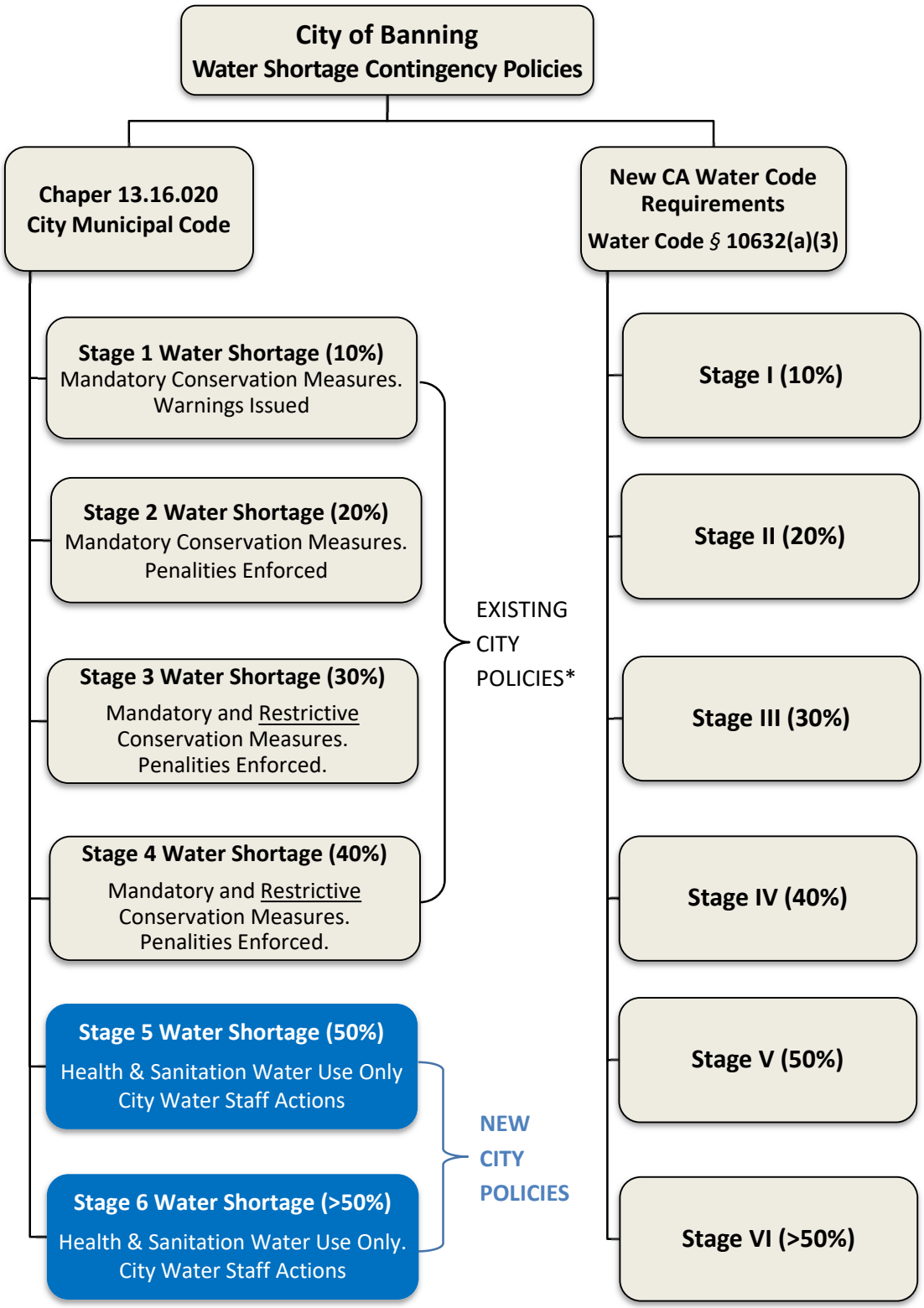


Figure 8.5: City Water Shortage Contingency Plan

8.6.5 Limitations/Prohibitions

Per **Section 13.16** of the City's Municipal Code, prohibitions on water use, include, but are not limited to, the following:

1. Irrigation runoff
2. Landscape irrigation for more than 15 minutes (except drip irrigation)
3. Irrigation on rainy days or within specified hours of a rain event
4. Failure to repair leaks in a timely manner
5. Washing of automobiles without a bucket or hand-held hose equipped with a positive shutoff nozzle
6. Restaurants serving water to their customers, except when specifically requested by their customers
7. Operating a decorative water fountain without re-circulated water
8. Operating a commercial car wash without re-circulated water
9. Hotels, motels and other commercial lodging establishments shall not launder towels and linens daily, except when specifically requested by their customer

Additional prohibitions may also be enforced, depending on the declared stage shown in **Table 8.2**. Moreover, the prohibitions listed above may also be adjusted depending on the severity of the declared stage, or until the shortage is rescinded by City Council.

8.6.6 Penalties for Non-Compliance

Per City Code 13.16.020:

"Civil proceedings for violation. In addition to criminal penalties, violators of the mandatory provisions of this section shall be subject to civil action initiated by the City"

1. **First violation**. For a first violation, the city shall issue a written notice of violation to the water user violating the provisions of this chapter
2. **Second violation**: 25 percent surcharge
3. **Third violation**: 50 percent surcharge; installation of flow restrictor
4. **Subsequent violations**: Discontinuance of service

The penalties listed above may be waived if a customer completes an application for exception permit. Hardship, safety, or health conditions are among the reasons granted for the exception.

8.7 DISASTER MANAGEMENT

During a water shortage, the City has the following tools available to restrict water use to health and safety uses only:

- Expanding public outreach
- More frequent meter readings
- Fines and penalties
- Flow-restriction devices
- Moratorium on service connections

The City's Local Hazard Mitigation Plan (LHMP) in **Appendix N**, prepared in May of 2017, addresses the planned response to extraordinary emergencies associated with natural disasters, including seismic risks. Other City planning tools, such as the City's Emergency Operations Plan (EOP), updated in 2012, provides for the most effective and economical allocation of resources for the maximum benefit and protection of life, property, and the environment during an emergency. The EOP supersedes the City's prior Multi-Hazard Functional Planning Guidance document that was prepared in 1996. These documents provide the City with: 1) An Emergency Plan; 2) Functional Annexes that describe the emergency response organization; and a 3) Listing of operational data such as resources, key personnel, and essential facilities and contacts. During a disaster, the City's water department staff will maintain water operations as follows:

The City's LHMP & EOP provide guidance for the City in dealing with local disasters.

- All on-duty personnel will remain on duty until relieved of duty
- Off-duty personnel will be expected to return to work or be "on-call"
- While in a disaster mode, working shifts will be 12 hours

In the event that any portions of the City's water system are without water, the City's water department staff will act as a "field response unit" under the City's EOP in order to begin "Response Phase" and "Recovery Phase" activities, including:

- Assess impact of incident
- Communication with adjacent water agencies
- Identify need for and prioritize locations for water distribution
- Provide for water quality assurance or prepare notices for water quality
- Evaluate, plan, and implement actions to acquire and distribute water

- Determine the need to staff a water task group and to secure resources

- Provide informational status to nearby water agencies, including:

  - SGPWA
  - BCVWD
  - Cabazon Water District
  - Yucaipa Valley Water District
  - Morongo Band of Mission Indians
  - Banning Heights Mutual Water
  - High Valleys Water District

- Provide information to media as appropriate

This WSCP provides a general guide of City response actions to catastrophes. Other planning documents, including the City's LHMP, provide additional details which supplement this UWMP.

8.7.1 Seismic Risk and Emergency Backup

According to the maps provided on the California Office of Emergency Services' online planning tool (My Plan) and the California Geological Survey's online earthquake hazards zone application (EQ Zapp), several faults, including the Banning Fault and portions of the San Gorgonio Fault Zone, are present within the City's sphere of influence. The known fault lines are shown in **Figure 8.6.**

An earthquake has the potential to damage to drinking water and wastewater utilities. Impacts to the City's water system may include, but not be limited to:

- Damage to wells/well houses
- Water tank damage or collapse
- Damage to water distribution system

Damage to distribution lines due to shifting ground and soil liquefaction can result in potential water loss, water service interruptions, low pressure, contamination and sinkholes and/or large pools of water throughout the service area. For these reasons, earthquakes can potentially restrict water supplies for a longer period of time than a power outage or man-made catastrophe. In the event that an earthquake damages portions of the City's pumping or distribution system, the City can provide temporary drinking water to customers through potable water trucks as noted in **Section 8.7.2.**

Even if an earthquake does not result in damage to water production or distribution facilities, an earthquake could result in a power outage or damage to the water system facilities. The City's water operations staff will be on standby alert during an emergency to respond promptly to water supply interruptions. The City's water operations staff will work with SCE to restore power to water supply facilities.

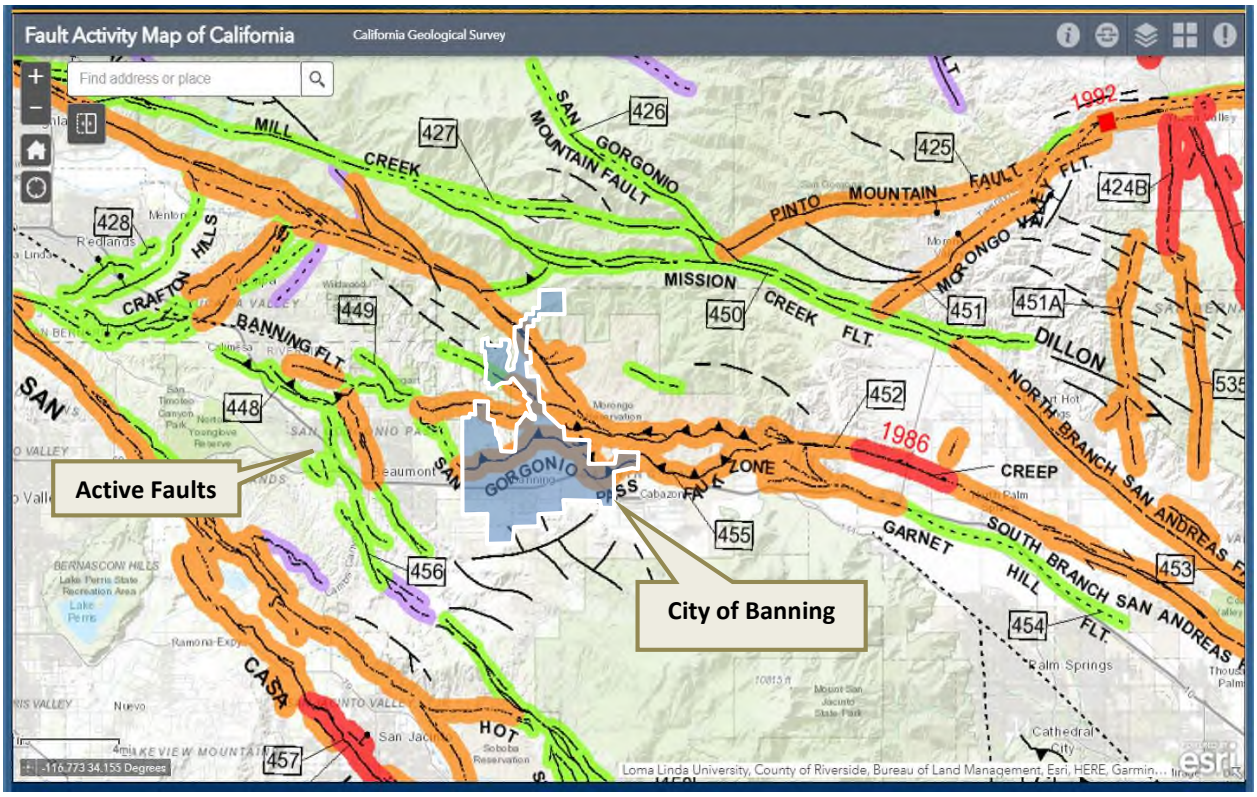


Figure 8.6: Fault Zones Near the City

In the interim, the City's Wells 8, 9, 10, C-2, and C-4 have an emergency power source available to continue to operate when the power fails. Wells 1, 3, 4, and 5 do not have an emergency power supply, but they have the ability to provide water during an emergency. **Table 8.4** summarizes the City's wells with emergency power source and anticipated capacity during auxiliary backup. The total water available from the use of these nine wells is 7,110 gpm (31.4 AF/day), based on City of Banning dry-year capacities, City of Banning Public Works (2011). These quantities would be sufficient to meet the maximum day demand of approximately 30 AF/day. If however additional water supply capacity is needed, portable generators can be obtained to operate other remaining wells and booster stations.

It should be noted that the backup systems for Wells 8, 9, and 10 require manual turn on. Additionally, Wells 1 and 3 are equipped with both electric pumps and Pelton wheels, and Wells 4 and 5 are equipped with only a Pelton wheel pump (see **Figure 8.7**), which also allows these wells to provide water in the event of an emergency. Pelton wheel pumps allow these wells to be operated by a hydraulic-driven pump using existing water under pressure in the distribution system.

Table 8.4
Wells with Emergency Generators and Backup Systems

Well	Location	Total Capacity		Remarks
		GPM	AF/Day	
1	Banning Bench Storage Unit	950	4.2	Pelton Wheel
3	Banning Bench Storage Unit	660	2.9	Pelton Wheel
4	Banning Water Canyon Storage Unit	600	2.7	Pelton Wheel
5	Banning Water Canyon Storage Unit	550	2.4	Pelton Wheel
8	Banning Water Canyon Storage Unit	1,000	4.4	Backup Portable Generator
9	Banning Water Canyon Storage Unit	1,000	4.4	Backup Portable Generator
10	Banning Water Canyon Storage Unit	600	2.7	Diesel Engine Drive
C-2	Beaumont Basin	650	2.9	Generator
C-4	Beaumont Basin	1,100	4.9	Generator
	Total	**7,110**	**31.4**	

Table 8.5
Available Emergency Reservoir Storage

Available Reservoirs	Total Aboveground Storage (MG)	Total Aboveground Storage (AF)
Brinton Reservoir	8.0	24.6
C2 Tank	0.22	0.7
C3 Tank	0.06	0.2
C4 Tank	0.05	0.2
C5 Tank	0.05	0.2
Mountain Tank	0.25	0.77
Well 1 Receiving	0.024	0.1
San Gorgonio Reservoir No. 1	2.60	8.0
San Gorgonio Reservoir No. 2	2.00	6.1
San Gorgonio Reservoir No. 3	1.00	3.1
Southwest Reservoir	1.50	4.5
Sunset Reservoir No. 1	2.1	6.4
Sunset Reservoir No. 2	2.1	6.4
Total	**19.95**	**61.2**



Figure 8.7: Pelton Wheel Pump

8.7.2 Emergency Water Supply

If necessary, additional water is available in the City's storage tanks, as listed in **Table 8.5** on the preceding page. The total water storage capacity is approximately 61.2 AF. Combined with a total backup pumping capacity of 31.4 AF/day (**Table 8.4** wells with emergency power), the combined emergency supply from production wells and aboveground storage reservoirs/tanks is approximately 93 AF.

In addition to the City's own sources, the City has a 12-inch emergency interconnection with the Beaumont Cherry Valley Water District (BCVWD) at the western boundary of the City's service area, located at the intersection of Highland Springs Avenue and Sun Lakes Boulevard. In the event of damage to any of the City's wells, water could be supplied from BCVWD until the well(s) are back online.

If an earthquake renders the adjacent agencies unable to provide emergency water to the City, the City can obtain emergency water through portable means. This would involve vehicles equipped with potable water tanks. The City would have to obtain potable water trucks from nearby suppliers.

The California Department of Public Health maintains a list of Licensed Water Haulers that includes Riverside County. According to the most recent data provided by the State, the closest supplier of potable water tanks and trucks in Riverside County is Mack's Water Trucks® of Temecula, located about 45 miles from the City. In San Bernardino County, there is T&B Water Trucks® of Rialto, located about 35 miles from the City.



Figure 8.8: Potable Water Tank Trailer

The City can also consider purchasing large tanks (500 gallons or more), and securing them to the back of City trucks. This will allow the City to distribute water to customers during an emergency.

8.7.3 Additional Aid

Additional emergency services in the State of California include the Master Mutual Aid Agreement and the California Water Agency Response Network (CalWARN). The Master Mutual Aid Agreement includes all public agencies that have signed the agreement and is planned out of the California Office of Emergency Services. CalWARN includes all public agencies that have signed the agreement to WARN and provides mutual aid assistance. CalWARN provides member utilities with:

- Mutual assistance agreement and process for sharing emergency resources
- Resources to respond and recover more quickly from a disaster
- Mutual assistance program consistent with other statewide mutual aid programs and the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS)

In addition to CalWARN, the City of Banning also has a mutual aid agreement in place with the Morongo Band of Mission Indians, who own and operate their own Water System and Fire Department.

8.8 WSCP ENFORCEMENT & EVALUATION

To properly assess the effectiveness of this WSCP, the City will need to monitor metered consumption and production. The City will also need to track its billing system to see if fines for violations of water-use prohibitions have been issued.

8.8.1 Monitoring

Using the City's water billing records, the City will be able to identify not only the conserved volumes, but also the customers which are in violation of the provisions of this chapter. In particular, the City can review data from the following sources:

- **Production Meters**: Provides an account of daily water production
- **Customer Meters**: Provides an account of monthly consumption

With AMI/AMR meter technology, if the City desires to determine irrigation violations, the City can monitor meters which will allow the City to view consumption on a daily or hourly basis.

In addition to monitoring customer use, the City also has the ability to monitor production volumes to determine if the well supplies have been reduced. Under normal conditions, potable water production figures are recorded daily. Weekly and monthly reports are prepared and monitored. This data will be used as a baseline to measure the effectiveness of any water shortage contingency stage that may be implemented.

During rationing conditions, the water budget will be monitored on a weekly, daily, or hourly basis depending on the severity of the drought. During a disaster shortage, production figures will be monitored on an ongoing basis. The City's Supervisory Control and Data Acquisition (SCADA) system will warn of any critical conditions instantly. In addition, manual meter readings will be performed more frequently than the normal monthly schedule.

8.8.2 Enforcement

During shortage conditions, the City can implement water-waste patrols, or increase the frequency of existing water waste patrols. If City staff are unable to conduct additional water waste patrols, the City can contract with outside support to conduct water waste patrols. However, contracting with an outside firm would incur additional costs at a time when revenue is impacted. If violations are observed, fines/penalties per **Section 8.6.6** can be applied.

8.8.3 Reporting

During a declared water shortage, City water staff will report water production and consumption figures to City Council on a monthly basis. Pending regulations from the SWRCB will also require the City to report data to SWRCB on a monthly basis. Thus, during a declared shortage of the WSCP, City staff will report water production and consumption figures to both City Council and the SWRCB on a monthly basis.

8.9 FISCAL IMPACTS

8.9.1 Impacts to Revenue

Based on the City's total water revenue and operating expenses, demand reductions will likely result in negative net cash provided by operating activities. **Table 8.6** below lists the current residential water rates:

Table 8.6
Current Residential Water Rates

Account	Pricing (per HCF)
Tier 1 (0-12 HCF)	$2.01
Tier 2 (13-25 HCF)	$2.56
Tier 3 (26+ HCF)	$2.88

Based on the rates shown, a 50% decrease in residential use (about 2,500 AF or 327,000 HCF) would result in:

- **$180,000** in lost revenue per month
- **$2.2 million** annual lost revenue

The City has fixed base charges currently in the rate structure that generates some revenue even if no water is used. These rates range from $22.88 per month for a 5/8-inch meter to $949.39 per month for an 8-inch meter. Most residential customers use a 3/4-inch meter, which has a rate of $22.88 per month. The base rates allow the City to not be impacted by revenue losses during water shortages. The following actions could take place under such circumstances:

- Implement a conservation surcharge
- Delay capital improvement projects
- Consider temporary increase of water rates to meet operation and maintenance costs

A combination of the measures outlined above may be used to offset or diminish the effects of lost revenues. However, any increases in the City's water rates would require a Prop 218 process to implement the rates. For this reason, the City is planning on including the implementation of temporary rate increases (and temporary fees & surcharges) in its upcoming rate study.

8.9.2 Impacts to Reserve Funds

The City carries reserves in the water system accounts, to fund for needed improvements to its water system. The balance of reserves for the City is maintained primarily for facility repair and replacement. Under a shortage crisis, some flexibility would exist to dip into these reserves to help offset loss of revenue.

8.10 THREE-YEAR MINIMUM SUPPLY

The City's groundwater supplies are mostly resilient to droughts. However, recharge

water from SGPWA is subject to restrictions by DWR. Nevertheless, the City has anticipated a minimally reliable volume of water from SGPWA. This is reflected in **Section 7** of the UWMP. **Table 8.7** below displays the minimum water supply available to the City based on a drought period over the next three years:

Table 8.7
Three-Year Minimum Supply (AF)

Category	2021	2022	2023
Supply	9,507	9,507	9,507
Dry Demand	8,865	9,419	9,172
Difference	**642**	**88**	**335**

Based on the above analysis, the City's water supply will be reliable over the next (3) years. However, if dry demands increase more than expected during a given year, the City can pump additional water from its groundwater storage account during these years while it develops its well system to maximize its safe yield of the basins.

It is important to note that the 3-year minimum supplies shown in **Table 8.7**above are worst-case drought scenarios. This does not take into consideration catastrophic interruptions to local or imported supplies, or emergency power outages. Such catastrophic scenarios may limit supplies to a greater degree.

8.11 WSCP ADOPTION AND REFINEMENT

8.11.1 Council Resolution

On June 8, 2021, the City Council adopted Resolution No. 2021-51 (included in **Appendix B**) approving this WSCP. The City will be updating **Section 13.16** of the City's municipal code in the following weeks to coincide with this WSCP. **Tables 8.8 & 8.9** on the following pages provide a summary of the prohibitions and City response actions to the water shortage stages listed in **Table 8.3** on Page 8-10.

8.11.2 WSCP Refinement Procedures

The City intends to update and refine this WSCP as necessary. The WSCP can be updated in one of the following ways:

- Cyclical Updates
- Data-Driven Updates
- Externally-Driven Updates

The following is a guideline for how the City will update this WSCP:

Cyclical Updates

The cyclical updates will be handled by City staff internally with the assistance of an outside engineering consultant. Once the WSCP is implemented, the City will document the effectiveness of the customer water use prohibitions listed in



Figure 8.9: High Valleys Tank

Tables 8.8 and the City water staff response actions listed in **Table 8.9**. The effectiveness will be evaluated using the methodologies described in **Section 8.8**. The WSCP effectiveness will be documented over the course of five (5) years, until the next UWMP update. It is the City's intent to update the WSCP every 5 years, alongside the City's UWMP. The City will conduct an internal review of the WSCP prior to releasing a Request for Proposals (RFP) for the UWMP and WSCP. The RFP process will provide the City with an opportunity to revise the WSCP as-needed.

Data-Driven Updates

Data-driven updates to the WSCP will likely occur mid-cycle or at some point between the 5-year cycle. The data-driven updates can be prepared entirely by City staff (internally) due to the urgency of such updates. For example, if the City finds that the fines/penalties covered under **Section 8.6.6** are not effective at reducing overall demand, the City may increase the fines through an amendment to **Section 13.16** of the City Municipal Code, and revise **Section 8.6.6** (Code Section 13.16.020) to reflect the new fines. Other items of this WSCP can be updated in a similar manner.

Externally-Driven Updates

Conversely, if the fines are found by the City's customers to be too punitive, and Council is petitioned to reduce the fines, the City can adjust **Section 13.16** of the City

Municipal Code, and revise **Section 8.6.6** herein to reflect the new fines. Other items of this WSCP can be updated in like manner.

8.11.3 WSCP Re-Adoption

Once the WSCP is revised, the City Council will be required to re-adopt the revised WSCP. This will require a public hearing to receive public comments on the WSCP. The revised WSCP will replace the former WSCP, and will then remain effective until the City elects to update the WSCP

Perhaps the most critical task in the City's response to shutdowns in water is the distribution of water to customers. As noted in the caption to the cover of this Section, portable pumps and water trucks can be used to distribute water to customers. Due to the time and planning involved in procuring these types of vehicles, this task is identified only in the most severe type of shortage (Stage VI).

Table 8.8
City Code Prohibitions on Water Use During Water Shortages

Stage	Prohibition/Restriction	Penalty
Stage 1 (<10%)	• No Irrigation between 10 am to 8 pm • No Person Shall Operate a Decorative Water Feature (Fountains, Ponds, etc.) that Does Not have a Recirculating System • All Landscape Irrigation Limitted to No More than Three (3) Days per Week • All Landscape Irrigation Limited to No More than 15 minutes per Station per Watering Day • Repair or Isolate Leaks within 72 Hours of Notification by the City • No Washing Sidewalks and Driveways with Water • Car Washing Only with Bucket or a Hose with Shutoff Valve or Nozzle • Excess Irrigation Runoff is Prohibited • No Landscape Irrigation During or Within 48 hours of a Rain Event • Restaurants to Serve Water Only Upon Request • Restaurants to Wash Kitchen and Dining Room with Bucket or Specialized Water Broom Only • Hotels/Motels to Provide Customer Option of Daily Laundry • Automobile Wash Business Must Use Water Recycling Systems	Yes
Stage 2 (10% to 20%)	• All landscape irrigation limited to no more than 2 days per week from June 1 to October 31 and no more than once per week from Nov 1 to May 31 • All landscape irrigation limited to no more than 10 minutes per station per watering day • No filling or refilling of ornamental lakes or ponds, except to sustain aquatic life • Repair or isolate leaks within 48 hours of notification by the city • Pools or spas to have a cover to prevent evaporation • Cease all operation of decorative water features (fountains, ponds, etc.) • No landscape irrigation during or withing 72 hours of a rain event • Commercial nurseries shall use water during the hours from midnight to 6am • Commercial landowners to allow tenants the option of replacing lawns & landscapes	Yes
Stage 3 (20% to 30%)	• All landscape irrigation limited to no more than 2 days per week from June 1 to Oct 31 and no more than once per week from Nov 2 to May 31 • All landscape irrigation limited to no more than 10 minutes per station per watering day • Repair or isolate leaks within 24 hours of notification by the city • Car washing limited to only automobile washes that use water recycling systems • No landscape irrigation during or within 1 week of a rain event • Restaurants to wash dining room once daily (after close of business) and only with bucket or specialized water broom • Restaurants to pre-soak dishes • Restaurants to install solenoid valve for sinks with garbage disposals • No commercial window washing	Yes

Table 8.8
City Code Prohibitions on Water Use During Water Shortages

Stage	Prohibition/Restriction	Penalty
Stage 3 (20% to 30%)	• Apartment buildings to certify low-flow fixtures (showerheads and faucets) are installed prior to leasing apartments • Commercial buildings and restaurants to replace/install waterless urinals • Commercial buildings and restaurants to replace/install low-flow toilets • Hotels/Motels to wash laundry only after change of customer	Yes
Stage 4 (30% to 40%)	• Cease all irrigation except by reclaimed water or except for crops or horticulture (nurseries) for fire or erosion maintenance • No Refilling of Pools or Spas • Commercial Landscape to be Replaced with CA-Friendly Landscape	Yes
Stages 5 & 6 (50% or more)	• N/A (Same Requirements as Stages 1 to 4 Above) • This Stage Involves Only Operational/Management Response Actions	Yes

Table 8.9
City Water Department Response Actions

Stage	City Water Department Response Action	Additional Info
Stage 1 (<10%)	• Begin an Enhanced Public Awareness Campaign	Increased Expense for City Use Financial Reserve Funds
Stage 2 (10% to 20%)	• No Filling or Refilling of Municipal Ornamental Lakes or Ponds, Except as Necessary to Sustain Aquatic Life • Reduced Flushing Frequency • Notify customers immediately of suspected leaks in their plumbing	Increased Expense for City Use Financial Reserve Funds
Stage 3 (20% to 30%)	• Increase Groundwater Pumping • No statements of immediate ability to serve or provide potable water service • Establish a water allocation for certain properties within the city's jurisdiction • Repair or Isolate Water Main Leaks within 24 Hours • Provide Letters to Certain Properties for Allocations Established in Stage 3 Informing Reduction of 10% in Allocation of Tiered Rate • Elimination of Specific Municipal Uses such as Hydrant Flushing, Street Cleaning, and Water-Based Recreation	Increased Expense for City Use Financial Reserve Funds
Stage 4 (30% to 40%)	• Rate Increase Study to Mitigate Loss of Revenue • No new potable water service • No new temporary meter or permanent meters • Will serve letters, certificates, or letter of availability • Suspend considerations of annexations to the city's water service area • Prop 218 process to implement rates increases • Increase Frequency of Meter Readings to Twice Monthly in Order to Allow Staff and Customers to Track Progress • Implement Water Waste Patrols (Once Monthly) • Coordinate with Adjacent Agencies to Receive Emergency Water via Emergency Interconnections • Defer Flushing of Mains Until Maximum Allowable Time for Quality/Safety • Coordinate with Manufacturers and/or Governing Agencies to Receive Fleet of Potable Water Trucks	Increased Expense for City Use Financial Reserve Funds Defer Capital Projects
Stage 5 (40% to 50%))	• Systemwide Rate Increase to Achieve Necessary Reduction and to Mitigate Loss of Revenue • Issue water quality notices (if necessary) in case additional pumping creates water quality issues • Coordinate with adjacent agencies to prepare for possible need of emergency water when/if conditions worsen	Increased Expense for City Use Financial Reserve Funds Defer Capital Projects

Table 8.9
City Water Department Response Actions

Stage	City Water Department Response Action	Additional Info
	• Notices on Government Access Channel (TV) • Hand-Post Drought Notices on all Customer Properties (Residential Homes & Commercial Buildings)	
Stage 6 (>50%)	• Mobilize Potable Water Trucks • Decrease Pressure in Water Mains	Increased Expense for City Use Financial Reserve Funds Defer Capital Projects

Section 9
Conservation Measures

The City's ordinances, adopted by Council, have strict provisions which encourage the efficient use of water while penalizing wasteful use. The City's water staff are also committed to water use efficiency through the use of management practices and customer assistance programs.



Section 9

CONSERVATION MEASURES



Conservation measures, including those aimed at leak detection and excessive runoff (pictured) are an essential part of the City's policies.

9.1 OVERVIEW

As a result of seasonal droughts and continued urban development, water conservation is important to California's sustainability. To help conserve California's water resources, several public water agencies came together to form the California Urban Water Conservation Council (CUWCC). The CUWCC was officially formed in 1991 when the agencies signed a Memorandum of Understanding (MOU) on urban water conservation. In January 2018, the CUWCC became the California Water Efficiency Partnership (CalWEP). Currently, over 200 water agencies are members of CalWEP. The main focus of CalWEP is to assist its member agencies with public policy, research, and education tools. Regarding the UWMPs, CalWEP works with DWR in order to help form BMP/DMM policies contained in the UWMPs.

The CUWCC MOU established 14 Best Management Practices (BMPs) which were defined roughly as policies, programs, practices, rules, regulations, or ordinances that resulted in a more efficient use or conservation of water. The BMPs were equivalent to the 14 Demand Management Measures (DMMs) defined in the UWMP Act, until 2015. As of the 2015 UWMPs, the Department of Water Resources (DWR) streamlined the 14 DMMs into six (6) generalized categories, with an additional seventh (7^{th}) optional category. The 2020

UWMP Guidebook continues the same DMM categories for the 2020 UWMPs.

The City acknowledges that efficient water use is the foundation of its current and future water planning and operations policies. The City implements water conservation through a combination of programs, resources, and policies.

9.2 DWR DMMs FOR 2020 UWMPs

The DMMs are intended to reduce long-term urban demands from what they would have been without their implementation. The DMMs are in addition to programs which may be instituted during occasional water supply shortages.

i. Water Waste Prevention Ordinances

ii. Metering

iii. Conservation Pricing

iv. Public Education & Outreach

v. Programs to Assess and Manage Distribution System Real Loss

vi. Water Conservation Program Coordination and Staffing Support

vii. Other Demand Management Measures that have a significant impact on water use

As with previous UWMPs, agencies that are members of CalWEP can submit the BMP annual reports in lieu of providing a description of each DMM in the UWMP.

9.3 CalWEP BMPs

An active member of the CalWEP is one that has signed the MOU and implements the water conservation measures stipulated by the CalWEP (**Figure 9.1**). According to CalWEP, an agency "implements" a conservation measure by achieving *and* maintaining the level of activity called for in each BMP's definition, as described in the MOU. This requires a minimum level of staffing and funding efforts. To document the implementation of a BMP, an agency is required to submit annual BMP reports to CalWEP that document the implementation of each BMP.



Figure 9.1: CUWCC became CalWEP in January 2018

The City is not currently a member of CalWEP. However, the City is implementing the same conservation measures as described in the previous sub-section.

9.4 CITY CONSERVATION MEASURES

The City of Banning is committed to implementing water conservation programs and encourages its customers to conserve water whenever possible. The CalWEP BMPs are broad measures aimed at reducing water use either directly (rebates and fixture changes), or indirectly (through awareness). As a smaller, low-density community surrounded by miles of open space, the City is unique compared to many of the other urban, "built-out" member agencies. As such, the City's conservation efforts are tailored to address the characteristics of their specific community. Over the past several years, the City has focused primarily on public information efforts, irrigation and landscape limitations, and reducing water losses/waste. The City has focused less on rebates and retrofits as water efficient appliance and fixtures have saturated the market over the past few decades. Nevertheless, the City is committed to using "good faith effort" to implement all of the BMPs as described in this section.

DMM No. 1 Water Waste Prevention Ordinances

City Ordinance No. 1039 was adopted by the City Council in 1991, prohibiting the waste of water. Ordinance No. 1039 describes actions that are considered a waste of water and the subsequent penalties if a violation were to occur. In 1998, this Ordinance was incorporated into City Ordinance No. 1231.

In 2006, Assembly Bill No. 1881 was passed, requiring local agencies, beginning January 1, 2010, to adopt a model water efficiency landscape ordinance that is at least as effective as the State's model water efficiency landscape ordinance. The City Council adopted Resolution No. 2010-06 on January 26, 2010 to meet this requirement.



Figure 9.2: Water Waste

Most recently, the City adopted Ordinance No. 1489 pertaining to drought water conservation. This ordinance sets forth mandatory prohibitions and additional restrictions on water use during drought conditions to comply with the executive orders issued by former Gov. Brown related to the declared drought emergency and with the emergency water conservation regulations promulgated by the State Water Resources Control Board. This resolution was codified into Section 13.16 of the City's

Municipal Code. This section establishes a "Water Shortage Contingency Plan" which stipulates specific prohibition on water use, with penalties for non-compliance.

DMM No. 2: Metering

All of the City's water service connections, for all customer sectors, are metered. The City has investigated the feasibility of separately metering each of the multi-family dwelling units in its Water Service Area; however, it was determined that doing so was not feasible. The City has also installed dedicated landscape irrigation meters for Sun Lakes Country Club, Caltrans, the City park system, and City school district facilities. New non-residential developments are also now required to have a separate water meter dedicated for landscape use. The City will continue to meter all new water service connections.

The City previously debated transitioning to either a fixed base or drive-by Automatic Meter Read (AMR) system that allows the City to monitor each individual customer account for water conservation. The fixed base system, often referred to as Advanced Metering Infrastructure (AMI), involves placing antennas throughout the City that collect data from the water meters at set intervals. The data is then transferred to a desktop computer. The data is used for individual users for billing purposes or for alerting the City if a set water use threshold has been exceeded, signaling a possible leak on the property. If this condition arises, the owner of the property would be notified by either email or a phone call.

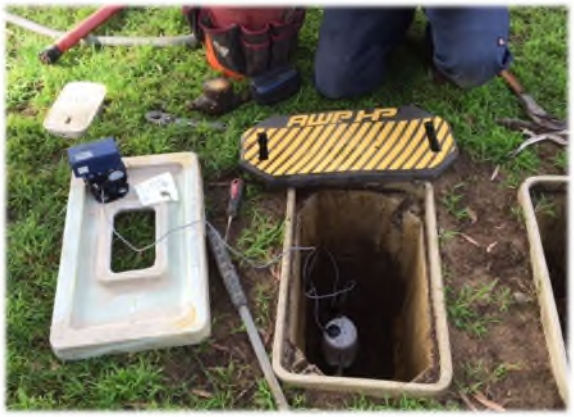


Figure 9.3: AMI-Style Water Meter

The drive-by system is similar to the fixed base system, but instead of using a network of antennas, meter readings are picked up by driving by the meters with specially equipped vehicles and then downloading the readings after returning to the office. This delays the ability to collect the information immediately and be able to alert the customer of possible leaks within the shortest amount of time. The implementation of either AMR system would facilitate the review of water records and evaluation of the effectiveness of conservation programs.

As of this 2020 UWMP, the City is in the process of installing new "Zenner" brand Stealth AMI meters. Meters smaller than 4 inches will be of the "multi-jet" design.

Meters 4 inches and larger will be ultrasonic meters. The City's AMI program is just finishing its 1st year, and is expected to be completed by January 2022. All work has been done in-house, with the exception of software programming to integrate the AMI and Billing Systems.

DMM No. 3: Conservation Pricing

The City has a three-tiered increasing rate structure that applies to all customers. The City's current water rates (as of July 2020), are shown in **Table 9.1** below:

Table 9.1
City of Banning Current Water Rates

Tier	Pricing (per HCF)
Tier 1 (0-12 HCF)	$2.01
Tier 2 (13-25 HCF)	$2.56
Tier 3 (26+ HCF)	$2.88

The new rate structure was established as part of a Water Rate Study completed in 2018. The measure of effectiveness of the rate structure, in terms of acting as a catalyst for water conservation, will be assessed based on decreases in the total amount of consumption, since the charges are based on total consumption rates.

DMM No. 4: Public Education & Outreach

The City has initiated several water conservation programs to educate its water service customers in regards to various approaches to conserve water. At City Hall, water conservation pamphlets are displayed year-round as well as at public City-wide events. Public Works Department staff plan to visit school classrooms and make presentations on water conservation and distribute brochures with additional conservation information. The Public Works Superintendent is in continuous contact with the staff of Sun Lakes Country Club golf course to manage water more efficiently. The City will continue to expand public education on water resources.

Additionally, the City makes an effort to have Public Works staff visit local schools to make presentations on water conditions in the San Gorgonio Pass area, emphasizing the value of water and water conservation. Educational brochures are also made available to the students.

DMM No. 5: Programs to Assess and Manage Distribution System Real Loss

The City's surveillance of its water system to detect leaks is an on-going operation. The City recognizes the urgency of repairing leaks and responds to any leak in an expedient manner. Field employees are trained in detecting leaks and signs of unauthorized uses of water. In addition, the customer billing system flags high or unusual water bills, which are then

investigated for possible leaks in customer's piping. When a leak is first noticed, the pipeline is inspected and promptly repaired.

The City has prepared water audits since the 2015 UWMP. The audits were prepared in accordance with CWC Section 10631(e)(3), using methods and a worksheet developed by the American Water Works Association (AWWA). The AWWA audit worksheets require a detailed approach to separate apparent water losses from overall water loss totals to reveal the actual "Real Losses" as well as the "Non-Revenue Water". The AWWA audit defines the following:

- Water Losses: Water supplied minus authorized (metered) consumption
- Apparent Losses: Unauthorized or un-metered consumption and inaccuracies or errors
- Real Losses: Water losses minus apparent losses, equaling the actual volume of water lost through leaks, breaks, etc.
- Non-Revenue Water: Real water losses plus apparent losses plus unbilled metered and unbilled unmetered consumption

Based on the results of the 2016-2020 water audits, copies of which are included in the Appendix, the City's water system losses are shown in **Table 9.2** below.

Table 9.2
Distribution System Losses (AF)

Year	Loss (AF)	Percent of Total
2016	897	13.5%
2017	734	11.3%
2018	1,108	15.7%
2019	871	12.8%
2020	1,275	15.2%

The results of the last few audits indicate that the City has made improvements on testing, repairs, and record keeping. In addition, the City has recently replaced older, leaky water mains. The City has also purchased a meter test bench to enable the City to test meters in-house.

DMM No. 6: Water Conservation Program Coordination and Staffing Support

The City's Superintendent of Water & Wastewater serves as a part-time water conservation coordinator. The City's Public Works staff also assists with coordinating conservation efforts and providing public information about water conservation. Should the need arise, the City will designate the following full-time positions: water conservation coordinator, additional staff support, or both.

DMM No. 7: Other Demand Management Measures

In addition to the DMMs described above, the City posts water conservation tips and other information on its website, www.banningca.gov. Although the Website page may be updated, the following URL currently provides such tips and information: Making Water Conversation a Way of Life | Banning, CA - Official Website. The City provides additional conservation information and answers questions from its customers upon request. The City has developed a hotline for customer use in reporting leaks, overwatering, and other misuse of water.

9.5 CONTINUED IMPLEMENTATION

As described in Chapter 6 herein, the City's per capita water use in 2020 was 247 GPCD, which demonstrates that the **City has met its 2020 urban water use target** of 252 GPCD. Although the City has met its target year water use, the City plans to continue its conservation efforts described herein for at least the next five years. The City will continue to track all program activities. Program effectiveness and per capita water use will be monitored through the billing system. For example, the City can measure impacts of infrastructure, repairs and replacements, including leaky mains, by comparing apparent water losses from the previous month. For this reason, the City will continue to develop its AMI system as a tool to measure effectiveness of all the DMMs.

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APPENDICES A – O







Appendix A: Council Resolution Adopting 2020 UWMP

City of Banning 2020 Urban Water Management Plan

RESOLUTION NO. 2021-50

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BANNING, CALIFORNIA ADOPTING THE 2020 URBAN WATER MANAGEMENT PLAN

WHEREAS, the California Legislature enacted Assembly Bill 797 (Water Code Section 10610 et seq.), known as the Urban Water Management Planning Act, during the 1983-1984 Regular Session, and as amended subsequently, which mandates that every supplier providing water for municipal purposes to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, prepare an Urban Water Management Plan (UWMP), the primary objective of which is to plan for the conservation and efficient use of water; and

WHEREAS, the City of Banning (City) is an urban supplier of water providing water; and

WHEREAS, the UWMP shall be periodically reviewed at least once every five years, and that the City shall make any amendments or changes to its plan which are indicated by the review; and

WHEREAS, the UWMP must be adopted after public review and hearing, and filed with the California Department of Water Resources within thirty days of adoption; and

WHEREAS, the City has therefore, prepared and circulated for public review a draft UWMP, and a properly noticed public hearing regarding said UWMP was held by the City Council on June 8, 2021; and

WHEREAS, the City Council shall have filed said UWMP with the California Department of Water Resources within 30 days of adoption.

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

SECTION 1. The City of Banning is in conformance with all applicable requirements of the Urban Water Management Planning Act.

SECTION 2. The 2020 UWMP is hereby adopted and ordered filed with the City Clerk.

SECTION 3. This resolution shall be in full force and effect immediately upon its passage and adoption thereof.

SECTION 4. The Public Works Director is hereby authorized and directed to file the 2020 UWMP with the California Department of Water Resources within 30 days after adoption of this resolution.

PASSED, APPROVED AND ADOPTED this 8th day of June 2021.

Colleen Wallace, Mayor
City of Banning

ATTEST:

Caroline Patton, Deputy City Clerk
City of Banning

APPROVED AS TO FORM AND LEGAL CONTENT:

Kevin G. Ennis, City Attorney
Richards, Watson & Gershon

CERTIFICATION:

I, Caroline Patton, Deputy City Clerk of the City Council, do hereby certify that the foregoing Resolution 2021-50, was duly adopted by the City Council of the City of Banning, California, at a regular meeting thereof held on the 8th day of June 2021 by the following vote, to wit:

AYES: Council Members Hamlin, Happe, Pingree, Sanchez, and Mayor Wallace

NOES:

ABSENT:

ABSTAIN:

Caroline Patton, Deputy City Clerk
City of Banning

Appendix B: Council Resolution Adopting 2020 WSCP

City of Banning 2020 Urban Water Management Plan

RESOLUTION NO. 2021-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BANNING, CALIFORNIA ADOPTING A WATER SHORTAGE CONTINGENCY PLAN

WHEREAS, the California Water Code Section 10632 requires every urban water supplier shall prepare and adopt a Water Shortage Contingency Plan (WSCP) as part of its Urban Water Management Plan (UWMP); and

WHEREAS, the City of Banning is an urban supplier of water providing water; and

WHEREAS, the City of Banning has prepared and adopted a UWMP under separate Resolution No. 2021-51; and

WHEREAS, State Senate Bill 606 passed in 2018 has amended the Water Code related to the requirements of WSCPs to include six standard stages for water shortages up to and beyond 50 percent; and

WHEREAS, the City of Banning has updated its WSCP in accordance with these changes in the Water Code, and said WSCP is included as part of the UWMP; and

WHEREAS, the conservation of water is critically important if the City of Banning is to sustain itself; and the effective and equitable management of limited water supplies during a water shortage minimizes the impact on the people and the economy of the City of Banning; and

WHEREAS, the City of Banning is granted the authority by the State Water Code Section 350 and City municipal code Section 13.16.020 to declare a water supply shortage and to adopt by resolution regulations and restrictions on the delivery and consumption of water; and

WHEREAS, the City of Banning has therefore, prepared and circulated for public review a draft UWMP, and a properly noticed public hearing regarding said UWMP, held by the City Council on June 8, 2021, wherein the WSCP was also presented in the public hearing, and

WHEREAS, the City of Banning shall file said WSCP with the California Department of Water Resources within 30 days of adoption; and

WHEREAS, the City of Banning, an urban water supplier, shall make available the WSCP prepared pursuant to this article to its customers and any city or county within which it provides water supplies no later than 30 days after adoption of the WSCP.

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

SECTION 1. The City of Banning is in conformance with all applicable requirements of the Water Code.

SECTION 2. This resolution shall be in full force and effect immediately upon its passage and adoption thereof.

SECTION 3. The WSCP is hereby adopted and ordered filed with the City Clerk.

SECTION 4. The Public Works Director is hereby authorized and directed to submit the WSCP along with UWMP to the California Department of Water Resources within 30 days after adoption of this resolution.

PASSED, APPROVED AND ADOPTED this 8th day of June 2021.

Colleen Wallace, Mayor
City of Banning

ATTEST:

Caroline Patton, Deputy City Clerk
City of Banning

APPROVED AS TO FORM AND LEGAL CONTENT:

Kevin G. Ennis, City Attorney
Richards, Watson & Gershon

CERTIFICATION:

I, Caroline Patton, Deputy City Clerk of the City Council, do hereby certify that the foregoing Resolution 2021-51, was duly adopted by the City Council of the City of Banning, California, at a regular meeting thereof held on the 8th day of June 2021 by the following vote, to wit:

AYES: Council Members Hamlin, Happe, Pingree, Sanchez, and Mayor Wallace

NOES:

ABSENT:

ABSTAIN:

Caroline Patton, Deputy City Clerk
City of Banning

Appendix C: UWMP Act

City of Banning 2020 Urban Water Management Plan

Appendix A. California Water Code – Urban Water Management Planning

This material is for informational purposes only and not to be used in place of official California Water Code (Water Code).

This document presents updated sections of Water Code as of January 1, 2020, as compiled by DWR staff. The selection focuses on the portions of code directly relevant to preparation of the urban water management plan and contextually relevant to urban water suppliers and the Department of Water Resources (DWR). This includes the Urban Water Management Planning Act and the Sustainable Water Use and Demand Reduction (SB X7-7), and more. Further legislative information is available on the California Legislative Information website at https://leginfo.legislature.ca.gov/.

The following Water Code sections are included in this appendix.

- **Sustainable Water Use and Demand Reduction (SB X7-7) Water Code Division 6, Part 2.55**
  - **Chapter 1. General Declarations and Policy**, Sections 10608 – 10608.8
  - **Chapter 2. Definitions**, Section 10608.12
  - **Chapter 3. Urban Retail Water Suppliers**, Sections 10608.16 – 10608.44
  - **Chapter 4. Agricultural Water Suppliers**, Section 10608.48
  - **Chapter 5. Sustainable Water Management**, Section 10608.50
  - **Chapter 6. Standardized Data Collection**, Section 10608.52
  - **Chapter 7. Funding Provisions**, Sections 10608.56 – 10608.60
  - **Chapter 8. Quantifying Agricultural Water Use Efficiency**, Section 10608.64

- **Urban Water Management Planning Act**
  Water Code Division 6, Part 2.6
    - **Chapter 1. General Declaration and Policy**, Sections 10610 – 10610.4
    - **Chapter 2. Definitions**, Sections 10611 – 10618
    - **Chapter 3. Urban Water Management Plans**
      Article 1. General Provisions, Sections 10620 – 10621
      Article 2. Contents of Plans, Sections 10630 – 10634
      Article 2.5. Water Service Reliability, Section 10635
      Article 3. Adoption and Implementation of Plans, Sections 10640 – 10645
    - **Chapter 4. Miscellaneous Provisions**, Sections 10650 – 10657

PART 2.55. SUSTAINABLE WATER USE AND DEMAND REDUCTION
CHAPTER 1. General Declaration and Policy [10608 – 10608.8]

10608. The Legislature finds and declares all of the following:

(a) Water is a public resource that the California Constitution protects against waste and unreasonable use.

(b) Growing population, climate change, and the need to protect and grow California's economy while protecting and restoring our fish and wildlife habitats make it essential that the state manage its water resources as efficiently as possible.

(c) Diverse regional water supply portfolios will increase water supply reliability and reduce dependence on the Delta.

(d) Reduced water use through conservation provides significant energy and environmental benefits, and can help protect water quality, improve streamflows, and reduce greenhouse gas emissions.

(e) The success of state and local water conservation programs to increase efficiency of water use is best determined on the basis of measurable outcomes related to water use or efficiency.

(f) Improvements in technology and management practices offer the potential for increasing water efficiency in California over time,

providing an essential water management tool to meet the need for water for urban, agricultural, and environmental uses.

(g) The Governor has called for a 20 percent per capita reduction in urban water use statewide by 2020.

(h) The factors used to formulate water use efficiency targets can vary significantly from location to location based on factors including weather, patterns of urban and suburban development, and past efforts to enhance water use efficiency.

(i) Per capita water use is a valid measure of a water provider's efforts to reduce urban water use within its service area. However, per capita water use is less useful for measuring relative water use efficiency between different water providers. Differences in weather, historical patterns of urban and suburban development, and density of housing in a particular location need to be considered when assessing per capita water use as a measure of efficiency.

10608.4. It is the intent of the Legislature, by the enactment of this part, to do all of the following:

(a) Require all water suppliers to increase the efficiency of use of this essential resource.

(b) Establish a framework to meet the state targets for urban water conservation identified in this part and called for by the Governor.

(c) Measure increased efficiency of urban water use on a per capita basis.

(d) Establish a method or methods for urban retail water suppliers to determine targets for achieving increased water use efficiency by the year 2020, in accordance with the Governor's goal of a 20-percent reduction.

(e) Establish consistent water use efficiency planning and implementation standards for urban water suppliers and agricultural water suppliers.

(f) Promote urban water conservation standards that are consistent with the California Urban Water Conservation Council's adopted best management practices and the requirements for demand management in Section 10631.

(g) Establish standards that recognize and provide credit to water suppliers that made substantial capital investments in urban water conservation since the drought of the early 1990s.

(h) Recognize and account for the investment of urban retail water suppliers in providing recycled water for beneficial uses.

(i) Require implementation of specified efficient water management practices for agricultural water suppliers.

(j) Support the economic productivity of California's agricultural, commercial, and industrial sectors.

(k) Advance regional water resources management.

10608.8. (a) (1) Water use efficiency measures adopted and implemented pursuant to this part or Part 2.8 (commencing with Section 10800) are water conservation measures subject to the protections provided under Section 1011.

(2) Because an urban agency is not required to meet its urban water use target until 2020 pursuant to subdivision (b) of Section 10608.24, an urban retail water supplier's failure to meet those targets shall not establish a violation of law for purposes of any state administrative or judicial proceeding prior to January 1, 2021. Nothing in this paragraph limits the use of data reported to the department or the board in litigation or an administrative proceeding. This paragraph shall become inoperative on January 1, 2021.

(3) To the extent feasible, the department and the board shall provide for the use of water conservation reports required under this part to meet the requirements of Section 1011 for water conservation reporting.

(b) This part does not limit or otherwise affect the application of Chapter 3.5 commencing with Section 11340), Chapter 4 (commencing with Section 11370), Chapter 4.5 (commencing with Section 11400), and Chapter 5 (commencing with Section 11500) of Part 1 of Division 3 of Title 2 of the Government Code.

(c) This part does not require a reduction in the total water used in the agricultural or urban sectors, because other factors, including, but not limited to, changes in agricultural economics or population

growth may have greater effects on water use. This part does not limit the economic productivity of California's agricultural, commercial, or industrial sectors.

(d) The requirements of this part do not apply to an agricultural water supplier that is a party to the Quantification Settlement Agreement, as defined in subdivision (a) of Section 1 of Chapter 617 of the Statutes of 2002, during the period within which the Quantification Settlement Agreement remains in effect. After the expiration of the Quantification Settlement Agreement, to the extent conservation water projects implemented as part of the Quantification Settlement Agreement remain in effect, the conserved water created as part of those projects shall be credited against the obligations of the agricultural water supplier pursuant to this part.

CHAPTER 2. Definitions [10608.12]

10608.12. Unless the context otherwise requires, the following definitions govern the construction of this part:

(a) "Agricultural water supplier" means a water supplier, either publicly or privately owned, providing water to 10,000 or more irrigated acres, excluding recycled water. "Agricultural water supplier" includes a supplier or contractor for water, regardless of the basis of right, that distributes or sells water for ultimate resale to customers. "Agricultural water supplier" does not include the department.

(b) "Base daily per capita water use" means any of the following:

(1) The urban retail water supplier's estimate of its average gross water use, reported in gallons per capita per day and calculated over a continuous 10-year period ending no earlier than December 31, 2004, and no later than December 31, 2010.

(2) For an urban retail water supplier that meets at least 10 percent of its 2008 measured retail water demand through recycled water that is delivered within the service area of an urban retail water supplier or its urban wholesale water supplier, the urban retail water supplier may extend the

calculation described in paragraph (1) up to an additional five years to a maximum of a continuous 15-year period ending no earlier than December 31, 2004, and no later than December 31, 2010.

(3) For the purposes of Section 10608.22, the urban retail water supplier's estimate of its average gross water use, reported in gallons per capita per day and calculated over a continuous five-year period ending no earlier than December 31, 2007, and no later than December 31, 2010.

(c) "Baseline commercial, industrial, and institutional water use" means an urban retail water supplier's base daily per capita water use for commercial, industrial, and institutional users.

(d) "CII water use" means water used by commercial water users, industrial water users, institutional water users, and large landscape water users.

(e) "Commercial water user" means a water user that provides or distributes a product or service.

(f) "Compliance daily per capita water use" means the gross water use during the final year of the reporting period, reported in gallons per capita per day.

(g) "Disadvantaged community" means a community with an annual median household income that is less than 80 percent of the statewide annual median household income.

(h) "Gross water use" means the total volume of water, whether treated or untreated, entering the distribution system of an urban retail water supplier, excluding all of the following:

(1) Recycled water that is delivered within the service area of an urban retail water supplier or its urban wholesale water supplier.

(2) The net volume of water that the urban retail water supplier places into long-term storage.

(3) The volume of water the urban retail water supplier conveys for use by another urban water supplier.

(4) The volume of water delivered for agricultural use, except as otherwise provided in subdivision (f) of Section 10608.24.

(i) "Industrial water user" means a water user that is primarily a

manufacturer or processor of materials as defined by the North American Industry Classification System code sectors 31 to 33, inclusive, or an entity that is a water user primarily engaged in research and development.

(j) "Institutional water user" means a water user dedicated to public service. This type of user includes, among other users, higher education institutions, schools, courts, churches, hospitals, government facilities, and nonprofit research institutions.

(k) "Interim urban water use target" means the midpoint between the urban retail water supplier's base daily per capita water use and the urban retail water supplier's urban water use target for 2020.

(l) "Large landscape" means a nonresidential landscape as described in the performance measures for CII water use adopted pursuant to Section 10609.10.

(m) "Locally cost effective" means that the present value of the local benefits of implementing an agricultural efficiency water management practice is greater than or equal to the present value of the local cost of implementing that measure.

(n) "Performance measures" means actions to be taken by urban retail water suppliers that will result in increased water use efficiency by CII water users. Performance measures may include, but are not limited to, educating CII water users on best management practices, conducting water use audits, and preparing water management plans. Performance measures do not include process water.

(o) "Potable reuse" means direct potable reuse, indirect potable reuse for groundwater recharge, and reservoir water augmentation as those terms are defined in Section 13561.

(p) "Process water" means water used by industrial water users for producing a product or product content or water used for research and development. Process water includes, but is not limited to, continuous manufacturing processes, and water used for testing, cleaning, and maintaining equipment. Water used to cool machinery or buildings used in the manufacturing process or necessary to maintain product quality or chemical characteristics for product manufacturing or control rooms, data centers, laboratories, clean rooms, and other industrial facility units that

are integral to the manufacturing or research and development process is process water. Water used in the manufacturing process that is necessary for complying with local, state, and federal health and safety laws, and is not incidental water, is process water. Process water does not mean incidental water uses.

(q) "Recycled water" means recycled water, as defined in subdivision (n) of Section 13050.

(r) "Regional water resources management" means sources of supply resulting from watershed-based planning for sustainable local water reliability or any of the following alternative sources of water:

(1) The capture and reuse of stormwater or rainwater.

(2) The use of recycled water.

(3) The desalination of brackish groundwater.

(4) The conjunctive use of surface water and groundwater in a manner that is consistent with the safe yield of the groundwater basin.

(s) "Reporting period" means the years for which an urban retail water supplier reports compliance with the urban water use targets.

(t) "Urban retail water supplier" means a water supplier, either publicly or privately owned, that directly provides potable municipal water to more than 3,000 end users or that supplies more than 3,000 acre-feet of potable water annually at retail for municipal purposes.

(u) "Urban water use objective" means an estimate of aggregate efficient water use for the previous year based on adopted water use efficiency standards and local service area characteristics for that year, as described in Section 10609.20.

(v) "Urban water use target" means the urban retail water supplier's targeted future daily per capita water use.

(w) "Urban wholesale water supplier" means a water supplier, either publicly or privately owned, that provides more than 3,000 acre-feet of water annually at wholesale for potable municipal purposes.

CHAPTER 3. Urban Retail Water Suppliers [10608.16 – 10608.44]

10608.16. (a) The state shall achieve a 20-percent reduction in urban per capita water use in California on or before December 31, 2020.

(1) The state shall make incremental progress towards the state target specified in subdivision (a) by reducing urban per capita water use by at least 10 percent on or before December 31, 2015.

10608.20. (a) (1) Each urban retail water supplier shall develop urban water use targets and an interim urban water use target by July 1, 2011. Urban retail water suppliers may elect to determine and report progress toward achieving these targets on an individual or regional basis, as provided in subdivision (a) of Section 10608.28, and may determine the targets on a fiscal year or calendar year basis.

(2) It is the intent of the Legislature that the urban water use targets described in paragraph (1) cumulatively result in a 20-percent reduction from the baseline daily per capita water use by December 31, 2020.

(b) An urban retail water supplier shall adopt one of the following methods for determining its urban water use target pursuant to subdivision (a):

(1) Eighty percent of the urban retail water supplier's baseline per capita daily water use.

(2) The per capita daily water use that is estimated using the sum of the following performance standards:

(A) For indoor residential water use, 55 gallons per capita daily water use as a provisional standard. Upon completion of the department's 2017 report to the Legislature pursuant to Section 10608.42, this standard may be adjusted by the Legislature by statute.

(B) For landscape irrigated through dedicated or residential meters or connections, water efficiency equivalent to the standards of the Model Water Efficient Landscape Ordinance set forth in Chapter 2.7 (commencing with Section 490) of Division 2 of Title 23 of the California Code of Regulations, as in effect the later of the year of the landscape's installation or 1992. An urban retail

water supplier using the approach specified in this subparagraph shall use satellite imagery, site visits, or other best available technology to develop an accurate estimate of landscaped areas.

(C) For commercial, industrial, and institutional uses, a 10-percent reduction in water use from the baseline commercial, industrial, and institutional water use by 2020.

(3) Ninety-five percent of the applicable state hydrologic region target, as set forth in the state's draft 20x2020 Water Conservation Plan (dated April 30, 2009). If the service area of an urban water supplier includes more than one hydrologic region, the supplier shall apportion its service area to each region based on population or area.

(4) A method that shall be identified and developed by the department, through a public process, and reported to the Legislature no later than December 31, 2010. The method developed by the department shall identify per capita targets that cumulatively result in a statewide 20-percent reduction in urban daily per capita water use by December 31, 2020. In developing urban daily per capita water use targets, the department shall do all of the following:

(A) Consider climatic differences within the state.

(B) Consider population density differences within the state.

(C) Provide flexibility to communities and regions in meeting the targets.

(D) Consider different levels of per capita water use according to plant water needs in different regions.

(E) Consider different levels of commercial, industrial, and institutional water use in different regions of the state.

(F) Avoid placing an undue hardship on communities that have implemented conservation measures or taken actions to keep per capita water use low.

(c) If the department adopts a regulation pursuant to paragraph (4) of

subdivision (b) that results in a requirement that an urban retail water supplier achieve a reduction in daily per capita water use that is greater than 20 percent by December 31, 2020, an urban retail water supplier that adopted the method described in paragraph (4) of subdivision (b) may limit its urban water use target to a reduction of not more than 20 percent by December 31, 2020, by adopting the method described in paragraph (1) of subdivision (b).

(d) The department shall update the method described in paragraph (4) of subdivision (b) and report to the Legislature by December 31, 2014. An urban retail water supplier that adopted the method described in paragraph (4) of subdivision (b) may adopt a new urban daily per capita water use target pursuant to this updated method.

(e) An urban retail water supplier shall include in its urban water management plan due in 2010 pursuant to Part 2.6 (commencing with Section 10610) the baseline daily per capita water use, urban water use target, interim urban water use target, and compliance daily per capita water use, along with the bases for determining those estimates, including references to supporting data.

(f) When calculating per capita values for the purposes of this chapter, an urban retail water supplier shall determine population using federal, state, and local population reports and projections.

(g) An urban retail water supplier may update its 2020 urban water use target in its 2015 urban water management plan required pursuant to Part 2.6 (commencing with Section 10610).

(h) (1) The department, through a public process and in consultation with the California Urban Water Conservation Council, shall develop technical methodologies and criteria for the consistent implementation of this part, including, but not limited to, both of the following:

(A) Methodologies for calculating base daily per capita water use, baseline commercial, industrial, and institutional water use, compliance daily per capita water use, gross water use, service area population, indoor residential water use, and landscaped area water use.

(B) Criteria for adjustments pursuant to subdivisions (d) and (e) of Section 10608.24.

(2) The department shall post the methodologies and criteria developed pursuant to this subdivision on its internet website, and make written copies available, by October 1, 2010. An urban retail water supplier shall use the methods developed by the department in compliance with this part.

(i) (1) The department shall adopt regulations for implementation of the provisions relating to process water in accordance with Section 10608.12, subdivision (e) of Section 10608.24, and subdivision (d) of Section 10608.26.

(2) The initial adoption of a regulation authorized by this subdivision is deemed to address an emergency, for purposes of Sections 11346.1 and 11349.6 of the Government Code, and the department is hereby exempted for that purpose from the requirements of subdivision (b) of Section 11346.1 of the Government Code. After the initial adoption of an emergency regulation pursuant to this subdivision, the department shall not request approval from the Office of Administrative Law to readopt the regulation as an emergency regulation pursuant to Section 11346.1 of the Government Code.

(j) (1) An urban retail water supplier is granted an extension to July 1, 2011, for adoption of an urban water management plan pursuant to Part 2.6 (commencing with Section 10610) due in 2010 to allow the use of technical methodologies developed by the department pursuant to paragraph (4) of subdivision (b) and subdivision (h). An urban retail water supplier that adopts an urban water management plan due in 2010 that does not use the methodologies developed by the department pursuant to subdivision (h) shall amend the plan by July 1, 2011, to comply with this part.

(2) An urban wholesale water supplier whose urban water management plan prepared pursuant to Part 2.6 (commencing with Section 10610) was due and not submitted in 2010 is granted an extension to July 1, 2011, to permit coordination between an urban wholesale water

supplier and urban retail water suppliers.

10608.22. Notwithstanding the method adopted by an urban retail water supplier pursuant to Section 10608.20, an urban retail water supplier's per capita daily water use reduction shall be no less than 5 percent of base daily per capita water use as defined in paragraph (3) of subdivision (b) of Section 10608.12. This section does not apply to an urban retail water supplier with a base daily per capita water use at or below 100 gallons per capita per day.

10608.24. (a) Each urban retail water supplier shall meet its interim urban water use target by December 31, 2015.

(b) Each urban retail water supplier shall meet its urban water use target by December 31, 2020.

(c) An urban retail water supplier's compliance daily per capita water use shall be the measure of progress toward achievement of its urban water use target.

(d) (1) When determining compliance daily per capita water use, an urban retail water supplier may consider the following factors:

(A) Differences in evapotranspiration and rainfall in the baseline period compared to the compliance reporting period.

(B) Substantial changes to commercial or industrial water use resulting from increased business output and economic development that have occurred during the reporting period.

(C) Substantial changes to institutional water use resulting from fire suppression services or other extraordinary events, or from new or expanded operations, that have occurred during the reporting period.

(2) If the urban retail water supplier elects to adjust its estimate of compliance daily per capita water use due to one or more of the factors described in paragraph (1), it shall provide the basis for, and data supporting, the adjustment in the report required by Section 10608.40.

(e) When developing the urban water use target pursuant to Section 10608.20, an urban retail water supplier that has a substantial

percentage of industrial water use in its service area may exclude process water from the calculation of gross water use to avoid a disproportionate burden on another customer sector.

(f) (1) An urban retail water supplier that includes agricultural water use in an urban water management plan pursuant to Part 2.6 (commencing with Section 10610) may include the agricultural water use in determining gross water use. An urban retail water supplier that includes agricultural water use in determining gross water use and develops its urban water use target pursuant to paragraph (2) of subdivision (b) of Section 10608.20 shall use a water efficient standard for agricultural irrigation of 100 percent of reference evapotranspiration multiplied by the crop coefficient for irrigated acres.

(2) An urban retail water supplier, that is also an agricultural water supplier, is not subject to the requirements of Chapter 4 (commencing with Section 10608.48), if the agricultural water use is incorporated into its urban water use target pursuant to paragraph (1).

10608.26. (a) In complying with this part, an urban retail water supplier shall conduct at least one public hearing to accomplish all of the following:

(1) Allow community input regarding the urban retail water supplier's implementation plan for complying with this part.

(2) Consider the economic impacts of the urban retail water supplier's implementation plan for complying with this part.

(3) Adopt a method, pursuant to subdivision (b) of Section 10608.20, for determining its urban water use target.

(b) In complying with this part, an urban retail water supplier may meet its urban water use target through efficiency improvements in any combination among its customer sectors. An urban retail water supplier shall avoid placing a disproportionate burden on any customer sector.

(c) For an urban retail water supplier that supplies water to a United States Department of Defense military installation, the urban retail water supplier's implementation plan for complying with this part shall consider the conservation of that military installation under

federal Executive Order 13514.

(d) (1) Any ordinance or resolution adopted by an urban retail water supplier after the effective date of this section shall not require existing customers as of the effective date of this section, to undertake changes in product formulation, operations, or equipment that would reduce process water use, but may provide technical assistance and financial incentives to those customers to implement efficiency measures for process water. This section shall not limit an ordinance or resolution adopted pursuant to a declaration of drought emergency by an urban retail water supplier.

(2) This part shall not be construed or enforced so as to interfere with the requirements of Chapter 4 (commencing with Section 113980) to Chapter 13 (commencing with Section 114380), inclusive, of Part 7 of Division 104 of the Health and Safety Code, or any requirement or standard for the protection of public health, public safety, or worker safety established by federal, state, or local government or recommended by recognized standard setting organizations or trade associations.

10608.28. (a) An urban retail water supplier may meet its urban water use target within its retail service area, or through mutual agreement, by any of the following:

(1) Through an urban wholesale water supplier.

(2) Through a regional agency authorized to plan and implement water conservation, including, but not limited to, an agency established under the Bay Area Water Supply and Conservation Agency Act (Division 31 (commencing with Section 81300)).

(3) Through a regional water management group as defined in Section 10537.

(4) By an integrated regional water management funding area.

(5) By hydrologic region.

(6) Through other appropriate geographic scales for which computation methods have been developed by the

department.

(b) A regional water management group, with the written consent of its member agencies, may undertake any or all planning, reporting, and implementation functions under this chapter for the member agencies that consent to those activities. Any data or reports shall provide information both for the regional water management group and separately for each consenting urban retail water supplier and urban wholesale water supplier.

10608.32. All costs incurred pursuant to this part by a water utility regulated by the Public Utilities Commission may be recoverable in rates subject to review and approval by the Public Utilities Commission, and may be recorded in a memorandum account and reviewed for reasonableness by the Public Utilities Commission.

10608.34. (a) (1) On or before January 1, 2017, the department shall adopt rules for all of the following:

(A) The conduct of standardized water loss audits by urban retail water suppliers in accordance with the method adopted by the American Water Works Association in the third edition of Water Audits and Loss Control Programs, Manual M36 and in the Free Water Audit Software, version 5.0.

(B) The process for validating a water loss audit report prior to submitting the report to the department. For the purposes of this section, "validating" is a process whereby an urban retail water supplier uses a technical expert to confirm the basis of all data entries in the urban retail water supplier's water loss audit report and to appropriately characterize the quality of the reported data. The validation process shall follow the principles and terminology laid out by the American Water Works Association in the third edition of Water Audits and Loss Control Programs, Manual M36 and in the Free Water Audit Software, version 5.0. A validated water loss audit report shall include the name and technical qualifications of the person engaged for validation.

(C) The technical qualifications required of a person to

engage in validation, as described in subparagraph (B).

(D) The certification requirements for a person selected by an urban retail water supplier to provide validation of its own water loss audit report.

(E) The method of submitting a water loss audit report to the department.

(2) The department shall update rules adopted pursuant to paragraph (1) no later than six months after the release of subsequent editions of the American Water Works Association's Water Audits and Loss Control Programs, Manual M36. Except as provided by the department, until the department adopts updated rules pursuant to this paragraph, an urban retail water supplier may rely upon a subsequent edition of the American Water Works Association's Water Audits and Loss Control Programs, Manual M36 or the Free Water Audit Software.

(b) (1) On or before October 1 of each year until October 1, 2023, each urban retail water supplier reporting on a calendar year basis shall submit a completed and validated water loss audit report for the previous calendar year or the previous fiscal year as prescribed by the department pursuant to subdivision (a).

(2) On or before January 1 of each year until January 1, 2024, each urban retail water supplier reporting on a fiscal year basis shall submit a completed and validated water loss audit report for the previous fiscal year as prescribed by the department pursuant to subdivision (a).

(3) On or before January 1, 2024, and on or before January 1 of each year thereafter, each urban retail water supplier shall submit a completed and validated water loss audit report for the previous calendar year or previous fiscal year as part of the report submitted to the department pursuant to subdivision (a) of Section 10609.24 and as prescribed by the department pursuant to subdivision (a).

(4) Water loss audit reports submitted on or before October 1, 2017, may be completed and validated with assistance as described in subdivision (c).

(c) Using funds available for the 2016–17 fiscal year, the board shall contribute up to four hundred thousand dollars ($400,000) towards procuring water loss audit report validation assistance for urban retail water suppliers.

(d) Each water loss audit report submitted to the department shall be accompanied by information, in a form specified by the department, identifying steps taken in the preceding year to increase the validity of data entered into the final audit, reduce the volume of apparent losses, and reduce the volume of real losses.

(e) At least one of the following employees of an urban retail water supplier shall attest to each water loss audit report submitted to the department:

(1) The chief financial officer.

(2) The chief engineer.

(3) The general manager.

(f) The department shall deem incomplete and return to the urban retail water supplier any final water loss audit report found by the department to be incomplete, not validated, unattested, or incongruent with known characteristics of water system operations. A water supplier shall resubmit a completed water loss audit report within 90 days of an audit being returned by the department.

(g) The department shall post all validated water loss audit reports on its internet website in a manner that allows for comparisons across water suppliers. The department shall make the validated water loss audit reports available for public viewing in a timely manner after their receipt.

(h) Using available funds, the department shall provide technical assistance to guide urban retail water suppliers' water loss detection programs, including, but not limited to, metering techniques, pressure management techniques, condition-based assessment techniques for transmission and distribution pipelines, and utilization of portable and permanent water loss detection devices.

(i) No earlier than January 1, 2019, and no later than July 1, 2020, the board shall adopt rules requiring urban retail water suppliers to meet performance standards for the volume of water losses. In

adopting these rules, the board shall employ full life-cycle cost accounting to evaluate the costs of meeting the performance standards. The board may consider establishing a minimum allowable water loss threshold that, if reached and maintained by an urban water supplier, would exempt the urban water supplier from further water loss reduction requirements.

10608.35. (a) The department, in coordination with the board, shall conduct necessary studies and investigations and make a recommendation to the Legislature, by January 1, 2020, on the feasibility of developing and enacting water loss reporting requirements for urban wholesale water suppliers.

(b) The studies and investigations shall include an evaluation of the suitability of applying the processes and requirements of Section 10608.34 to urban wholesale water suppliers.

(c) In conducting necessary studies and investigations and developing its recommendation, the department shall solicit broad public participation from stakeholders and other interested persons.

10608.36. Urban wholesale water suppliers shall include in the urban water management plans required pursuant to Part 2.6 (commencing with Section 10610) an assessment of their present and proposed future measures, programs, and policies to help achieve the water use reductions required by this part.

10608.40. Urban water retail suppliers shall report to the department on their progress in meeting their urban water use targets as part of their urban water management plans submitted pursuant to Section 10631. The data shall be reported using a standardized form developed pursuant to Section 10608.52.

10608.42. (a) The department shall review the 2015 urban water management plans and report to the Legislature by July 1, 2017, on progress towards achieving a 20-percent reduction in urban water use by December 31, 2020. The report shall include recommendations on changes to water efficiency standards or urban water use targets to achieve the 20-percent reduction and to reflect updated efficiency information and technology changes.

(b) A report to be submitted pursuant to subdivision (a) shall be submitted in compliance with Section 9795 of the Government Code.

10608.43. The department, in conjunction with the California Urban Water Conservation Council, by April 1, 2010, shall convene a representative task force consisting of academic experts, urban retail water suppliers, environmental organizations, commercial water users, industrial water users, and institutional water users to develop alternative best management practices for commercial, industrial, and institutional users and an assessment of the potential statewide water use efficiency improvement in the commercial, industrial, and institutional sectors that would result from implementation of these best management practices. The taskforce, in conjunction with the department, shall submit a report to the Legislature by April 1, 2012, that shall include a review of multiple sectors within commercial, industrial, and institutional users and that shall recommend water use efficiency standards for commercial, industrial, and institutional users among various sectors of water use. The report shall include, but not be limited to, the following:

(a) Appropriate metrics for evaluating commercial, industrial, and institutional water use.

(b) Evaluation of water demands for manufacturing processes, goods, and cooling.

(c) Evaluation of public infrastructure necessary for delivery of recycled water to the commercial, industrial, and institutional sectors.

(d) Evaluation of institutional and economic barriers to increased recycled water use within the commercial, industrial, and institutional sectors.

(e) Identification of technical feasibility and cost of the best management practices to achieve more efficient water use statewide in the commercial, industrial, and institutional sectors that is consistent with the public interest and reflects past investments in water use efficiency.

10608.44. Each state agency shall reduce water use at facilities it operates to support urban retail water suppliers in meeting the target identified in

Section 10608.16.

CHAPTER 4. Agricultural Water Suppliers [10608.48]

10608.48. (a) On or before July 31, 2012, an agricultural water supplier shall implement efficient water management practices pursuant to subdivisions (b) and (c).

(b) Agricultural water suppliers shall implement both of the following critical efficient management practices:

(1) Measure the volume of water delivered to customers with sufficient accuracy to comply with subdivision (a) of Section 531.10 and to implement paragraph (2).

(2) Adopt a pricing structure for water customers based at least in part on quantity delivered.

(c) Agricultural water suppliers shall implement additional efficient management practices, including, but not limited to, practices to accomplish all of the following, if the measures are locally cost effective and technically feasible:

(1) Facilitate alternative land use for lands with exceptionally high water duties or whose irrigation contributes to significant problems, including drainage.

(2) Facilitate use of available recycled water that otherwise would not be used beneficially, meets all health and safety criteria, and does not harm crops or soils.

(3) Facilitate the financing of capital improvements for on-farm irrigation systems.

(4) Implement an incentive pricing structure that promotes one or more of the following goals:

(A) More efficient water use at the farm level.

(B) Conjunctive use of groundwater.

(C) Appropriate increase of groundwater recharge.

(D) Reduction in problem drainage.

(E) Improved management of environmental resources.

(F) Effective management of all water sources throughout the year by adjusting seasonal pricing structures based on current conditions.

(5) Expand line or pipe distribution systems, and construct regulatory reservoirs to increase distribution system flexibility and capacity, decrease maintenance, and reduce seepage.

(6) Increase flexibility in water ordering by, and delivery to, water customers within operational limits.

(7) Construct and operate supplier spill and tailwater recovery systems.

(8) Increase planned conjunctive use of surface water and groundwater within the supplier service area.

(9) Automate canal control structures.

(10) Facilitate or promote customer pump testing and evaluation.

(11) Designate a water conservation coordinator who will develop and implement the water management plan and prepare progress reports.

(12) Provide for the availability of water management services to water users. These services may include, but are not limited to, all of the following:

(A) On-farm irrigation and drainage system evaluations.

(B) Normal year and real-time irrigation scheduling and crop evapotranspiration information.

(C) Surface water, groundwater, and drainage water quantity and quality data.

(D) Agricultural water management educational programs and materials for farmers, staff, and the public.

(13) Evaluate the policies of agencies that provide the supplier with water to identify the potential for institutional changes to allow more flexible water deliveries and storage.

(14) Evaluate and improve the efficiencies of the supplier's

pumps.

(d) Agricultural water suppliers shall include in the agricultural water management plans required pursuant to Part 2.8 (commencing with Section 10800) a report on which efficient water management practices have been implemented and are planned to be implemented, an estimate of the water use efficiency improvements that have occurred since the last report, and an estimate of the water use efficiency improvements estimated to occur five and 10 years in the future. If an agricultural water supplier determines that an efficient water management practice is not locally cost effective or technically feasible, the supplier shall submit information documenting that determination.

(e) The department shall require information about the implementation of efficient water management practices to be reported using a standardized form developed pursuant to Section 10608.52. (f) An agricultural water supplier may meet the requirements of subdivisions (d) and (e) by submitting to the department a water conservation plan submitted to the United States Bureau of Reclamation that meets the requirements described in Section 10828.

(f) On or before December 31, 2013, December 31, 2016, and December 31, 2021, the department, in consultation with the board, shall submit to the Legislature a report on the agricultural efficient water management practices that have been implemented and are planned to be implemented and an assessment of the manner in which the implementation of those efficient water management practices has affected and will affect agricultural operations, including estimated water use efficiency improvements, if any.

(g) The department may update the efficient water management practices required pursuant to subdivision (c), in consultation with the Agricultural Water Management Council, the United States Bureau of Reclamation, and the board. All efficient water management practices for agricultural water use pursuant to this chapter shall be adopted or revised by the department only after the department conducts public hearings to allow participation of the diverse geographical areas and interests of the state.

(h) (1) The department shall adopt regulations that provide for a range of options that agricultural water suppliers may use or implement to comply with the measurement requirement in paragraph (1) of subdivision (b).

(2) The initial adoption of a regulation authorized by this subdivision is deemed to address an emergency, for purposes of Sections 11346.1 and 11349.6 of the Government Code, and the department is hereby exempted for that purpose from the requirements of subdivision (b) of Section 11346.1 of the Government Code. After the initial adoption of an emergency regulation pursuant to this subdivision, the department shall not request approval from the Office of Administrative Law to readopt the regulation as an emergency regulation pursuant to Section 11346.1 of the Government Code.

CHAPTER 5. Sustainable Water Management [10608.50]

10608.50. (a) The department, in consultation with the board, shall promote implementation of regional water resources management practices through increased incentives and removal of barriers consistent with state and federal law. Potential changes may include, but are not limited to, all of the following:

(1) Revisions to the requirements for urban and agricultural water management plans.

(2) Revisions to the requirements for integrated regional water management plans.

(3) Revisions to the eligibility for state water management grants and loans.

(4) Revisions to state or local permitting requirements that increase water supply opportunities, but do not weaken water quality protection under state and federal law.

(5) Increased funding for research, feasibility studies, and project construction.

(6) Expanding technical and educational support for local land use and water management agencies.

(b) No later than January 1, 2011, and updated as part of the California Water Plan, the department, in consultation with the board, and with public input, shall propose new statewide targets, or review and update existing statewide targets, for regional water resources management practices, including, but not limited to, recycled water, brackish groundwater desalination, and infiltration and direct use of urban stormwater runoff.

CHAPTER 6. Standardized Data Collection [10608.52]

10608.52. (a) The department, in consultation with the board, the California Bay-Delta Authority or its successor agency, the State Department of Public Health, and the Public Utilities Commission, shall develop a single standardized water use reporting form to meet the water use information needs of each agency, including the needs of urban water suppliers that elect to determine and report progress toward achieving targets on a regional basis as provided in subdivision (a) of Section 10608.28.

(b) At a minimum, the form shall be developed to accommodate information sufficient to assess an urban water supplier's compliance with conservation targets pursuant to Section 10608.24 and an agricultural water supplier's compliance with implementation of efficient water management practices pursuant to subdivision (a) of Section 10608.48. The form shall accommodate reporting by urban water suppliers on an individual or regional basis as provided in subdivision (a) of Section 10608.28.

CHAPTER 7. Funding Provisions [10608.56 – 10608.60]

10608.56. (a) On and after July 1, 2016, an urban retail water supplier is not eligible for a water grant or loan awarded or administered by the state unless the supplier complies with this part.

(b) On and after July 1, 2013, an agricultural water supplier is not eligible for a water grant or loan awarded or administered by the state unless the supplier complies with this part.

(c) Notwithstanding subdivision (a), the department shall determine that an urban retail water supplier is eligible for a water grant or loan even though the supplier has not met the per capita

reductions required pursuant to Section 10608.24, if the urban retail water supplier has submitted to the department for approval a schedule, financing plan, and budget, to be included in the grant or loan agreement, for achieving the per capita reductions. The supplier may request grant or loan funds to achieve the per capita reductions to the extent the request is consistent with the eligibility requirements applicable to the water funds.

(d) Notwithstanding subdivision (b), the department shall determine that an agricultural water supplier is eligible for a water grant or loan even though the supplier is not implementing all of the efficient water management practices described in Section 10608.48, if the agricultural water supplier has submitted to the department for approval a schedule, financing plan, and budget, to be included in the grant or loan agreement, for implementation of the efficient water management practices. The supplier may request grant or loan funds to implement the efficient water management practices to the extent the request is consistent with the eligibility requirements applicable to the water funds.

(e) Notwithstanding subdivision (a), the department shall determine that an urban retail water supplier is eligible for a water grant or loan even though the supplier has not met the per capita reductions required pursuant to Section 10608.24, if the urban retail water supplier has submitted to the department for approval documentation demonstrating that its entire service area qualifies as a disadvantaged community.

(f) The department shall not deny eligibility to an urban retail water supplier or agricultural water supplier in compliance with the requirements of this part and Part 2.8 (commencing with Section 10800), that is participating in a multiagency water project, or an integrated regional water management plan, developed pursuant to Section 75026 of the Public Resources Code, solely on the basis that one or more of the agencies participating in the project or plan is not implementing all of the requirements of this part or Part 2.8 (commencing with Section 10800).

10608.60. (a) It is the intent of the Legislature that funds made available by Section 75026 of the Public Resources Code should be expended, consistent with Division 43 (commencing with Section 75001) of the Public

Resources Code and upon appropriation by the Legislature, for grants to implement this part. In the allocation of funding, it is the intent of the Legislature that the department give consideration to disadvantaged communities to assist in implementing the requirements of this part.

(b) It is the intent of the Legislature that funds made available by Section 75041 of the Public Resources Code, should be expended, consistent with Division 43 (commencing with Section 75001) of the Public Resources Code and upon appropriation by the Legislature, for direct expenditures to implement this part.

CHAPTER 8. Quantifying Agricultural Water Use Efficiency [10608.64]

10608.64. The department, in consultation with the Agricultural Water Management Council, academic experts, and other stakeholders, shall develop a methodology for quantifying the efficiency of agricultural water use. Alternatives to be assessed shall include, but not be limited to, determination of efficiency levels based on crop type or irrigation system distribution uniformity. On or before December 31, 2011, the department shall report to the Legislature on a proposed methodology and a plan for implementation. The plan shall include the estimated implementation costs and the types of data needed to support the methodology. Nothing in this section authorizes the department to implement a methodology established pursuant to this section.

PART 2.55. SUSTAINABLE WATER USE AND DEMAND REDUCTION [10608 – 10609.42]

CHAPTER 9. Urban Water Use Objectives and Water Use Reporting [10609 – 10609.38]

10609. (a) The Legislature finds and declares that this chapter establishes a method to estimate the aggregate amount of water that would have been delivered the previous year by an urban retail water supplier if all that water had been used efficiently. This estimated aggregate water use is the urban retail water supplier's urban water use objective. The method is based on water use efficiency standards and local service area characteristics for that year. By comparing the amount of water actually used in the previous year with the urban water use objective, local urban water suppliers will be in a better position to help eliminate unnecessary use of water; that is, water used in excess of that needed to accomplish the intended beneficial use.

(b) The Legislature further finds and declares all of the following:

(1) This chapter establishes standards and practices for the following water uses:

(A) Indoor residential use.

(B) Outdoor residential use.

(C) CII water use.

(D) Water losses.

(E) Other unique local uses and situations that can have a material effect on an urban water supplier's total water use.

(2) This chapter further does all of the following:

(A) Establishes a method to calculate each urban water use objective.

(B) Considers recycled water quality in establishing efficient irrigation standards.

(C) Requires the department to provide or otherwise identify data regarding the unique local conditions to support the calculation of an urban water use objective.

(D) Provides for the use of alternative sources of data if alternative sources are shown to be as accurate as, or more accurate than, the data provided by the department.

(E) Requires annual reporting of the previous year's water use with the urban water use objective.

(F) Provides a bonus incentive for the amount of potable recycled water used the previous year when comparing the previous year's water use with the urban water use objective, of up to 10 percent of the urban water use objective.

(3) This chapter requires the department and the board to solicit broad public participation from stakeholders and other interested persons in the development of the standards and the adoption of regulations pursuant to this chapter.

(4) This chapter preserves the Legislature's authority over long-term water use efficiency target setting and ensures appropriate legislative oversight of the implementation of this chapter by doing all of the following:

(A) Requiring the Legislative Analyst to conduct a review of the implementation of this chapter, including compliance with the adopted standards and regulations, accuracy of the data, use of alternate data, and other issues the Legislative Analyst deems appropriate.

(B) Stating legislative intent that the director of the department and the chairperson of the board appear before the appropriate Senate and Assembly policy committees to report on progress in implementing this chapter.

(C) Providing one-time-only authority to the department and board to adopt water use efficiency standards, except as explicitly provided in this chapter. Authorization to update the standards shall require separate legislation.

(c) It is the intent of the Legislature that the following principles apply to the development and implementation of long-term standards and urban water use objectives:

(1) Local urban retail water suppliers should have primary responsibility for meeting standards-based water use targets, and they shall retain the flexibility to develop their water supply portfolios, design and implement water conservation strategies, educate their customers, and enforce their rules.

(2) Long-term standards and urban water use objectives should advance the state's goals to mitigate and adapt to climate change.

(3) Long-term standards and urban water use objectives should acknowledge the shade, air quality, and heat-island reduction benefits provided to communities by trees through the support of water-efficient irrigation practices that keep trees healthy.

(4) The state should identify opportunities for streamlined reporting, eliminate redundant data submissions, and incentivize open access to data collected by urban and agricultural water suppliers.

10609.2. (a) The board, in coordination with the department, shall adopt long-term standards for the efficient use of water pursuant to this chapter on or before June 30, 2022.

(b) Standards shall be adopted for all of the following:

(1) Outdoor residential water use.

(2) Outdoor irrigation of landscape areas with dedicated irrigation meters in connection with CII water use.

(3) A volume for water loss.

(c) When adopting the standards under this section, the board shall consider the policies of this chapter and the proposed efficiency standards' effects on local wastewater management, developed and natural parklands, and urban tree health. The standards and potential effects shall be identified by May 30, 2022. The board shall allow for public comment on potential effects identified by the board under this subdivision.

(d) The long-term standards shall be set at a level designed so that the water use objectives, together with other demands excluded from the long-term standards such as CII indoor water use and CII outdoor water use not connected to a dedicated landscape meter, would exceed the statewide conservation targets required pursuant to Chapter 3 (commencing with Section 10608.16).

(e) The board, in coordination with the department, shall adopt by regulation variances recommended by the department pursuant to Section 10609.14 and guidelines and methodologies pertaining to the calculation of an urban retail water supplier's urban water use objective recommended by the department pursuant to Section 10609.16.

10609.4. (a) (1) Until January 1, 2025, the standard for indoor residential water use shall be 55 gallons per capita daily.

(2) Beginning January 1, 2025, and until January 1, 2030, the

standard for indoor residential water use shall be the greater of 52.5 gallons per capita daily or a standard recommended pursuant to subdivision (b).

(3) Beginning January 1, 2030, the standard for indoor residential water use shall be the greater of 50 gallons per capita daily or a standard recommended pursuant to subdivision (b).

(b) (1) The department, in coordination with the board, shall conduct necessary studies and investigations and may jointly recommend to the Legislature a standard for indoor residential water use that more appropriately reflects best practices for indoor residential water use than the standard described in subdivision (a). A report on the results of the studies and investigations shall be made to the chairpersons of the relevant policy committees of each house of the Legislature by January 1, 2021, and shall include information necessary to support the recommended standard, if there is one. The studies and investigations shall also include an analysis of the benefits and impacts of how the changing standard for indoor residential water use will impact water and wastewater management, including potable water usage, wastewater, recycling and reuse systems, infrastructure, operations, and supplies.

(2) The studies, investigations, and report described in paragraph (1) shall include collaboration with, and input from, a broad group of stakeholders, including, but not limited to, environmental groups, experts in indoor plumbing, and water, wastewater, and recycled water agencies.

10609.6. (a) (1) The department, in coordination with the board, shall conduct necessary studies and investigations and recommend, no later than October 1, 2021, standards for outdoor residential use for adoption by the board in accordance with this chapter.

(2) (A) The standards shall incorporate the principles of the model water efficient landscape ordinance adopted by the department pursuant to the Water Conservation in Landscaping Act (Article 10.8 (commencing with Section 65591) of Chapter 3 of Division 1 of Title 7 of the Government Code).

(B) The standards shall apply to irrigable lands.

(C) The standards shall include provisions for swimming pools, spas, and other water features. Ornamental water features that are artificially supplied with water, including ponds, lakes, waterfalls, and fountains, shall be analyzed separately from swimming pools and spas.

(b) The department shall, by January 1, 2021, provide each urban retail water supplier with data regarding the area of residential irrigable lands in a manner that can reasonably be applied to the standards adopted pursuant to this section.

(c) The department shall not recommend standards pursuant to this section until it has conducted pilot projects or studies, or some combination of the two, to ensure that the data provided to local agencies are reasonably accurate for the data's intended uses, taking into consideration California's diverse landscapes and community characteristics.

10609.8. (a) The department, in coordination with the board, shall conduct necessary studies and investigations and recommend, no later than October 1, 2021, standards for outdoor irrigation of landscape areas with dedicated irrigation meters or other means of calculating outdoor irrigation use in connection with CII water use for adoption by the board in accordance with this chapter.

(b) The standards shall incorporate the principles of the model water efficient landscape ordinance adopted by the department pursuant to the Water Conservation in Landscaping Act (Article 10.8 (commencing with Section 65591) of Chapter 3 of Division 1 of Title 7 of the Government Code).

(c) The standards shall include an exclusion for water for commercial agricultural use meeting the definition of subdivision (b) of Section 51201 of the Government Code.

10609.9. For purposes of Sections 10609.6 and 10609.8, "principles of the model water efficient landscape ordinance" means those provisions of the model water efficient landscape ordinance applicable to the establishment or determination of the amount of water necessary to efficiently irrigate both new and existing landscapes. These provisions include, but are not limited to, all of the following:

(a) Evapotranspiration adjustment factors, as applicable.

(b) Landscape area.

(c) Maximum applied water allowance.

(d) Reference evapotranspiration.

(e) Special landscape areas, including provisions governing evapotranspiration adjustment factors for different types of water used for irrigating the landscape.

10609.10. (a) The department, in coordination with the board, shall conduct necessary studies and investigations and recommend, no later than October 1, 2021, performance measures for CII water use for adoption by the board in accordance with this chapter.

(b) Prior to recommending performance measures for CII water use, the department shall solicit broad public participation from stakeholders and other interested persons relating to all of the following:

(1) Recommendations for a CII water use classification system for California that address significant uses of water.

(2) Recommendations for setting minimum size thresholds for converting mixed CII meters to dedicated irrigation meters, and evaluation of, and recommendations for, technologies that could be used in lieu of requiring dedicated irrigation meters.

(3) Recommendations for CII water use best management practices, which may include, but are not limited to, water audits and water management plans for those CII customers that exceed a recommended size, volume of water use, or other threshold.

(c) Recommendations of appropriate performance measures for CII water use shall be consistent with the October 21, 2013, report to the Legislature by the Commercial, Industrial, and Institutional Task Force entitled "Water Use Best Management Practices," including the technical and financial feasibility recommendations provided in that report, and shall support the economic productivity of California's commercial, industrial, and institutional sectors.

(d) (1) The board, in coordination with the department, shall adopt performance measures for CII water use on or before June 30, 2022.

(a) Each urban retail water supplier shall implement the performance measures adopted by the board pursuant to paragraph (1).

10609.12. The standards for water loss for urban retail water suppliers shall be the standards adopted by the board pursuant to subdivision (i) of Section 10608.34.

10609.14. (a) The department, in coordination with the board, shall conduct necessary studies and investigations and, no later than October 1, 2021, recommend for adoption by the board in accordance with this chapter appropriate variances for unique uses that can have a material effect on an urban retail water supplier's urban water use objective.

(b) Appropriate variances may include, but are not limited to, allowances for the following:

(1) Significant use of evaporative coolers.

(2) Significant populations of horses and other livestock.

(3) Significant fluctuations in seasonal populations.

(4) Significant landscaped areas irrigated with recycled water having high levels of total dissolved solids.

(5) Significant use of water for soil compaction and dust control.

(6) Significant use of water to supplement ponds and lakes to sustain wildlife.

(7) Significant use of water to irrigate vegetation for fire protection.

(8) Significant use of water for commercial or noncommercial agricultural use.

(c) The department, in recommending variances for adoption by the board, shall also recommend a threshold of significance for each recommended variance.

(d) Before including any specific variance in calculating an urban retail water supplier's water use objective, the urban retail water supplier shall request and receive approval by the board for the inclusion of that variance.

(e) The board shall post on its Internet Web site all of the following:

(1) A list of all urban retail water suppliers with approved variances.

(2) The specific variance or variances approved for each urban retail water supplier.

(3) The data supporting approval of each variance.

10609.15. To help streamline water data reporting, the department and the board shall do all of the following:

(a) Identify urban water reporting requirements shared by both agencies, and post on each agency's Internet Web site how the data is used for planning, regulatory, or other purposes.

(b) Analyze opportunities for more efficient publication of urban water reporting requirements within each agency, and analyze how each agency can integrate various data sets in a publicly accessible location, identify priority actions, and implement priority actions identified in the analysis.

(c) Make appropriate data pertaining to the urban water reporting requirements that are collected by either agency available to the public according to the principles and requirements of the Open and Transparent Water Data Act (Part 4.9 (commencing with Section 12400)).

10609.16. The department, in coordination with the board, shall conduct necessary studies and investigations and recommend, no later than October 1, 2021, guidelines and methodologies for the board to adopt that identify how an urban retail water supplier calculates its urban water use objective. The guidelines and methodologies shall address, as necessary, all of the following:

(a) Determining the irrigable lands within the urban retail water supplier's service area.

(b) Updating and revising methodologies described pursuant to subparagraph (A) of paragraph (1) of subdivision (h) of Section 10608.20, as appropriate, including methodologies for calculating the population in an urban retail water supplier's service area.

(c) Using landscape area data provided by the department or alternative data.

(d) Incorporating precipitation data and climate data into estimates of a urban retail water supplier's outdoor irrigation budget for its urban water use objective.

(e) Estimating changes in outdoor landscape area and population, and calculating the urban water use objective, for years when updated landscape imagery is not available from the department.

(f) Determining acceptable levels of accuracy for the supporting data, the urban water use objective, and compliance with the urban water use objective.

10609.18. The department and the board shall solicit broad public participation from stakeholders and other interested persons in the development of the standards and the adoption of regulations pursuant to this chapter. The board shall hold at least one public meeting before taking any action on any standard or variance recommended by the department.

10609.20. (a) Each urban retail water supplier shall calculate its urban water use objective no later than January 1, 2024, and by January 1 every year thereafter.

(b) The calculation shall be based on the urban retail water supplier's water use conditions for the previous calendar or fiscal year.

(c) Each urban water supplier's urban water use objective shall be composed of the sum of the following:

(1) Aggregate estimated efficient indoor residential water use.

(2) Aggregate estimated efficient outdoor residential water use.

(3) Aggregate estimated efficient outdoor irrigation of landscape areas with dedicated irrigation meters or equivalent technology in connection with CII water use.

(4) Aggregate estimated efficient water losses.

(5) Aggregate estimated water use in accordance with variances, as appropriate.

(d) (1) An urban retail water supplier that delivers water from a groundwater basin, reservoir, or other source that is augmented by potable reuse water may adjust its urban water use objective by a bonus incentive calculated pursuant to this subdivision.

(2) The water use objective bonus incentive shall be the volume of its potable reuse delivered to residential water users and to landscape areas with dedicated irrigation meters in connection with CII water use, on an acre-foot basis.

(3) The bonus incentive pursuant to paragraph (1) shall be limited in accordance with one of the following:

(A) The bonus incentive shall not exceed 15 percent of the urban water supplier's water use objective for any potable reuse water produced at an existing facility.

(B) The bonus incentive shall not exceed 10 percent of the urban water supplier's water use objective for any potable reuse water produced at any facility that is not an existing facility.

(4) For purposes of this subdivision, "existing facility" means a facility that meets all of the following:

(A) The facility has a certified environmental impact report, mitigated negative declaration, or negative declaration on or before January 1, 2019.

(B) The facility begins producing and delivering potable reuse water on or before January 1, 2022.

(C) The facility uses microfiltration and reverse osmosis technologies to produce the potable reuse water.

(e) (1) The calculation of the urban water use objective shall be made using landscape area and other data provided by the department and pursuant to the standards, guidelines, and methodologies adopted by the board. The department shall provide data to the urban water supplier at a level of detail sufficient to allow the urban water supplier to verify its accuracy at the parcel level.

(2) Notwithstanding paragraph (1), an urban retail water supplier may use alternative data in calculating the urban water use objective if the supplier demonstrates to the department that the alternative data are equivalent, or superior, in quality and accuracy to the data provided by the department. The department may provide technical assistance to an urban retail water supplier in evaluating whether the alternative data are appropriate for use in calculating the supplier's urban water use objective.

10609.21. (a) For purposes of Section 10609.20, and notwithstanding paragraph (4) of subdivision (d) of Section 10609.20, "existing facility" also includes the North City Project, phase one of the Pure Water San Diego Program, for which an environmental impact report was certified on April 10, 2018.

(b) This section shall become operative on January 1, 2019.

10609.22. (a) An urban retail water supplier shall calculate its actual urban water use no later than January 1, 2024, and by January 1 every year thereafter.

(b) The calculation shall be based on the urban retail water supplier's water use for the previous calendar or fiscal year.

(c) Each urban water supplier's urban water use shall be composed of the sum of the following:

(1) Aggregate residential water use.

(2) Aggregate outdoor irrigation of landscape areas with dedicated irrigation meters in connection with CII water use.

(3) Aggregate water losses.

10609.24. (a) An urban retail water supplier shall submit a report to the department no later than January 1, 2024, and by January 1 every year thereafter. The report shall include all of the following:

(1) The urban water use objective calculated pursuant to Section 10609.20 along with relevant supporting data.

(2) The actual urban water use calculated pursuant to Section 10609.22 along with relevant supporting data.

(3) Documentation of the implementation of the performance measures for CII water use.

(4) A description of the progress made towards meeting the urban water use objective.

(5) The validated water loss audit report conducted pursuant to Section 10608.34.

(b) The department shall post the reports and information on its internet website.

(c) The board may issue an information order or conservation order to, or impose civil liability on, an entity or individual for failure to submit a report required by this section.

10609.25. As part of the first report submitted to the department by an urban retail water supplier no later than January 1, 2024, pursuant to subdivision (a) of Section 10609.24, each urban retail water supplier shall provide a narrative that describes the water demand management measures that the supplier plans to implement to achieve its urban water use objective by January 1, 2027.

10609.26. (a) (1) On and after January 1, 2024, the board may issue informational orders pertaining to water production, water use, and water conservation to an urban retail water supplier that does not meet its urban water use objective required by this chapter. Informational orders are intended to obtain information on supplier activities, water production, and conservation efforts in order to identify technical assistance needs and assist urban water suppliers in meeting their urban water use objectives.

(2) In determining whether to issue an informational order, the board shall consider the degree to which the urban retail water supplier is not meeting its urban water use objective, information provided in the report required by Section 10609.24, and actions the urban retail water supplier has implemented or will implement in order to help meet the urban water use objective.

(3) The board shall share information received pursuant to this subdivision with the department.

(4) An urban water supplier may request technical assistance from the department. The technical assistance may, to the extent available, include guidance documents, tools, and data.

(b) On and after January 1, 2025, the board may issue a written notice to an urban retail water supplier that does not meet its urban water use objective required by this chapter. The written notice may warn the urban retail water supplier that it is not meeting its urban water use objective described in Section 10609.20 and is not making adequate progress in meeting the urban water use objective, and may request that the urban retail water supplier

address areas of concern in its next annual report required by Section 10609.24. In deciding whether to issue a written notice, the board may consider whether the urban retail water supplier has received an informational order, the degree to which the urban retail water supplier is not meeting its urban water use objective, information provided in the report required by Section 10609.24, and actions the urban retail water supplier has implemented or will implement in order to help meet its urban water use objective.

(c) (1) On and after January 1, 2026, the board may issue a conservation order to an urban retail water supplier that does not meet its urban water use objective. A conservation order may consist of, but is not limited to, referral to the department for technical assistance, requirements for education and outreach, requirements for local enforcement, and other efforts to assist urban retail water suppliers in meeting their urban water use objective.

(2) In issuing a conservation order, the board shall identify specific deficiencies in an urban retail water supplier's progress towards meeting its urban water use objective, and identify specific actions to address the deficiencies.

(3) The board may request that the department provide an urban retail water supplier with technical assistance to support the urban retail water supplier's actions to remedy the deficiencies.

(d) A conservation order issued in accordance with this chapter may include requiring actions intended to increase water-use efficiency, but shall not curtail or otherwise limit the exercise of a water right, nor shall it require the imposition of civil liability pursuant to Section 377.

10609.27. Notwithstanding Section 10609.26, the board shall not issue an information order, written notice, or conservation order pursuant to Section 10609.26 if both of the following conditions are met:

(a) The board determines that the urban retail water supplier is not meeting its urban water use objective solely because the volume of water loss exceeds the urban retail water supplier's standard for water loss.

(b) Pursuant to Section 10608.34, the board is taking enforcement action against the urban retail water supplier for not meeting the performance standards for the volume of water losses.

10609.28. The board may issue a regulation or informational order requiring a wholesale water supplier, an urban retail water supplier, or a distributor of a public water supply, as that term is used in Section 350, to provide a monthly report relating to water production, water use, or water conservation.

10609.30. On or before January 10, 2024, the Legislative Analyst shall provide to the appropriate policy committees of both houses of the Legislature and the public a report evaluating the implementation of the water use efficiency standards and water use reporting pursuant to this chapter. The board and the department shall provide the Legislative Analyst with the available data to complete this report.

(a) The report shall describe all of the following:

(1) The rate at which urban retail water users are complying with the standards, and factors that might facilitate or impede their compliance.

(2) The accuracy of the data and estimates being used to calculate urban water use objectives.

(3) Indications of the economic impacts, if any, of the implementation of this chapter on urban water suppliers and urban water users, including CII water users.

(4) The frequency of use of the bonus incentive, the volume of water associated with the bonus incentive, value to urban water suppliers of the bonus incentive, and any implications of the use of the bonus incentive on water use efficiency.

(5) The early indications of how implementing this chapter might impact the efficiency of statewide urban water use.

(6) Recommendations, if any, for improving statewide urban water use efficiency and the standards and practices described in this chapter.

(7) Any other issues the Legislative Analyst deems appropriate.

10609.32. It is the intent of the Legislature that the chairperson of the board and the director of the department appear before the appropriate policy committees of both houses of the Legislature on or around January 1, 2026, and report on the implementation of the water use efficiency standards and water use reporting pursuant to this chapter. It is the intent of the Legislature that the topics to be covered include all of the following:

(a) The rate at which urban retail water suppliers are complying with the standards, and factors that might facilitate or impede their compliance.

(b) What enforcement actions have been taken, if any.

(c) The accuracy of the data and estimates being used to calculate urban water use objectives.

(d) Indications of the economic impacts, if any, of the implementation of this chapter on urban water suppliers and urban water users, including CII water users.

(e) The frequency of use of the bonus incentive, the volume of water associated with the bonus incentive, value to urban water suppliers of the bonus incentive, and any implications of the use of the bonus incentive on water use efficiency.

(f) An assessment of how implementing this chapter is affecting the efficiency of statewide urban water use.

10609.34. Notwithstanding Section 15300.2 of Title 14 of the California Code of Regulations, an action of the board taken under this chapter shall be deemed to be a Class 8 action, within the meaning of Section 15308 of Title 14 of the California Code of Regulations, provided that the action does not involve relaxation of existing water conservation or water use standards.

10609.36. (a) Nothing in this chapter shall be construed to determine or alter water rights. Sections 1010 and 1011 apply to water conserved through implementation of this chapter.

(b) Nothing in this chapter shall be construed to authorize the board to update or revise water use efficiency standards authorized by this chapter except as explicitly provided in this chapter. Authorization to update the standards beyond that explicitly provided in this chapter shall require separate legislation.

(c) Nothing in this chapter shall be construed to limit or otherwise affect the use of recycled water as seawater barriers for groundwater salinity management.

10609.38. The board may waive the requirements of this chapter for a period of up to five years for any urban retail water supplier whose water deliveries are significantly affected by changes in water use as a result of damage from a disaster such as an earthquake or fire. In establishing the period of a waiver, the board shall take into consideration the breadth of the damage and the time necessary for the damaged areas to recover from the disaster.

PART 2.6. URBAN WATER MANAGEMENT PLANNING

CHAPTER 1. General Declaration and Policy [10610 – 10610.4]

10610. This part shall be known and may be cited as the "Urban Water Management Planning Act."

10610.2. (a) The Legislature finds and declares all of the following:

(1) The waters of the state are a limited and renewable resource subject to ever-increasing demands.

(2) The conservation and efficient use of urban water supplies are of statewide concern; however, the planning for that use and the implementation of those plans can best be accomplished at the local level.

(3) A long-term, reliable supply of water is essential to protect the productivity of California’s businesses and economic climate, and increasing long-term water conservation among Californians, improving water use efficiency within the state’s communities and agricultural production, and strengthening local and regional drought planning are critical to California’s resilience to drought and climate change.

(4) As part of its long-range planning activities, every urban water supplier should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry water years now and into the

foreseeable future, and every urban water supplier should collaborate closely with local land-use authorities to ensure water demand forecasts are consistent with current land-use planning.

(5) Public health issues have been raised over a number of contaminants that have been identified in certain local and imported water supplies.

(6) Implementing effective water management strategies, including groundwater storage projects and recycled water projects, may require specific water quality and salinity targets for meeting groundwater basins water quality objectives and promoting beneficial use of recycled water.

(7) Water quality regulations are becoming an increasingly important factor in water agencies' selection of raw water sources, treatment alternatives, and modifications to existing treatment facilities.

(8) Changes in drinking water quality standards may also impact the usefulness of water supplies and may ultimately impact supply reliability.

(9) The quality of source supplies can have a significant impact on water management strategies and supply reliability.

(b) This part is intended to provide assistance to water agencies in carrying out their long-term resource planning responsibilities to ensure adequate water supplies to meet existing and future demands for water.

10610.4. The Legislature finds and declares that it is the policy of the state as follows:

(a) The management of urban water demands and efficient use of water shall be actively pursued to protect both the people of the state and their water resources.

(b) The management of urban water demands and efficient use of urban water supplies shall be a guiding criterion in public decisions.

(c) Urban water suppliers shall be required to develop water management plans to achieve the efficient use of available supplies and strengthen local drought planning.

CHAPTER 2. Definitions [10611 – 10618]

10611. Unless the context otherwise requires, the definitions of this chapter govern the construction of this part.

10611.3. "Customer" means a purchaser of water from a water supplier who uses the water for municipal purposes, including residential, commercial, governmental, and industrial uses.

10611.5. "Demand management" means those water conservation measures, programs, and incentives that prevent the waste of water and promote the reasonable and efficient use and reuse of available supplies.

10612. "Drought risk assessment" means a method that examines water shortage risks based on the driest five-year historic sequence for the agency's water supply, as described in subdivision (b) of Section 10635.

10613. "Efficient use" means those management measures that result in the most effective use of water so as to prevent its waste or unreasonable use or unreasonable method of use.

10614. "Person" means any individual, firm, association, organization, partnership, business, trust, corporation, company, public agency, or any agency of such an entity.

10615. "Plan" means an urban water management plan prepared pursuant to this part. A plan shall describe and evaluate sources of supply, reasonable and practical efficient uses, reclamation and demand management activities. The components of the plan may vary according to an individual community or area's characteristics and its capabilities to efficiently use and conserve water. The plan shall address measures for residential, commercial, governmental, and industrial water demand management as set forth in Article 2 (commencing with Section 10630) of Chapter 3. In addition, a strategy and time schedule for implementation shall be included in the plan.

10616. "Public agency" means any board, commission, county, city and county, city, regional agency, district, or other public entity.

10616.5. "Recycled water" means the reclamation and reuse of wastewater for beneficial use.

10617. "Urban water supplier" means a supplier, either publicly or privately owned, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually. An urban water supplier includes a supplier or contractor for water, regardless of the basis of right, which distributes or sells for ultimate resale to customers. This part applies only to water supplied from public water systems subject to Chapter 4 (commencing with Section 116275) of Part 12 of Division 104 of the Health and Safety Code.

10617.5. "Water shortage contingency plan" means a document that incorporates the provisions detailed in subdivision (a) of Section 10632 and is subsequently adopted by an urban water supplier pursuant to this article.

10618. "Water supply and demand assessment" means a method that looks at current year and one or more dry year supplies and demands for determining water shortage risks, as described in Section 10632.1.

CHAPTER 3. Urban Water Management Plans
ARTICLE 1. General Provisions [10620 – 10621]

10620. (a) Every urban water supplier shall prepare and adopt an urban water management plan in the manner set forth in Article 3 (commencing with Section 10640).

(b) Every person that becomes an urban water supplier shall adopt an urban water management plan within one year after it has become an urban water supplier.

(c) An urban water supplier indirectly providing water shall not include planning elements in its water management plan as provided in Article 2 (commencing with Section 10630) that would be applicable to urban water suppliers or public agencies directly providing water, or to their customers, without the consent of those suppliers or public agencies.

(d) (1) An urban water supplier may satisfy the requirements of this part by participation in areawide, regional, watershed, or basinwide urban water management planning where those plans will reduce

preparation costs and contribute to the achievement of conservation, efficient water use, and improved local drought resilience.

(2) Notwithstanding paragraph (1), each urban water supplier shall develop its own water shortage contingency plan, but an urban water supplier may incorporate, collaborate, and otherwise share information with other urban water suppliers or other governing entities participating in an areawide, regional, watershed, or basinwide urban water management plan, an agricultural management plan, or groundwater sustainability plan development.

(3) Each urban water supplier shall coordinate the preparation of its plan with other appropriate agencies in the area, including other water suppliers that share a common source, water management agencies, and relevant public agencies, to the extent practicable.

(e) The urban water supplier may prepare the plan with its own staff, by contract, or in cooperation with other governmental agencies.

(f) An urban water supplier shall describe in the plan water management tools and options used by that entity that will maximize resources and minimize the need to import water from other regions.

10621. (a) Each urban water supplier shall update its plan at least once every five years on or before July 1, in years ending in six and one, incorporating updated and new information from the five years preceding each update.

(b) Every urban water supplier required to prepare a plan pursuant to this part shall, at least 60 days before the public hearing on the plan required by Section 10642, notify any city or county within which the supplier provides water supplies that the urban water supplier will be reviewing the plan and considering amendments or changes to the plan. The urban water supplier may consult with, and obtain comments from, any city or county that receives notice pursuant to this subdivision.

(c) An urban water supplier regulated by the Public Utilities Commission shall include its most recent plan and water shortage

contingency plan as part of the supplier's general rate case filings.

(d) The amendments to, or changes in, the plan shall be adopted and filed in the manner set forth in Article 3 (commencing with Section 10640).

(e) Each urban water supplier shall update and submit its 2015 plan to the department by July 1, 2016.

(f) Each urban water supplier shall update and submit its 2020 plan to the department by July 1, 2021.

CHAPTER 3. Urban Water Management Plans

ARTICLE 2. Contents of Plans [10630 – 10634]

10630. It is the intention of the Legislature, in enacting this part, to permit levels of water management planning commensurate with the numbers of customers served and the volume of water supplied, while accounting for impacts from climate change.

10630.5. Each plan shall include a simple lay description of how much water the agency has on a reliable basis, how much it needs for the foreseeable future, what the agency's strategy is for meeting its water needs, the challenges facing the agency, and any other information necessary to provide a general understanding of the agency's plan.

10631. A plan shall be adopted in accordance with this chapter that shall do all of the following:

(a) Describe the service area of the supplier, including current and projected population, climate, and other social, economic, and demographic factors affecting the supplier's water management planning. The projected population estimates shall be based upon data from the state, regional, or local service agency population projections within the service area of the urban water supplier and shall be in five-year increments to 20 years or as far as data is available. The description shall include the current and projected land uses within the existing or anticipated service area affecting the supplier's water management planning. Urban water suppliers shall coordinate with local or regional land use authorities to determine the most appropriate land use information, including,

where appropriate, land use information obtained from local or regional land use authorities, as developed pursuant to Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7 of the Government Code.

(b) Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier over the same five-year increments described in subdivision (a), providing supporting and related information, including all of the following:

(1) A detailed discussion of anticipated supply availability under a normal water year, single dry year, and droughts lasting at least five years, as well as more frequent and severe periods of drought, as described in the drought risk assessment. For each source of water supply, consider any information pertinent to the reliability analysis conducted pursuant to Section 10635, including changes in supply due to climate change.

(2) When multiple sources of water supply are identified, a description of the management of each supply in correlation with the other identified supplies.

(3) For any planned sources of water supply, a description of the measures that are being undertaken to acquire and develop those water supplies.

(4) If groundwater is identified as an existing or planned source of water available to the supplier, all of the following information:

(A) The current version of any groundwater sustainability plan or alternative adopted pursuant to Part 2.74 (commencing with Section 10720), any groundwater management plan adopted by the urban water supplier, including plans adopted pursuant to Part 2.75 (commencing with Section 10750), or any other specific authorization for groundwater management for basins underlying the urban water supplier's service area.

(B) A description of any groundwater basin or basins from which the urban water supplier pumps groundwater.

For basins that a court or the board has adjudicated the rights to pump groundwater, a copy of the order or decree adopted by the court or the board and a description of the amount of groundwater the urban water supplier has the legal right to pump under the order or decree. For a basin that has not been adjudicated, information as to whether the department has identified the basin as a high- or medium-priority basin in the most current official departmental bulletin that characterizes the condition of the groundwater basin, and a detailed description of the efforts being undertaken by the urban water supplier to coordinate with groundwater sustainability agencies or groundwater management agencies listed in subdivision (c) of Section 10723 to maintain or achieve sustainable groundwater conditions in accordance with a groundwater sustainability plan or alternative adopted pursuant to Part 2.74 (commencing with Section 10720).

(C) A detailed description and analysis of the location, amount, and sufficiency of groundwater pumped by the urban water supplier for the past five years. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.

(D) A detailed description and analysis of the amount and location of groundwater that is projected to be pumped by the urban water supplier. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.

(c) Describe the opportunities for exchanges or transfers of water on a short-term or long-term basis.

(d) (1) For an urban retail water supplier, quantify, to the extent records are available, past and current water use, over the same five-year increments described in subdivision (a), and projected water use, based upon information developed pursuant to subdivision (a), identifying the uses among water use sectors,

including, but not necessarily limited to, all of the following:

(A) Single-family residential.

(B) Multifamily.

(C) Commercial.

(D) Industrial.

(E) Institutional and governmental.

(F) Landscape.

(G) Sales to other agencies.

(H) Saline water intrusion barriers, groundwater recharge, or conjunctive use, or any combination thereof.

(I) Agricultural.

(J) Distribution system water loss.

(2) The water use projections shall be in the same five-year increments described in subdivision (a).

(3) (A) The distribution system water loss shall be quantified for each of the five years preceding the plan update, in accordance with rules adopted pursuant to Section 10608.34.

(B) The distribution system water loss quantification shall be reported in accordance with a worksheet approved or developed by the department through a public process. The water loss quantification worksheet shall be based on the water system balance methodology developed by the American Water Works Association.

(C) In the plan due July 1, 2021, and in each update thereafter, data shall be included to show whether the urban retail water supplier met the distribution loss standards enacted by the board pursuant to Section 10608.34.

(4) (A) Water use projections, where available, shall display and account for the water savings estimated to result from adopted codes, standards, ordinances, or transportation and land use plans identified by the urban water supplier, as applicable to the service area.

(B) To the extent that an urban water supplier reports the information described in subparagraph (A), an urban water supplier shall do both of the following:

(i) Provide citations of the various codes, standards, ordinances, or transportation and land use plans utilized in making the projections.

(ii) Indicate the extent that the water use projections consider savings from codes, standards, ordinances, or transportation and land use plans. Water use projections that do not account for these water savings shall be noted of that fact.

(e) Provide a description of the supplier's water demand management measures. This description shall include all of the following:

(1) (A) For an urban retail water supplier, as defined in Section 10608.12, a narrative description that addresses the nature and extent of each water demand management measure implemented over the past five years. The narrative shall describe the water demand management measures that the supplier plans to implement to achieve its water use targets pursuant to Section 10608.20.

(B) The narrative pursuant to this paragraph shall include descriptions of the following water demand management measures:

(i) Water waste prevention ordinances.

(ii) Metering.

(iii) Conservation pricing.

(iv) Public education and outreach.

(v) Programs to assess and manage distribution system real loss.

(vi) Water conservation program coordination and staffing support.

(vii) Other demand management measures that have a significant impact on water use as measured in

gallons per capita per day, including innovative measures, if implemented.

(2) For an urban wholesale water supplier, as defined in Section 10608.12, a narrative description of the items in clauses (ii), (iv), (vi), and (vii) of subparagraph (B) of paragraph (1), and a narrative description of its distribution system asset management and wholesale supplier assistance programs.

(f) Include a description of all water supply projects and water supply programs that may be undertaken by the urban water supplier to meet the total projected water use, as established pursuant to subdivision (a) of Section 10635. The urban water supplier shall include a detailed description of expected future projects and programs that the urban water supplier may implement to increase the amount of the water supply available to the urban water supplier in normal and single-dry water years and for a period of drought lasting five consecutive water years. The description shall identify specific projects and include a description of the increase in water supply that is expected to be available from each project. The description shall include an estimate with regard to the implementation timeline for each project or program.

(g) Describe the opportunities for development of desalinated water, including, but not limited to, ocean water, brackish water, and groundwater, as a long-term supply.

(h) An urban water supplier that relies upon a wholesale agency for a source of water shall provide the wholesale agency with water use projections from that agency for that source of water in five-year increments to 20 years or as far as data is available. The wholesale agency shall provide information to the urban water supplier for inclusion in the urban water supplier's plan that identifies and quantifies, to the extent practicable, the existing and planned sources of water as required by subdivision (b), available from the wholesale agency to the urban water supplier over the same five-year increments, and during various water-year types in accordance with subdivision (f). An urban water supplier may rely upon water supply information provided by the wholesale agency in fulfilling the plan informational requirements of subdivisions (b) and (f).

10631.1. (a) The water use projections required by Section 10631 shall include projected water use for single-family and multifamily residential housing needed for lower income households, as defined in Section 50079.5 of the Health and Safety Code, as identified in the housing element of any city, county, or city and county in the service area of the supplier.

(b) It is the intent of the Legislature that the identification of projected water use for single-family and multifamily residential housing for lower income households will assist a supplier in complying with the requirement under Section 65589.7 of the Government Code to grant a priority for the provision of service to housing units affordable to lower income households.

10631.2. (a) In addition to the requirements of Section 10631, an urban water management plan shall include any of the following information that the urban water supplier can readily obtain:

(1) An estimate of the amount of energy used to extract or divert water supplies.

(2) An estimate of the amount of energy used to convey water supplies to the water treatment plants or distribution systems.

(3) An estimate of the amount of energy used to treat water supplies.

(4) An estimate of the amount of energy used to distribute water supplies through its distribution systems.

(5) An estimate of the amount of energy used for treated water supplies in comparison to the amount used for nontreated water supplies.

(6) An estimate of the amount of energy used to place water into or withdraw from storage.

(7) Any other energy-related information the urban water supplier deems appropriate.

(b) The department shall include in its guidance for the preparation of urban water management plans a methodology for the voluntary calculation or estimation of the energy intensity of urban water systems. The department may consider studies and calculations conducted by the Public Utilities Commission in developing the methodology.

(c) The Legislature finds and declares that energy use is only one factor in water supply planning and shall not be considered independently of other factors.

10632. (a) Every urban water supplier shall prepare and adopt a water shortage contingency plan as part of its urban water management plan that consists of each of the following elements:

(1) The analysis of water supply reliability conducted pursuant to Section 10635.

(2) The procedures used in conducting an annual water supply and demand assessment that include, at a minimum, both of the following:

(A) The written decision making process that an urban water supplier will use each year to determine its water supply reliability.

(B) The key data inputs and assessment methodology used to evaluate the urban water supplier's water supply reliability for the current year and one dry year, including all of the following:

(i) Current year unconstrained demand, considering weather, growth, and other influencing factors, such as policies to manage current supplies to meet demand objectives in future years, as applicable.

(ii) Current year available supply, considering hydrological and regulatory conditions in the current year and one dry year. The annual supply and demand assessment may consider more than one dry year solely at the discretion of the urban water supplier.

(iii) Existing infrastructure capabilities and plausible constraints.

(iv) A defined set of locally applicable evaluation criteria that are consistently relied upon for each annual water supply and demand assessment.

(v) A description and quantification of each source of water supply.

(3) (A) Six standard water shortage levels corresponding to progressive ranges of up to 10, 20, 30, 40, and 50 percent shortages and greater than 50 percent shortage. Urban water suppliers shall define these shortage levels based on the suppliers' water supply conditions, including percentage reductions in water supply, changes in groundwater levels, changes in surface elevation or level of subsidence, or other changes in hydrological or other local conditions indicative of the water supply available for use. Shortage levels shall also apply to catastrophic interruption of water supplies, including, but not limited to, a regional power outage, an earthquake, and other potential emergency events.

(B) An urban water supplier with an existing water shortage contingency plan that uses different water shortage levels may comply with the requirement in subparagraph (A) by developing and including a cross-reference relating its existing categories to the six standard water shortage levels.

(4) Shortage response actions that align with the defined shortage levels and include, at a minimum, all of the following:

(A) Locally appropriate supply augmentation actions.

(B) Locally appropriate demand reduction actions to adequately respond to shortages.

(C) Locally appropriate operational changes.

(D) Additional, mandatory prohibitions against specific water use practices that are in addition to state-mandated prohibitions and appropriate to the local conditions.

(E) For each action, an estimate of the extent to which the gap between supplies and demand will be reduced by implementation of the action.

(5) Communication protocols and procedures to inform customers, the public, interested parties, and local, regional, and state governments, regarding, at a minimum, all of the following:

(A) Any current or predicted shortages as determined by the annual water supply and demand assessment described pursuant to Section 10632.1.

(B) Any shortage response actions triggered or anticipated to be triggered by the annual water supply and demand assessment described pursuant to Section 10632.1.

(C) Any other relevant communications.

(6) For an urban retail water supplier, customer compliance, enforcement, appeal, and exemption procedures for triggered shortage response actions as determined pursuant to Section 10632.2.

(7) (A) A description of the legal authorities that empower the urban water supplier to implement and enforce its shortage response actions specified in paragraph (4) that may include, but are not limited to, statutory authorities, ordinances, resolutions, and contract provisions.

(A) A statement that an urban water supplier shall declare a water shortage emergency in accordance with Chapter 3 (commencing with Section 350) of Division 1.

(B) A statement that an urban water supplier shall coordinate with any city or county within which it provides water supply services for the possible proclamation of a local emergency, as defined in Section 8558 of the Government Code.

(8) A description of the financial consequences of, and responses for, drought conditions, including, but not limited to, all of the following:

(A) A description of potential revenue reductions and expense increases associated with activated shortage response actions described in paragraph (4).

(B) A description of mitigation actions needed to address revenue reductions and expense increases associated with activated shortage response actions described in paragraph (4).

(C) A description of the cost of compliance with Chapter 3.3 (commencing with Section 365) of Division 1.

(9) For an urban retail water supplier, monitoring and reporting requirements and procedures that ensure appropriate data is collected, tracked, and analyzed for purposes of monitoring customer compliance and to meet state reporting requirements.

(10) Reevaluation and improvement procedures for systematically monitoring and evaluating the functionality of the water shortage contingency plan in order to ensure shortage risk tolerance is adequate and appropriate water shortage mitigation strategies are implemented as needed.

(b) For purposes of developing the water shortage contingency plan pursuant to subdivision (a), an urban water supplier shall analyze and define water features that are artificially supplied with water, including ponds, lakes, waterfalls, and fountains, separately from swimming pools and spas, as defined in subdivision (a) of Section 115921 of the Health and Safety Code.

(c) The urban water supplier shall make available the water shortage contingency plan prepared pursuant to this article to its customers and any city or county within which it provides water supplies no later than 30 days after adoption of the water shortage contingency plan.

10632.1. An urban water supplier shall conduct an annual water supply and demand assessment pursuant to subdivision (a) of Section 10632 and, on or before July 1 of each year, submit an annual water shortage assessment report to the department with information for anticipated shortage, triggered shortage response actions, compliance and enforcement actions, and communication actions consistent with the supplier's water shortage contingency plan. An urban water supplier that relies on imported water from the State Water Project or the Bureau of Reclamation shall submit its annual water supply and demand assessment within 14 days of receiving its final allocations, or by July 1 of each year, whichever is later.

10632.2. An urban water supplier shall follow, where feasible and appropriate, the prescribed procedures and implement determined shortage response actions in its water shortage contingency plan, as identified in

subdivision (a) of Section 10632, or reasonable alternative actions, provided that descriptions of the alternative actions are submitted with the annual water shortage assessment report pursuant to Section 10632.1. Nothing in this section prohibits an urban water supplier from taking actions not specified in its water shortage contingency plan, if needed, without having to formally amend its urban water management plan or water shortage contingency plan.

10632.3. It is the intent of the Legislature that, upon proclamation by the Governor of a state of emergency under the California Emergency Services Act (Chapter 7 (commencing with Section 8550) of Division 1 of Title 2 of the Government Code) based on drought conditions, the board defer to implementation of locally adopted water shortage contingency plans to the extent practicable.

10632.5. (a) In addition to the requirements of paragraph (3) of subdivision (a) of Section 10632, beginning January 1, 2020, the plan shall include a seismic risk assessment and mitigation plan to assess the vulnerability of each of the various facilities of a water system and mitigate those vulnerabilities.

(b) An urban water supplier shall update the seismic risk assessment and mitigation plan when updating its urban water management plan as required by Section 10621.

(c) An urban water supplier may comply with this section by submitting, pursuant to Section 10644, a copy of the most recent adopted local hazard mitigation plan or multihazard mitigation plan under the federal Disaster Mitigation Act of 2000 (Public Law 106-390) if the local hazard mitigation plan or multihazard mitigation plan addresses seismic risk.

10633. The plan shall provide, to the extent available, information on recycled water and its potential for use as a water source in the serv`ice area of the urban water supplier. The preparation of the plan shall be coordinated with local water, wastewater, groundwater, and planning agencies that operate within the supplier's service area, and shall include all of the following:

(a) A description of the wastewater collection and treatment systems in the supplier's service area, including a quantification of the

amount of wastewater collected and treated and the methods of wastewater disposal.

(b) A description of the quantity of treated wastewater that meets recycled water standards, is being discharged, and is otherwise available for use in a recycled water project.

(c) A description of the recycled water currently being used in the supplier's service area, including, but not limited to, the type, place, and quantity of use.

(d) A description and quantification of the potential uses of recycled water, including, but not limited to, agricultural irrigation, landscape irrigation, wildlife habitat enhancement, wetlands, industrial reuse, groundwater recharge, indirect potable reuse, and other appropriate uses, and a determination with regard to the technical and economic feasibility of serving those uses.

(e) The projected use of recycled water within the supplier's service area at the end of 5, 10, 15, and 20 years, and a description of the actual use of recycled water in comparison to uses previously projected pursuant to this subdivision.

(f) A description of actions, including financial incentives, which may be taken to encourage the use of recycled water, and the projected results of these actions in terms of acre-feet of recycled water used per year.

(g) A plan for optimizing the use of recycled water in the supplier's service area, including actions to facilitate the installation of dual distribution systems, to promote recirculating uses, to facilitate the increased use of treated wastewater that meets recycled water standards, and to overcome any obstacles to achieving that increased use.

10634. The plan shall include information, to the extent practicable, relating to the quality of existing sources of water available to the supplier over the same five-year increments as described in subdivision (a) of Section 10631, and the manner in which water quality affects water management strategies and supply reliability.

CHAPTER 3. Urban Water Management Plans
ARTICLE 2.5. Water Service Reliability [10635]

10635. (a) Every urban water supplier shall include, as part of its urban water management plan, an assessment of the reliability of its water service to its customers during normal, dry, and multiple dry water years. This water supply and demand assessment shall compare the total water supply sources available to the water supplier with the long-term total projected water use over the next 20 years, in five-year increments, for a normal water year, a single dry water year, and a drought lasting five consecutive water years. The water service reliability assessment shall be based upon the information compiled pursuant to Section 10631, including available data from state, regional, or local agency population projections within the service area of the urban water supplier.

(b) Every urban water supplier shall include, as part of its urban water management plan, a drought risk assessment for its water service to its customers as part of information considered in developing the demand management measures and water supply projects and programs to be included in the urban water management plan. The urban water supplier may conduct an interim update or updates to this drought risk assessment within the five-year cycle of its urban water management plan update. The drought risk assessment shall include each of the following:

(1) A description of the data, methodology, and basis for one or more supply shortage conditions that are necessary to conduct a drought risk assessment for a drought period that lasts five consecutive water years, starting from the year following when the assessment is conducted.

(2) A determination of the reliability of each source of supply under a variety of water shortage conditions. This may include a determination that a particular source of water supply is fully reliable under most, if not all, conditions.

(3) A comparison of the total water supply sources available to the water supplier with the total projected water use for the drought period.

(4) Considerations of the historical drought hydrology, plausible changes on projected supplies and demands under climate

change conditions, anticipated regulatory changes, and other locally applicable criteria.

(d) The urban water supplier shall provide that portion of its urban water management plan prepared pursuant to this article to any city or county within which it provides water supplies no later than 60 days after the submission of its urban water management plan.

(e) Nothing in this article is intended to create a right or entitlement to water service or any specific level of water service.

(f) Nothing in this article is intended to change existing law concerning an urban water supplier's obligation to provide water service to its existing customers or to any potential future customers.

CHAPTER 3. Urban Water Management Plans

ARTICLE 3. Adoption and Implementation of Plans [10640 – 10645]

10640. (a) Every urban water supplier required to prepare a plan pursuant to this part shall prepare its plan pursuant to Article 2 (commencing with Section 10630). The supplier shall likewise periodically review the plan as required by Section 10621, and any amendments or changes required as a result of that review shall be adopted pursuant to this article.

(b) Every urban water supplier required to prepare a water shortage contingency plan shall prepare a water shortage contingency plan pursuant to Section 10632. The supplier shall likewise periodically review the water shortage contingency plan as required by paragraph (10) of subdivision (a) of Section 10632 and any amendments or changes required as a result of that review shall be adopted pursuant to this article.

10641. An urban water supplier required to prepare a plan or a water shortage contingency plan may consult with, and obtain comments from, any public agency or state agency or any person who has special expertise with respect to water demand management methods and techniques.

10642. Each urban water supplier shall encourage the active involvement of diverse social, cultural, and economic elements of the population within the service area prior to and during the preparation of both the plan and the water shortage contingency plan. Prior to adopting either, the urban water supplier shall make both the plan and the water shortage contingency plan available for public inspection and shall hold a public hearing or hearings thereon. Prior to any of these hearings, notice of the time and place of the hearing shall be published within the jurisdiction of the publicly owned water supplier pursuant to Section 6066 of the Government Code. The urban water supplier shall provide notice of the time and place of a hearing to any city or county within which the supplier provides water supplies. Notices by a local public agency pursuant to this section shall be provided pursuant to Chapter 17.5 (commencing with Section 7290) of Division 7 of Title 1 of the Government Code. A privately owned water supplier shall provide an equivalent notice within its service area. After the hearing or hearings, the plan or water shortage contingency plan shall be adopted as prepared or as modified after the hearing or hearings.

10643. An urban water supplier shall implement its plan adopted pursuant to this chapter in accordance with the schedule set forth in its plan.

10644. (a) (1) An urban water supplier shall submit to the department, the California State Library, and any city or county within which the supplier provides water supplies a copy of its plan no later than 30 days after adoption. Copies of amendments or changes to the plans shall be submitted to the department, the California State Library, and any city or county within which the supplier provides water supplies within 30 days after adoption.

(2) The plan, or amendments to the plan, submitted to the department pursuant to paragraph (1) shall be submitted electronically and shall include any standardized forms, tables, or displays specified by the department.

(b) If an urban water supplier revises its water shortage contingency plan, the supplier shall submit to the department a copy of its

water shortage contingency plan prepared pursuant to subdivision (a) of Section 10632 no later than 30 days after adoption, in accordance with protocols for submission and using electronic reporting tools developed by the department.

(c) (1) (A) Notwithstanding Section 10231.5 of the Government Code, the department shall prepare and submit to the Legislature, on or before July 1, in the years ending in seven and two, a report summarizing the status of the plans and water shortage contingency plans adopted pursuant to this part. The report prepared by the department shall identify the exemplary elements of the individual plans and water shortage contingency plans. The department shall provide a copy of the report to each urban water supplier that has submitted its plan and water shortage contingency plan to the department. The department shall also prepare reports and provide data for any legislative hearings designed to consider the effectiveness of plans and water shortage contingency plans submitted pursuant to this part.

(B) The department shall prepare and submit to the board, on or before September 30 of each year, a report summarizing the submitted water supply and demand assessment results along with appropriate reported water shortage conditions and the regional and statewide analysis of water supply conditions developed by the department. As part of the report, the department shall provide a summary and, as appropriate, urban water supplier specific information regarding various shortage response actions implemented as a result of annual supplier-specific water supply and demand assessments performed pursuant to Section 10632.1.

(C) The department shall submit the report to the Legislature for the 2015 plans by July 1, 2017, and the report to the Legislature for the 2020 plans and water shortage contingency plans by July 1, 2022.

(2) A report to be submitted pursuant to subparagraph (A) of paragraph (1) shall be submitted in compliance with Section 9795 of the Government Code.

(d) The department shall make available to the public the standard the department will use to identify exemplary water demand management measures.

10645. (a) Not later than 30 days after filing a copy of its plan with the department, the urban water supplier and the department shall make the plan available for public review during normal business hours.

(b) Not later than 30 days after filing a copy of its water shortage contingency plan with the department, the urban water supplier and the department shall make the plan available for public review during normal business hours.

CHAPTER 4. Miscellaneous Provisions [10650 – 10657]

10650. Any actions or proceedings, other than actions by the board, to attack, review, set aside, void, or annul the acts or decisions of an urban water supplier on the grounds of noncompliance with this part shall be commenced as follows:

(a) An action or proceeding alleging failure to adopt a plan or a water shortage contingency plan shall be commenced within 18 months after that adoption is required by this part.

(b) Any action or proceeding alleging that a plan or water shortage contingency plan, or action taken pursuant to either, does not comply with this part shall be commenced within 90 days after filing of the plan or water shortage contingency plan or an amendment to either pursuant to Section 10644 or the taking of that action.

10651. In any action or proceeding to attack, review, set aside, void, or annul a plan or a water shortage contingency plan, or an action taken pursuant to either by an urban water supplier on the grounds of noncompliance with this part, the inquiry shall extend only to whether there was a prejudicial abuse of discretion. Abuse of discretion is established if the supplier has not proceeded in a manner required by law or if the action by the water supplier is not supported by substantial evidence.

10652. The California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) does not apply to the

preparation and adoption of plans pursuant to this part or to the implementation of actions taken pursuant to Section 10632. Nothing in this part shall be interpreted as exempting from the California Environmental Quality Act any project that would significantly affect water supplies for fish and wildlife, or any project for implementation of the plan, other than projects implementing Section 10632, or any project for expanded or additional water supplies.

10653. The adoption of a plan shall satisfy any requirements of state law, regulation, or order, including those of the board and the Public Utilities Commission, for the preparation of water management plans, water shortage contingency plans, or conservation plans; provided, that if the board or the Public Utilities Commission requires additional information concerning water conservation, drought response measures, or financial conditions to implement its existing authority, nothing in this part shall be deemed to limit the board or the commission in obtaining that information. The requirements of this part shall be satisfied by any urban water demand management plan that complies with analogous federal laws or regulations after the effective date of this part, and which substantially meets the requirements of this part, or by any existing urban water management plan which includes the contents of a plan required under this part.

10654. An urban water supplier may recover in its rates the costs incurred in preparing its urban water management plan, its drought risk assessment, its water supply and demand assessment, and its water shortage contingency plan and implementing the reasonable water conservation measures included in either of the plans.

10655. If any provision of this part or the application thereof to any person or circumstances is held invalid, that invalidity shall not affect other provisions or applications of this part which can be given effect without the invalid provision or application thereof, and to this end the provisions of this part are severable.

10656. An urban water supplier is not eligible for a water grant or loan awarded or administered by the state unless the urban water supplier complies with this part.

10657. The department may adopt regulations regarding the definitions of water, water use, and reporting periods, and may adopt any other regulations deemed necessary or desirable to implement this part. In developing regulations pursuant to this section, the department shall solicit broad public participation from stakeholders and other interested persons.

Appendix D: Dept. of Water Resources UWMP Checklist

City of Banning 2020 Urban Water Management Plan

Retail	Wholesale	2020 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	2020 UWMP Location (Optional Column for Agency Review Use)
x	x	Chapter 1	10615	A plan shall describe and evaluate sources of supply, reasonable and practical efficient uses, reclamation and demand management activities.	Introduction and Overview	**Sections 2.6, 3, 4, 6, and 9**
x	x	Chapter 1	10630.5	Each plan shall include a simple description of the supplier's plan including water availability, future requirements, a strategy for meeting needs, and other pertinent information. Additionally, a supplier may also choose to include a simple description at the beginning of each chapter.	Summary	**Sections 1 (entire), 2.1, 3.1, 4.1, 5.1, 6.1, 7.1, 8.1, and 9.1**
x	x	Section 2.2	10620(b)	Every person that becomes an urban water supplier shall adopt an urban water management plan within one year after it has become an urban water supplier.	Plan Preparation	**Section 1.2 Appendix A**
x	x	Section 2.6	10620(d)(2)	Coordinate the preparation of its plan with other appropriate agencies in the area, including other water suppliers that share a common source, water management agencies, and relevant public agencies, to the extent practicable.	Plan Preparation	**Section 1.2 Appendix K**
x	x	Section 2.6.2	10642	Provide supporting documentation that the water supplier has encouraged active involvement of diverse social, cultural, and economic elements of the population within the service area prior to and during the preparation of the plan and contingency plan.	Plan Preparation	**Section 1.2 Appendix K**
x		Section 2.6, Section 6.1	10631(h)	Retail suppliers will include documentation that they have provided their wholesale supplier(s) - if any - with water use projections from that source.	System Supplies	**Section 1.2 Appendices K and O**
	x	Section 2.6	10631(h)	Wholesale suppliers will include documentation that they have provided their urban water suppliers with identification and quantification of the existing and planned sources of water available from the wholesale to the urban supplier during various water year types.	System Supplies	**Section 1.2 and Section 3 Appendix K**
x	x	Section 3.1	10631(a)	Describe the water supplier service area.	System Description	**Section 2**
x	x	Section 3.3	10631(a)	Describe the climate of the service area of the supplier.	System Description	**Sections 2.4, 2.4.1, and 6.4**
x	x	Section 3.4	10631(a)	Provide population projections for 2025, 2030, 2035, 2040 and optionally 2045.	System Description	**Section 2.5.1**
x	x	Section 3.4.2	10631(a)	Describe other social, economic, and demographic factors affecting the supplier's water management planning.	System Description	**Sections 2.3, 2.5, 6.3, 6.5, 6.6, 6.8.2, and Appendices H & I**
x	x	Sections 3.4 and 5.4	10631(a)	Indicate the current population of the service area.	System Description and Baselines and Targets	**Section 2.5**
x	x	Section 3.5	10631(a)	Describe the land uses within the service area.	System Description	**Section 2.3 and Appendix H**
x	x	Section 4.2	10631(d)(1)	Quantify past, current, and projected water use, identifying the uses among water use sectors.	System Water Use	**Sections 6.1 to 6.3, 6.5, 6.6, 6.7 and 6.8**
x	x	Section 4.2.4	10631(d)(3)(C)	Retail suppliers shall provide data to show the distribution loss standards were met.	System Water Use	**Sections 6.6, 6.8.3, 9.4, and Appendix G**
x	x	Section 4.2.6	10631(d)(4)(A)	In projected water use, include estimates of water savings from adopted codes, plans and other policies or laws.	System Water Use	**Section 3.4, 3.5, 4, 6.8, 7.6, 7.7, 7.8, 8, and 9**
x	x	Section 4.2.6	10631(d)(4)(B)	Provide citations of codes, standards, ordinances, or plans used to make water use projections.	System Water Use	**Section 2.3, 2.5, 3.5, 3.6, 3.9, 4.2, 4.3, 6.8, 7.6, 7.7, 7.8, 8, 9, and Appendix I**
x	optional	Section 4.3.2.4	10631(d)(3)(A)	Report the distribution system water loss for each of the 5 years preceding the plan update.	System Water Use	**Sections 6.6.2, Section 9, and Appendix G**
x	optional	Section 4.4	10631.1(a)	Include projected water use needed for lower income housing projected in the service area of the supplier.	System Water Use	**Section 6.8.2, 6.8.3, and Appendix I**
x	x	Section 4.5	10635(b)	Demands under climate change considerations must be included as part of the drought risk assessment.	System Water Use	**Sections 2.4.1, 6.4, and 7.2, 7.3, 7.4, 7.5, 7.6.1**
x		Chapter 5	10608.20(e)	Retail suppliers shall provide baseline daily per capita water use, urban water use target, interim urban water use target, and compliance daily per capita water use, along with the bases for determining those estimates, including references to supporting data.	Baselines and Targets	**Sections 6.7, 6.8, and Appendix F**
x		Chapter 5	10608.24(a)	Retail suppliers shall meet their water use target by December 31, 2020.	Baselines and Targets	**Sections 6.7, 6.8, and Appendix F**
	x	Section 5.1	10608.36	Wholesale suppliers shall include an assessment of present and proposed future measures, programs, and policies to help their retail water suppliers achieve targeted water use reductions.	Baselines and Targets	**N/A - City is Retail**
x		Section 5.2	10608.24(d)(2)	If the retail supplier adjusts its compliance GPCD using weather normalization, economic adjustment, or extraordinary events, it shall provide the basis for, and data supporting the adjustment.	Baselines and Targets	**N/A (No Adjustments). Section 6.7 and Appendix F**
x		Section 5.5	10608.22	Retail suppliers' per capita daily water use reduction shall be no less than 5 percent of base daily per capita water use of the 5 year baseline. This does not apply if the suppliers base GPCD is at or below 100.	Baselines and Targets	**Sections 6.7, 6.8, and Appendix F**
x		Section 5.5 and Appendix E	10608.4	Retail suppliers shall report on their compliance in meeting their water use targets. The data shall be reported using a standardized form in the SBX7-7 2020 Compliance Form.	Baselines and Targets	**Sections 6.5, 6.6, 6.7, 6.8, and Appendix F**
x	x	Sections 6.1 and 6.2	10631(b)(1)	Provide a discussion of anticipated supply availability under a normal, single dry year, and a drought lasting five years, as well as more frequent and severe periods of drought.	System Supplies	**Sections 2.4, 2.4.1, 3.5.1, 6.4, 6.8, 7.6, and 7.7**
x	x	Sections 6.1	10631(b)(1)	Provide a discussion of anticipated supply availability under a normal, single dry year, and a drought lasting five years, as well as more frequent and severe periods of drought, *including changes in supply due to climate change.*	System Supplies	**Sections 2.4, 2.4.1, 3.5.1, 6.4, 6.8, 7.6, 7.7, and Appendix M**
x	x	Section 6.1	10631(b)(2)	When multiple sources of water supply are identified, describe the management of each supply in relationship to other identified supplies.	System Supplies	**Sections 3, 7.6, and 7.7**

Retail	Wholesale	2020 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	2020 UWMP Location (Optional Column for Agency Review Use)
x	x	Section 6.1.1	10631(b)(3)	Describe measures taken to acquire and develop planned sources of water.	System Supplies	Section 3
x	x	Section 6.2.8	10631(b)	Identify and quantify the existing and planned sources of water available for 2020, 2025, 2030, 2035, 2040 and optionally 2045.	System Supplies	Section 3.5.1
x	x	Section 6.2	10631(b)	Indicate whether groundwater is an existing or planned source of water available to the supplier.	System Supplies	Sections 3.4, 3.5, and 3.9
x	x	Section 6.2.2	10631(b)(4)(A)	Indicate whether a groundwater sustainability plan or groundwater management plan has been adopted by the water supplier or if there is any other specific authorization for groundwater management. Include a copy of the plan or authorization.	System Supplies	Sections 3.4 and 3.5
x	x	Section 6.2.2	10631(b)(4)(B)	Describe the groundwater basin.	System Supplies	Sections 2.6.3 and 3.4
x	x	Section 6.2.2	10631(b)(4)(B)	Indicate if the basin has been adjudicated and include a copy of the court order or decree and a description of the amount of water the supplier has the legal right to pump.	System Supplies	Section 3.4 and Appendix L
x	x	Section 6.2.2.1	10631(b)(4)(B)	For unadjudicated basins, indicate whether or not the department has identified the basin as a high or medium priority. Describe efforts by the supplier to coordinate with sustainability or groundwater agencies to achieve sustainable groundwater conditions.	System Supplies	Section 3.4
x	x	Section 6.2.2.4	10631(b)(4)(C)	Provide a detailed description and analysis of the location, amount, and sufficiency of groundwater pumped by the urban water supplier for the past five years	System Supplies	Sections 3.4 and 3.5
x	x	Section 6.2.2	10631(b)(4)(D)	Provide a detailed description and analysis of the amount and location of groundwater that is projected to be pumped.	System Supplies	Sections 3.5.1 and 3.9
x	x	Section 6.2.7	10631(c)	Describe the opportunities for exchanges or transfers of water on a short-term or long- term basis.	System Supplies	Section 3.8
x	x	Section 6.2.5	10633(b)	Describe the quantity of treated wastewater that meets recycled water standards, is being discharged, and is otherwise available for use in a recycled water project.	System Supplies (Recycled Water)	Sections 4.1, 4.2, and 4.3
x	x	Section 6.2.5	10633(c)	Describe the recycled water currently being used in the supplier's service area.	System Supplies (Recycled Water)	Section 4.3
x	x	Section 6.2.5	10633(d)	Describe and quantify the potential uses of recycled water and provide a determination of the technical and economic feasibility of those uses.	System Supplies (Recycled Water)	Sections 4.3.1, 4.3.2, 4.3.3, and 4.4
x	x	Section 6.2.5	10633(e)	Describe the projected use of recycled water within the supplier's service area at the end of 5, 10, 15, and 20 years, and a description of the actual use of recycled water in comparison to uses previously projected.	System Supplies (Recycled Water)	Section 4.3
x	x	Section 6.2.5	10633(f)	Describe the actions which may be taken to encourage the use of recycled water and the projected results of these actions in terms of acre-feet of recycled water used per year.	System Supplies (Recycled Water)	Sections 4.3.1, 4.3.2, 4.3.3, and 4.4
x	x	Section 6.2.5	10633(g)	Provide a plan for optimizing the use of recycled water in the supplier's service area.	System Supplies (Recycled Water)	Sections 4.3.1, 4.3.2, 4.3.3, and 4.4
x	x	Section 6.2.6	10631(g)	Describe desalinated water project opportunities for long-term supply.	System Supplies	N/A
x	x	Section 6.2.5	10633(a)	Describe the wastewater collection and treatment systems in the supplier's service area with quantified amount of collection and treatment and the disposal methods.	System Supplies (Recycled Water)	Sections 4.1 and 4.2
x	x	Section 6.2.8, Section 6.3.7	10631(f)	Describe the expected future water supply projects and programs that may be undertaken by the water supplier to address water supply reliability in average, single-dry, and for a period of drought lasting 5 consecutive water years.	System Supplies	Sections 2.4.1, 3.3, 3.4, 3.5, 3.9, 6.4, 7.6, 7.7, 7.8, 8 (all), and 9 (all)
x	x	Section 6.4 and Appendix O	10631.2(a)	The UWMP must include energy information, as stated in the code, that a supplier can readily obtain.	System Suppliers, Energy Intensity	Section 3.10
x	x	Section 7.2	10634	Provide information on the quality of existing sources of water available to the supplier and the manner in which water quality affects water management strategies and supply reliability	Water Supply Reliability Assessment	Section 5
x	x	Section 7.2.4	10620(f)	Describe water management tools and options to maximize resources and minimize the need to import water from other regions.	Water Supply Reliability Assessment	Sections 3.4, 3.5, 7.6, 7.7, 8 (all), and 9 (all)
x	x	Section 7.3	10635(a)	Service Reliability Assessment: Assess the water supply reliability during normal, dry, and a drought lasting five consecutive water years by comparing the total water supply sources available to the water supplier with the total projected water use over the next 20 years.	Water Supply Reliability Assessment	Sections 2.4.1, 3.5, 6.4, 7.6, 7.7, and 7.8
x	x	Section 7.3	10635(b)	Provide a drought risk assessment as part of information considered in developing the demand management measures and water supply projects.	Water Supply Reliability Assessment	Sections 2.4.1, 3.3, 3.4, 3.5, 6.4, 7.6, 7.7, 7.8, and 8 (all)
x	x	Section 7.3	10635(b)(1)	Include a description of the data, methodology, and basis for one or more supply shortage conditions that are necessary to conduct a drought risk assessment for a drought period that lasts 5 consecutive years.	Water Supply Reliability Assessment	Sections 2.4.1, 3.3, 3.4, 3.5, 6.4, 7 (all), and 8 (all)
x	x	Section 7.3	10635(b)(2)	Include a determination of the reliability of each source of supply under a variety of water shortage conditions.	Water Supply Reliability Assessment	Sections 2.4.1, 3.3, 3.4, 3.5, 3.6, 6.4, 7.6, 7.7, 7.8
x	x	Section 7.3	10635(b)(3)	Include a comparison of the total water supply sources available to the water supplier with the total projected water use for the drought period.	Water Supply Reliability Assessment	Sections 2.4.1, 3.3, 3.4, 3.5, 3.6, 6.4, 7.6, 7.7, 7.8
x	x	Section 7.3	10635(b)(4)	Include considerations of the historical drought hydrology, plausible changes on projected supplies and demands under climate change conditions, anticipated regulatory changes, and other locally applicable criteria.	Water Supply Reliability Assessment	Sections 2.4, 2.4.1, 6.4, 7 (all), and Appendix M
x	x	Chapter 8	10632(a)	Provide a water shortage contingency plan (WSCP) with specified elements below.	Water Shortage Contingency Planning	Section 8
x	x	Chapter 8	10632(a)(1)	Provide the analysis of water supply reliability (from Chapter 7 of Guidebook) in the WSCP	Water Shortage Contingency Planning	Sections 7 and Section 8.4

Retail	Wholesale	2020 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	2020 UWMP Location (Optional Column for Agency Review Use)
x	x	Section 8.10	10632(a)(10)	Describe reevaluation and improvement procedures for monitoring and evaluation the water shortage contingency plan to ensure risk tolerance is adequate and appropriate water shortage mitigation strategies are implemented.	Water Shortage Contingency Planning	**Section 8.11**
x	x	Section 8.2	10632(a)(2)(A)	Provide the written decision-making process and other methods that the supplier will use each year to determine its water reliability.	Water Shortage Contingency Planning	**Sections 8.4, 8.5, 8.8, and 8.11**
x	x	Section 8.2	10632(a)(2)(B)	Provide data and methodology to evaluate the supplier's water reliability for the current year and one dry year pursuant to factors in the code.	Water Shortage Contingency Planning	**Sections 7 and 8.5**
x	x	Section 8.3	10632(a)(3)(A)	Define six standard water shortage levels of 10, 20, 30, 40, 50 percent shortage and greater than 50 percent shortage. These levels shall be based on supply conditions, including percent reductions in supply, changes in groundwater levels, changes in surface elevation, or other conditions. The shortage levels shall also apply to a catastrophic interruption of supply.	Water Shortage Contingency Planning	**Sections 8.6, 8.11, and Tables 8.8 and 8.9**
x	x	Section 8.3	10632(a)(3)(B)	Suppliers with an existing water shortage contingency plan that uses different water shortage levels must cross reference their categories with the six standard categories.	Water Shortage Contingency Planning	**N/A**
x	x	Section 8.4	10632(a)(4)(A)	Suppliers with water shortage contingency plans that align with the defined shortage levels must specify locally appropriate supply augmentation actions.	Water Shortage Contingency Planning	**Sections 8.6, 8.11, and Tables 8.8 and 8.9**
x	x	Section 8.4	10632(a)(4)(B)	Specify locally appropriate demand reduction actions to adequately respond to shortages.	Water Shortage Contingency Planning	**Sections 8.6, 8.11, and Tables 8.8 and 8.9**
x	x	Section 8.4	10632(a)(4)(C)	Specify locally appropriate operational changes.	Water Shortage Contingency Planning	**Sections 8.6, 8.7, 8.8, 8.11, Table 8.8 and 8.9**
x	x	Section 8.4	10632(a)(4)(D)	Specify additional mandatory prohibitions against specific water use practices that are in addition to state-mandated prohibitions are appropriate to local conditions.	Water Shortage Contingency Planning	**Sections 8.6, 8.11, and Tables 8.8 and 8.9**
x	x	Section 8.4	10632(a)(4)(E)	Estimate the extent to which the gap between supplies and demand will be reduced by implementation of the action.	Water Shortage Contingency Planning	**Sections 8.6, 8.11, and Tables 8.8 and 8.9**
x	x	Section 8.4.6	10632.5	The plan shall include a seismic risk assessment and mitigation plan.	Water Shortage Contingency Plan	**Sections 8.7.1, Appendix N**
x	x	Section 8.5	10632(a)(5)(A)	Suppliers must describe that they will inform customers, the public and others regarding any current or predicted water shortages.	Water Shortage Contingency Planning	**Section 8.6**
x	x	Section 8.5 and 8.6	10632(a)(5)(B) 10632(a)(5)(C)	Suppliers must describe that they will inform customers, the public and others regarding any shortage response actions triggered or anticipated to be triggered and other relevant communications.	Water Shortage Contingency Planning	**Section 8.6**
x		Section 8.6	10632(a)(6)	Retail supplier must describe how it will ensure compliance with and enforce provisions of the WSCP.	Water Shortage Contingency Planning	**Section 8.8**
x		Section 8.7	10632(a)(7)(A)	Describe the legal authority that empowers the supplier to enforce shortage response actions.	Water Shortage Contingency Planning	**Section 8.3 and 8.6**
x	x	Section 8.7	10632(a)(7)(B)	Provide a statement that the supplier will declare a water shortage emergency Water Code Chapter 3.	Water Shortage Contingency Planning	**Sections 8.6 and 8.11**
x	x	Section 8.7	10632(a)(7)(C)	Provide a statement that the supplier will coordinate with any city or county within which it provides water for the possible proclamation of a local emergency.	Water Shortage Contingency Planning	**Sections 8.6 and 8.7**
x	x	Section 8.8	10632(a)(8)(A)	Describe the potential revenue reductions and expense increases associated with activated shortage response actions.	Water Shortage Contingency Planning	**Section 8.9**
x	x	Section 8.8	10632(a)(8)(B)	Provide a description of mitigation actions needed to address revenue reductions and expense increases associated with activated shortage response actions.	Water Shortage Contingency Planning	**Sections 8.9, 8.11, and Tables 8.8 and 8.9**
x		Section 8.8	10632(a)(8)(C)	Retail suppliers must describe the cost of compliance with Water Code Chapter 3.3: Excessive Residential Water Use During Drought	Water Shortage Contingency Planning	**Section 8.9**
x		Section 8.9	10632(a)(9)	Retail suppliers must describe the monitoring and reporting requirements and procedures that ensure appropriate data is collected, tracked, and analyzed for purposes of monitoring customer compliance.	Water Shortage Contingency Planning	**Section 8.8**
x		Section 8.11	10632(b)	Analyze and define water features that are artificially supplied with water, including ponds, lakes, waterfalls, and fountains, separately from swimming pools and spas.	Water Shortage Contingency Planning	**Sections 8.6.5 and 8.11. Tables 8.8 and 8.9**
x	x	Sections 8.12 and 10.4	10635(c)	Provide supporting documentation that Water Shortage Contingency Plan has been, or will be, provided to any city or county within which it provides water, no later than 30 days after the submission of the plan to DWR.	Plan Adoption, Submittal, and Implementation	**Section 1.2, Section 8.11, and Appendix O**
x	x	Section 8.12	10632(c)	Make available the Water Shortage Contingency Plan to customers and any city or county where it provides water within 30 after adopted the plan.	Water Shortage Contingency Planning	**Section 1.2, Section 8.11, and Appendix O**
	x	Sections 9.1 and 9.3	10631(e)(2)	Wholesale suppliers shall describe specific demand management measures listed in code, their distribution system asset management program, and supplier assistance program.	Demand Management Measures	**N/A - City is Retail**
x		Sections 9.2 and 9.3	10631(e)(1)	Retail suppliers shall provide a description of the nature and extent of each demand management measure implemented over the past five years. The description will address specific measures listed in code.	Demand Management Measures	**Section 9 (all) and Appendix G**
x		Chapter 10	10608.26(a)	Retail suppliers shall conduct a public hearing to discuss adoption, implementation, and economic impact of water use targets (recommended to discuss compliance).	Plan Adoption, Submittal, and Implementation	**Section 1.2, Appendices A, B, and K**
x	x	Section 10.2.1	10621(b)	Notify, at least 60 days prior to the public hearing, any city or county within which the supplier provides water that the urban water supplier will be reviewing the plan and considering amendments or changes to the plan. Reported in Table 10-1.	Plan Adoption, Submittal, and Implementation	**Section 1.2, Appendices A, B, and K**

Retail	Wholesale	2020 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	2020 UWMP Location (Optional Column for Agency Review Use)
x	x	Section 10.4	10621(f)	Each urban water supplier shall update and submit its 2020 plan to the department by July 1, 2021.	Plan Adoption, Submittal, and Implementation	**Section 1.2, Appendices A, B, K, and O**
x	x	Sections 10.2.2, 10.3, and 10.5	10642	Provide supporting documentation that the urban water supplier made the plan and contingency plan available for public inspection, published notice of the public hearing, and held a public hearing about the plan and contingency plan.	Plan Adoption, Submittal, and Implementation	**Section 1.2, Appendices A, B, K, and O**
x	x	Section 10.2.2	10642	The water supplier is to provide the time and place of the hearing to any city or county within which the supplier provides water.	Plan Adoption, Submittal, and Implementation	**Section 1.2, Appendices A, B, K, and O**
x	x	Section 10.3.2	10642	Provide supporting documentation that the plan and contingency plan has been adopted as prepared or modified.	Plan Adoption, Submittal, and Implementation	**Section 1.2, Appendices A, B, K, and O**
x	x	Section 10.4	10644(a)	Provide supporting documentation that the urban water supplier has submitted this UWMP to the California State Library.	Plan Adoption, Submittal, and Implementation	**Section 1.2, Appendices A, B, K, and O**
x	x	Section 10.4	10644(a)(1)	Provide supporting documentation that the urban water supplier has submitted this UWMP to any city or county within which the supplier provides water no later than 30 days after adoption.	Plan Adoption, Submittal, and Implementation	**Section 1.2, Appendices A, B, K, and O**
x	x	Sections 10.4.1 and 10.4.2	10644(a)(2)	The plan, or amendments to the plan, submitted to the department shall be submitted electronically.	Plan Adoption, Submittal, and Implementation	**Section 1.2, Appendices A, B, K, and O**
x	x	Section 10.5	10645(a)	Provide supporting documentation that, not later than 30 days after filing a copy of its plan with the department, the supplier has or will make the plan available for public review during normal business hours.	Plan Adoption, Submittal, and Implementation	**Section 1.2, Appendices A, B, K, and O**
x	x	Section 10.5	10645(b)	Provide supporting documentation that, not later than 30 days after filing a copy of its water shortage contingency plan with the department, the supplier has or will make the plan available for public review during normal business hours.	Plan Adoption, Submittal, and Implementation	**Section 1.2, Appendices A, B, K, and O**
x	x	Section 10.6	10621(c)	If supplier is regulated by the Public Utilities Commission, include its plan and contingency plan as part of its general rate case filings.	Plan Adoption, Submittal, and Implementation	**N/A**
x	x	Section 10.7.2	10644(b)	If revised, submit a copy of the water shortage contingency plan to DWR within 30 days of adoption.	Plan Adoption, Submittal, and Implementation	**TBD**

Appendix E: Dept. of Water Resources UWMP Data Tables

City of Banning 2020 Urban Water Management Plan

DRAFT Submittal Table 2-1 Retail Only: Public Water Systems			
Public Water System Number	Public Water System Name	Number of Municipal Connections 2020	Volume of Water Supplied 2020 (AF)
CA3310006	City of Banning	10,754	8,369
	TOTAL	10,754	8,369

NOTES: The volume supplied into the system is based off of the City's wells. The total supply based on the City's active wells (8,136 AF) plus water from the 3 wells co-owned by the City and BCWD (460 AF), amounts to 8,596 AF. This number is adjusted to 8,369 AF in the DWR Standard Tables 2-1 and 4-1 to avoid conflict with the annual City water reports, which show a metered value of 7,094 AF, and the City's AWWA water audits, which show a loss of 1,275 AF. Combined, these totals amount to 8,369 AF. Nevertheless, the totals of 8,596 AF and 8,369 AF are within about 2.5% of each other, which is negligible.The total above also matches Table 4-1 (if groundwater recharge is not included).

DRAFT Submittal Table 2-2: Plan Identification			
Select Only One	**Type of Plan**		**Name of RUWMP or Regional Alliance** *if applicable* *drop down list*
☑	**Individual UWMP**		
	☐	Water Supplier is also a member of a RUWMP	
	☑	Water Supplier is also a member of a Regional Alliance	Other
☐	**Regional Urban Water Management Plan (RUWMP)**		

NOTES: City of Banning is a member of the San Gorgonio Pass Regional Water Alliance.

DRAFT Submittal Table 2-3: Supplier Identification	
Type of Supplier (select one or both)	
☐	Supplier is a wholesaler
☑	Supplier is a retailer
Fiscal or Calendar Year (select one)	
☑	UWMP Tables are in calendar years
☐	UWMP Tables are in fiscal years
If using fiscal years provide month and date that the fiscal year begins (mm/dd)	
Units of measure used in UWMP (select from drop down)	
Unit	AF
NOTES:	

DRAFT Submittal Table 2-4 Retail: Water Supplier Information Exchange
The retail Supplier has informed the following wholesale supplier(s) of projected water use in accordance with Water Code Section 10631.
Wholesale Water Supplier Name *(Add additional rows as needed)*
San Gorgonio Pass Water Agency (SGPWA)
NOTES:

DRAFT Submittal Table 3-1 Retail: Population - Current and Projected						
Population Served	2020	2025	2030	2035	2040	2045*(opt)*
	31,125	38,180	45,235	52,290	59,345	66,400

NOTES: 2020 Numbers Based on the CA Dept. of Finance Estimates. Population projections for 2025 through 2045 are estimates based on linear growth using SCAG estimates for 2045 (41,500). Two proposed developments (totaling 8,300 connections) will be added to the SCAG estimate for 2045. Three (3) persons per connection multiplied by 8,300 connections (totaling 24,900 persons) amounts to 66,400 persons for 2045. This amounts to a growth of 1,411 persons per year for 25 years to 2045.

DRAFT Submittal Table 4-1 Retail: Demands for Potable and Non-Potable Water - Actual			
Use Type *(Add additional rows as needed)*	2020 Actual		
Drop down list *May select each use multiple times These are the only Use Types that will be recognized by the WUEdata online submittal tool*	Additional Description *(as needed)*	Level of Treatment When Delivered *Drop down list*	Volume
Single Family		Drinking Water	3,966
Multi-Family			81
Commercial		Drinking Water	1,992
Industrial		Drinking Water	172
Institutional/Governmental		Drinking Water	23
Landscape		Drinking Water	559
Landscape		Other Non-Potable Water	301
Losses		Drinking Water	1,275
		TOTAL	8,369

NOTES: See UWMP Section 3.3, UWMP Table 3.2, and UWMP Section 6.6. City also supplied 250 AF of imported water into the Brookside Groundwater Recharge Facility. This water is purchased from SGPWA. This quantity is not listed in this table for reason of calculation of values in DWR Table 4.3 (projected use). Since the recharge water is subsequently pumped by the City's groundwater wells, this value is not double-counted as a "use" (demand).

DRAFT Submittal Table 4-2 Retail: Use for Potable and Non-Potable Water - Projected						
Use Type *(Add additional rows as needed)*	Additional Description *(as needed)*	Projected Water Use *Report To the Extent that Records are Available*				
Drop down list *May select each use multiple times These are the only Use Types that will be recognized by the WUEdata online submittal tool*		2025	2030	2035	2040	2045 (opt)
Single Family		4,505	5,071	5,569	6,004	6,382
Multi-Family		92	103	114	123	130
Commercial		2,263	2,548	2,798	3,016	3,206
Industrial		195	220	241	260	276
Institutional/Governmental		26	29	32	35	37
Landscape		635	715	785	846	900
Landscape	Non-Potable	342	385	423	456	484
Losses		1,448	1,630	1,790	1,930	2,052
TOTAL		9,506	10,701	11,752	12,670	13,467

NOTES: See UWMP Section 3.3 and UWMP Tables 3.1, 3.2, and 3.4. Also UWMP Section 6.8.3 and UWMP Table 6.6. City also supplied from 250 AF to 1,477 AF of imported water as groundwater recharge from 2015 to 2020. This water is purchased from SGPWA. This quantity is not listed in this table for reason of calculation of values in DWR Table 4.3 (projected use). Since the recharge water is subsequently pumped by the City's groundwater wells, this value is not double-counted as a "use" (demand).

DRAFT Submittal Table 4-3 Retail: Total Gross Water Use (Potable and Non-Potable)						
	2020	2025	2030	2035	2040	2045 (opt)
Potable Water, Raw, Other Non-potable *From Tables 4-1R and 4-2 R*	8,369	9,506	10,701	11,752	12,670	13,467
Recycled Water Demand* *From Table 6-4*	2,185	2,852	3,745	4,700	5,702	6,734
TOTAL WATER USE	10,554	12,358	14,446	16,452	18,372	20,201

**Recycled water demand fields will be blank until Table 6-4 is complete.*

NOTES: See Section 4.2 and 6.8.3 of the UWMP. "Recycled" water shown above is the combination of actual tertiary recycled water and secondary treated effluent discharged to percolation ponds. See DWR Standard Table 6-4 herein.

DRAFT Submittal Table 4-4 Retail: 12 Month Water Loss Audit Reporting	
Reporting Period Start Date (mm/yyyy)	Volume of Water Loss*
01/2020	1,275 AF
** Taken from the field "Water Losses" (a combination of apparent losses and real losses) from the AWWA worksheet.*	
NOTES: Taken from draft 2020 Water Audit for the City of Banning. Numbers are assumed to be accurate, pending City QA/QC and validation.	

DRAFT Submittal Table 4-5 Retail Only: Inclusion in Water Use Projections	
Are Future Water Savings Included in Projections? (Refer to Appendix K of UWMP Guidebook) *Drop down list (y/n)*	Yes
If "Yes" to above, state the section or page number, in the cell to the right, where citations of the codes, ordinances, etc... utilized in demand projections are found.	See below
Are Lower Income Residential Demands Included In Projections? *Drop down list (y/n)*	Yes
NOTES: As the City's population continues to grow over time and as water conservation measures continue to be implemented, the City should experience modest increases in its water consumption in spite of significant population increases through 2045. The estimated rate of decline in the water consumption rate (GPCD) is 1% annually. It is practical to assume that water use efficiency will continue to increase on its own and due to water code changes over the next couple of decades.	

DRAFT Submittal Table 5-1 Baselines and Targets Summary
Retail Supplier or Regional Alliance Only

Baseline Period	Start Year	End Year	Average Baseline GPCD*	Confirmed 2020 Target*
10-15 year	2001	2010	315	252
5 Year	2006	2010	298	
*All values are in Gallons per Capita per Day (GPCD)				
NOTES: Baselines and Targets are also found in Section 6.7.2 of the UWMP and SBx7-7 Table 6 (Appendix F).				

DRAFT Submittal Table 5-2: 2020 Compliance

Retail Supplier or Regional Alliance Only

Actual 2020 GPCD*	Optional Adjustments to 2020 GPCD Enter "0" if no adjustment is made *From Methodology 8*					2020 GPCD* *(Adjusted if applicable)*	Did Supplier Achieve Targeted Reduction for 2020? Y/N
	Extraordinary Events*	Economic Adjustment*	Weather Normalization*	TOTAL Adjustments*	Adjusted 2020 GPCD*		
240	0	0	0	0	247	247	Yes

**All values are in Gallons per Capita per Day (GPCD)*

NOTES: See DWR Table 2-1 and 4-1. See also UWMP Section 6.7.2. Value of 240 GPCD has been determined by using the City's total groundwater production (as adjusted based on the City's Annual Water Reports). For 2020, this is 8,596 AF (pumped). Then, adusted to 8,369 AF (7,094 AF of sales + 1,275 AF of loss). Then, 8,369 AF * 325,851 gallons/AF / 31,125 persons / 365 days = 240 GPCD.

DRAFT Submittal Table 6-1 Retail: Groundwater Volume Pumped

☐	Supplier does not pump groundwater. The supplier will not complete the table below.
☐	All or part of the groundwater described below is desalinated.

Groundwater Type ***Drop Down List*** *May use each category multiple times*	Location or Basin Name	2016	2017	2018	2019	2020
Add additional rows as needed						
Alluvial Basin	Beaumont	1,762	1,469	2,266	2,118	2,702
Alluvial Basin	West Banning	1,396	1,967	1,957	1,326	1,719
Alluvial Basin	Cabazon	1,211	685	1,006	526	0
Alluvial Basin	Banning Bench	237	87	354	431	470
Alluvial Basin	Banning Water Canyon	2,428	3,367	2,342	2,826	3,705
	TOTAL	7,035	7,576	7,924	7,226	8,596

NOTES: Amount of groundwater pumped for Beaumont Basin includes water received from Beaumont Cherry Valley Water District, through three Co-Owned Wells with the City of Banning, that directly pump from the Beaumont Basin.

DRAFT Submittal Table 6-2 Retail: Wastewater Collected Within Service Area in 2020						
☐	There is no wastewater collection system. The supplier will not complete the table below.					
	Percentage of 2020 service area covered by wastewater collection system *(optional)*					
	Percentage of 2020 service area population covered by wastewater collection system *(optional)*					
Wastewater Collection			**Recipient of Collected Wastewater**			
Name of Wastewater Collection Agency	Wastewater Volume Metered or Estimated? *Drop Down List*	Volume of Wastewater Collected from UWMP Service Area 2020	Name of Wastewater Treatment Agency Receiving Collected Wastewater	Treatment Plant Name	Is WWTP Located Within UWMP Area? *Drop Down List*	Is WWTP Operation Contracted to a Third Party? *(optional)* *Drop Down List*
Add additional rows as needed						
City of Banning	Metered	2,185	City of Banning	Banning WWTP	Yes	No
Total Wastewater Collected from Service Area in 2020:		2,185				
NOTES: See Section 4.2 of the UWMP.						

DRAFT Submittal Table 6-3 Retail: Wastewater Treatment and Discharge Within Service Area in 2020											
☐	No wastewater is treated or disposed of within the UWMP service area. The Supplier will not complete the table below.										
							2020 volumes				
Wastewater Treatment Plant Name	Discharge Location Name or Identifier	Discharge Location Description	Wastewater Discharge ID Number *(optional)*	Method of Disposal *Drop down list*	Does This Plant Treat Wastewater Generated Outside the Service Area?	Treatment Level *Drop down list*	Wastewater Treated	Discharged Treated Wastewater	Recycled Within Service Area	Recycled Outside of Service Area	Instream Flow Permit Requirement
Add additional rows as needed											
Banning WWTP	Cabazon Groundwater Basin Percolation Ponds			Percolation ponds	No	Secondary, Disinfected - 23	2,185	2,185	0	0	
						Total	2,185	2,185	0	0	0
NOTES: See Section 4.2 of the UWMP. See also Figure 3.10 of Section 3.4 of the UWMP. A total of 2,185 AF was discharged to percolation ponds in the Cabazon Storage Unit.											

DRAFT Submittal Table 6-4 Retail: Recycled Water Direct Beneficial Uses Within Service Area

☐ Recycled water is not used and is not planned for use within the service area of the supplier. The supplier will not complete the table below.

Name of Supplier Producing (Treating) the Recycled Water:	City of Banning
Name of Supplier Operating the Recycled Water Distribution System:	City of Banning
Supplemental Water Added in 2020 (volume) *Include units*	729 AF
Source of 2020 Supplemental Water	Non-potable water from Well M7 and Well M12

Beneficial Use Type	Potential Beneficial Uses of Recycled Water (Describe)	Amount of Potential Uses of Recycled Water (Quantity) *Include volume units*	General Description of 2020 Uses	Level of Treatment *Drop down list*	2020	2025	2030	2035	2040	2045 (opt)
Agricultural irrigation										
Landscape irrigation (excludes golf courses)	Banning High School	175 AFY	See Notes Below	Tertiary	0	0	0	175	175	175
Landscape irrigation (excludes golf courses)	Dysart Park	87 AFY	"	Tertiary	0	0	0	87	87	87
Landscape irrigation (excludes golf courses)	Lions Park	40 AFY	"	Tertiary	0	0	40	40	40	40
Landscape irrigation (excludes golf courses)	Atwell Development	864 AFY	"	Tertiary	0	0	0	864	864	864
Landscape irrigation (excludes golf courses)	Rancho San Gorgonio Development	217 AFY	"	Tertiary	0	217	217	217	217	217
Landscape irrigation (excludes golf courses)	Five Bridges Development	223 AFY	"	Tertiary	0	0	0	223	223	223
Landscape irrigation (excludes golf courses)	Neighborhood Park	35 AFY	"	Tertiary	0	0	0	35	35	35
Golf course irrigation	Sun Lakes Development Golf Course	850 AFY	"	Tertiary	0	850	850	850	850	850
Commercial use										
Industrial use										
Geothermal and other energy production										
Seawater intrusion barrier										
Recreational impoundment										
Wetlands or wildlife habitat										
Groundwater recharge (IPR)*	Discharged Treated Wastewater from Banning WWTP	See columns to right (AF)	Cabazon Storage Unit	Secondary, Disinfected - 23	2,185	1,785	2,638	2,209	3,211	4,243
Surface water augmentation (IPR)*										
Direct potable reuse										
Other *(Provide General Description)*										
				Total:	2,185	2,852	3,745	4,700	5,702	6,734
Internal Reuse (*not counted towards Statewide Recycled Water volume*).										

**IPR - Indirect Potable Reuse*

NOTES: As of the 2020 UWMP, the City currently serves one customer (Sun Lakes Development Golf Course) with non-potable water from Well M7 and Well M12 (approximately 729 AF in 2020). Based on average production data for years 2012 through 2014, the average annual demand for Sun Lakes Development Golf Course is 850 afy (or 0.8 mgd). Upon completion of proposed WWTP upgrades, a maximum value of 2,700 AFY of recycled water would be available to recycled water customers through 2045. Aside from Sun Lakes, the City does not currently have any other recycled water or non-potable demands. The projected volumes of discharged treated wastewater from Banning WWTP to the Cabazon Storage Unit is based off of the differential of the projected recycled water use and the projected wastewater flows (Table 4.2 of the UWMP). See Sections 4.2 and 4.3 of the City's 2020 UWMP for more details related to recycled water use.

DRAFT Submittal Table 6-5 Retail: 2015 UWMP Recycled Water Use Projection Compared to 2020 Actual			
☐	Recycled water was not used in 2015 nor projected for use in 2020. The Supplier will not complete the table below.		
Use Type		**2015 Projection for 2020**	**2020 Actual Use**
Agricultural irrigation			
Landscape irrigation (excludes golf courses)		0	0
Golf course irrigation		0	0
Commercial use			
Industrial use			
Geothermal and other energy production			
Seawater intrusion barrier			
Recreational impoundment			
Wetlands or wildlife habitat			
Groundwater recharge (IPR)		2,869	2,185
Surface water augmentation (IPR)			
Direct potable reuse			
Other	*Type of Use*		
	Total	2,869	2,185
NOTES: See Section 4.2 and 4.3 of the UWMP.			

DRAFT Submittal Table 6-6 Retail: Methods to Expand Future Recycled Water Use			
☐	Supplier does not plan to expand recycled water use in the future. Supplier will not complete the table below but will provide narrative explanation.		
	Provide page location of narrative in UWMP		
Name of Action	Description	Planned Implementation Year	Expected Increase in Recycled Water Use
Add additional rows as needed			
Expand WWTP	Construct tertiary treatment facilities	2025	1,067
Outreach to Public	Advertisement, Education, and Training	2025	
Financial Incentives	Temporary/Initial incentives for 1st-time customers only. Not ongoing.	2025	
		Total	1,067
NOTES: See Section 4.3 and 4.4 of the UWMP for potential/projected recycled water use. See DWR Standard Table 6-4 (herein) for breakdown of expected increase in recycled water use.			

DRAFT Submittal Table 6-7 Retail: Expected Future Water Supply Projects or Programs						
☑	No expected future water supply projects or programs that provide a quantifiable increase to the agency's water supply. Supplier will not complete the table below.					
☐	Some or all of the supplier's future water supply projects or programs are not compatible with this table and are described in a narrative format.					
	Provide page location of narrative in the UWMP					
Name of Future Projects or Programs	Joint Project with other suppliers?		Description (if needed)	Planned Implementation Year	Planned for Use in Year Type *Drop Down List*	Expected Increase in Water Supply to Supplier *This may be a range*
	Drop Down List (y/n)	*If Yes, Agency Name*				
Add additional rows as needed						
NOTES: City's wells are already maxing out the capacity of the groundwater basins. The City will only add new/additional groundwater wells in the future to replace existing wells or to create redundancy for operational purposes.						

DRAFT Submittal Table 6-8 Retail: Water Supplies — Actual				
Water Supply	Additional Detail on Water Supply	2020		
Drop down list *May use each category multiple times. These are the only water supply categories that will be recognized by the WUEdata online submittal tool*		Actual Volume	Water Quality *Drop Down List*	Total Right or Safe Yield *(optional)*
Add additional rows as needed				
Groundwater (not desalinated)		8,596	Drinking Water	
Purchased or Imported Water	SWP Water purchased from San Gorgonio Pass Water Agency and Recharged in Beaumont Basin Storage Account	250	Other Non-Potable Water	
	Total	8,846		0
NOTES: The total groundwater volume shown above is based on the City's active wells (8,136 AF) plus water from the 3 wells co-owned by the City and BCWD (Wells 24, 25, and 26), which amounts to 460 AF, for a total of 8,596 AF. This number is adjusted to 8,369 AF in the DWR Standard Tables 2-1 and 4-1 shown previously to avoid conflict with the annual City water reports, which show a metered value of 7,094 AF, and the City's AWWA water audits, which show a loss of 1,275 AF. The totals of 8,596 AF and 8,369 AF are within about 2.5% of each other, which is negligible. Recharge water is not counted towards total consumption in the UWMP, since it is subesquently pumped and would therefore be "double" counted.				

DRAFT Submittal Table 6-9 Retail: Water Supplies — Projected

Water Supply	Additional Detail on Water Supply	Projected Water Supply *Report To the Extent Practicable*									
Drop down list *May use each category multiple times. These are the only water supply categories that will be recognized by the WUEdata online submittal tool*		**2025**		**2030**		**2035**		**2040**		**2045** *(opt)*	
		Reasonably Available Volume	Total Right or Safe Yield *(optional)*	Reasonably Available Volume	Total Right or Safe Yield *(optional)*	Reasonably Available Volume	Total Right or Safe Yield *(optional)*	Reasonably Available Volume	Total Right or Safe Yield *(optional)*	Reasonably Available Volume	Total Right or Safe Yield *(optional)*
Add additional rows as needed											
Groundwater (not desalinated)	Beaumont	1,491	6,700	1,267	6,700	1,077	6,700	916	6,700	778	6,700
Groundwater (not desalinated)	West Banning	1,430	1,430	1,430	1,430	1,430	1,430	1,430	1,430	1,430	1,430
Groundwater (not desalinated)	Cabazon	853		960		1,054		1,136		1,208	
Groundwater (not desalinated)	Banning Bench	1,055	1,330	1,187	1,330	1,304	1,330	1,330	1,330	1,330	1,330
Groundwater (not desalinated)	Banning Water Canyon	3,679	3,730	3,730	3,730	3,730	3,730	3,730	3,730	3,730	3,730
Purchased or Imported Water	SWP Water	250	2,739	500	2,739	1,000	2,739	1,750	2,739	2,500	2,739
Recycled Water		1,067		1,107		2,491		2,491		2,491	
Supply from Storage	Beaumont Basin Storage Account	999	47,169	2,126	43,422	3,156	35,291	4,128	24,510	4,991	12,622
	Total	10,824	63,098	12,308	59,351	15,242	51,220	16,911	40,439	18,458	28,551

NOTES: Reasonably Available Volume per Basin = Total Projected Water Use in Acre-Feet (AF) x Average Percentage of Total Production over last ten years. The City of Banning will pull the differential amounts between the Projected Reasonably Available Volume and Safe Yield from the Beaumont Basin Storage Account. For example, it is projected that the City will pull 1,740 AF from the West Banning Basin in 2025, but the Safe Yield is only 1,430 AF. Therefore, the City will only pull 1,430 AF from the West Banning Basin and will rely on pulling the remaining 310 AF (1,740-1,430 AF) from the Beaumont Basin Storage Account. Water recharged (e.g. imported water, storm water, return flows, etc.) in the Beaumont Basin will also be credited in the City's storage account, allowing for the Reasonably Available Volume to increase. The City also anticipates that it would recharge more water during wet years. Per the Beaumont Basin Watermaster 2019 Consolidated Annual Report and Engineering Report, the Beaumont Basin Safe Yield of the basin was reevaluated in 2013. The Beaumont Basin Watermaster Committee re-determined the Safe Yield of the Beaumont Basin to be 6,700 (AF/YR). The Safe Yield will be reevaluated again in 2023. The amount of unused safe yield not produced in the Beaumont Basin by the Overlying Water Right holders is issued to the retail agencies, with the City of Banning receiving 31.43% of the unused safe yield. 1,491 AF was used as the safe yield value in 2025, because this is the amount of Unused Overlying Water from the Beaumont Basin that will be allocated to the City of Banning in 2024 (2019 Beaumont Watermaster Annual Report) and is projected to decrease by 15% every five years from then on. For the Banning Bench Basin and Banning Water Canyon Basin it is assumed the most conservative safe yield value from Table 4-1 of the Geoscience Support Services, Inc. 2019 Technical Memorandum. The West Banning Basin safe yield value was determined from the same table, but the 2019 updated value determined by the Zero Net Draft was used because it was closer to the actual operating amount for the City. Historically, large storm events have significantly recharged the Cabazon Basin. Current water levels within the Cabazon Basin are declining, and only by assuming Current water levels within the Cabazon Basin are declining, and only by assuming that a future large storm event will occur can any safe yield be determined. The Cabazon Basin's steady declining water levels are not a result of anthropogenic actions but just the natural process of draining and filling of the basin, which is on a multi-decadal cycle.

DRAFT Submittal Table 7-1 Retail: Basis of Water Year Data (Reliability Assessment)			
Year Type	**Base Year** *If not using a calendar year, type in the last year of the fiscal, water year, or range of years, for example, water year 2019-2020, use 2020*	**Available Supplies if Year Type Repeats**	
		☑	Quantification of available supplies is not compatible with this table and is provided elsewhere in the UWMP. Location Section 7.6
		☐	Quantification of available supplies is provided in this table as either volume only, percent only, or both.
		Volume Available	**% of Average Supply**
Average Year			100%
Single-Dry Year			
Consectutive Dry Years 1st Year			
Consectutive Dry Years 2nd Year			
Consectutive Dry Years 3rd Year			
Consectutive Dry Years 4th Year			
Consectutive Dry Years 5th Year			
Supplier may use multiple versions of Table 7-1 if different water sources have different base years and the supplier chooses to report the base years for each water source separately. If a Supplier uses multiple versions of Table 7-1, in the "Note" section of each table, state that multiple versions of Table 7-1 are being used and identify the particular water source that is being reported in each table.			
NOTES: This table is better clarified by Section 7 of the UWMP. See also Section 3.5 of the UWMP and Table 3.4 of the UWMP. Finally, see DWR standard Table 6-9 (previous table) for clarification of supplies.			

DRAFT Submittal Table 7-2 Retail: Normal Year Supply and Demand Comparison					
	2025	2030	2035	2040	2045 *(Opt)*
Supply totals *(autofill from Table 6-9)*	56,358	52,388	44,066	33,124	21,098
Demand totals *(autofill from Table 4-3)*	12,358	14,446	16,452	18,372	20,201
Difference	44,000	37,942	27,614	14,752	897
See Section 7 of the UWMP.					

DRAFT Submittal Table 7-3 Retail: Single Dry Year Supply and Demand Comparison					
	2025	2030	2035	2040	2045 (Opt)
Supply totals	9,969	11,226	12,362	13,332	14,135
Demand totals	9,969	11,226	12,362	13,332	14,135
Difference	0	0	0	0	0
NOTES: See Section 7 of the UWMP.					

DRAFT Submittal Table 7-4 Retail: Multiple Dry Years Supply and Demand Comparison						
		2025	2030	2035	2040	2045 (Opt)
First year	Supply totals	9,507	10,234	11,467	12,554	13,507
	Demand totals	8,865	10,234	11,467	12,554	13,507
	Difference	642	0	0	0	0
Second year	Supply totals	9,507	10,793	12,030	13,120	14,074
	Demand totals	9,419	10,793	12,030	13,120	14,074
	Difference	88	0	0	0	0
Third year	Supply totals	9,507	10,438	11,578	12,581	13,458
	Demand totals	9,172	10,438	11,578	12,581	13,458
	Difference	335	0	0	0	0
Fourth year	Supply totals	9,507	10,678	11,789	12,766	13,619
	Demand totals	9,443	10,678	11,789	12,766	13,619
	Difference	64	0	0	0	0
Fifth year	Supply totals	9,684	10,911	11,995	12,946	13,732
	Demand totals	9,684	10,911	11,995	12,946	13,732
	Difference	0	0	0	0	0
Sixth year *(optional)*	Supply totals					
	Demand totals					
	Difference	0	0	0	0	0
NOTES: See Section 7 of the UWMP.						

DRAFT Submittal Table 7-5: Five-Year Drought Risk Assessment Tables to address Water Code Section 10635(b)

2021	Total
Total Water Use	8,865
Total Supplies	9,507
Surplus/Shortfall w/o WSCP Action	642
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	0
WSCP - use reduction savings benefit	886
Revised Surplus/(shortfall)	1,529
Resulting % Use Reduction from WSCP action	10%

2022	Total
Total Water Use	9,419
Total Supplies	9,507
Surplus/Shortfall w/o WSCP Action	88
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	0
WSCP - use reduction savings benefit	942
Revised Surplus/(shortfall)	1,030
Resulting % Use Reduction from WSCP action	10%

2023	Total
Total Water Use	9,172
Total Supplies	9,507
Surplus/Shortfall w/o WSCP Action	335
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	0
WSCP - use reduction savings benefit	917
Revised Surplus/(shortfall)	1,252
Resulting % Use Reduction from WSCP action	10%

2024	Total
Total Water Use	9,443
Total Supplies	9,507
Surplus/Shortfall w/o WSCP Action	64
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	0
WSCP - use reduction savings benefit	944
Revised Surplus/(shortfall)	1,008
Resulting % Use Reduction from WSCP action	10%

2025	Total
Total Water Use	9,684
Total Supplies	9,684
Surplus/Shortfall w/o WSCP Action	0
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	0
WSCP - use reduction savings benefit	968
Revised Surplus/(shortfall)	968
Resulting % Use Reduction from WSCP action	10%

DRAFT Submittal Table 8-1
Water Shortage Contingency Plan Levels

Shortage Level	Complete Both	
	Percent Shortage Range[1] *Numerical value as a percent*	Water Shortage Condition (*Narrative description*)
Add additional rows as needed		
1	Up to 10%	Shortage Alert
2	Up to 20%	Shortage Condition
3	Up to 30%	Severe Shortage Condition
4	Up to 40%	Critical Shortage Condition
5	Up to 50%	Emergency Shortage Condition
6	>50%	Crisis Shortage Condition

[1] *One stage in the Water Shortage Contingency Plan must address a water shortage of 50%.*

NOTES: Shortage Levels are shown/described in Section 8 of the UWMP.

Submittal Table 8-2: Demand Reduction Actions			
Shortage Level	Demand Reduction Actions ***Drop down list*** *These are the only categories that will be accepted by the WUEdata online submittal tool. Select those that apply.*	How much is this going to reduce the shortage gap? *Include units used (volume type or percentage)*	Penalty, Charge, or Other Enforcement? ***For Retail Suppliers Only*** *Drop Down List*
Add additional rows as needed			
Shortage Level 1	Landscape - Restrict or prohibit runoff from landscape irrigation	Up to 10%	Yes
Shortage Level 2	Other - Prohibit vehicle washing except at facilities using recycled or recirculating water	Up to 20%	Yes
Shortage Level 3	CII - Lodging establishment must offer opt out of linen service	Up to 30%	Yes
Shortage Level 4	Landscape - Prohibit all landscape irrigation	Up to 40%	Yes
Shortage Level 5	Other	Up to 50%	Yes
Shortage Level 6	Other	Greater than 50%	Yes
NOTES: Only one sample from each stage is listed. See UWMP Section 8 for complete list of demand reduction actions.			

Submittal Table 8-3: Supply Augmentation and Other Actions			
Shortage Level	Supply Augmentation Methods and Other Actions by Water Supplier ***Drop down list*** *These are the only categories that will be accepted by the WUEdata online submittal tool*	How much is this going to reduce the shortage gap? *Include units used (volume type or percentage)*	Additional Explanation or Reference *(optional)*
Add additional rows as needed			
Shortage Level 1	Expand Public Information Campaign	Up to 10%	
Shortage Level 2	Improve Customer Billing	Up to 20%	Billing can be used to flag high use.
Shortage Level 3	Transfers	Up to 30%	Coordination with adjacent agencies to prepare for possible need of water if conditions worsen.
Shortage Level 4	Other purchases	Up to 40%	Possible rental of purchase of potable water tanks, or potable pumps.
Shortage Level 5	Implement or Modify Drought Rate Structure or Surcharge	Up to 50%	
Shortage Level 6	Other actions (describe)	Greater than 50%	Mobilize potable water trucks. Decrease pressure in water mains.
NOTES: Only one sample from each stage is listed. See UWMP Section 8 for complete list of demand reduction actions.			

DRAFT Submittal Table 8-4 Retail: Minimum Supply Next Three Years			
	2021	2022	2023
Available Water Supply	9,507	9,507	9,507
NOTES: See Section 8.10 of the UWMP.			

DRAFT Submittal Table 10-1 Retail: Notification to Cities and Counties		
City Name	60 Day Notice	Notice of Public Hearing
Add additional rows as needed		
City of Banning	☑	☑
Banning Heights Mutual Water Company	☑	☑
Beaumont Cherry Valley Water District	☑	☑
Beaumont Basin Watermaster	☑	☑
Cabazon Water District	☑	☑
Diversified Pacific	☑	☑
High Valley Water District	☑	☑
Morongo Band of Missian Indians	☑	☑
Tripointe Homes/Pardee Homes	☑	☑
San Gorgonio Pass Water Agency	☑	☑
South Mesa Water Company	☑	☑
Yucaipa Valley Water District	☑	☑
County Name *Drop Down List*	60 Day Notice	Notice of Public Hearing
Add additional rows as needed		
Riverside County	☑	☑

Appendix F: Dept. of Water Resources SBx7-7 Tables

City of Banning 2020 Urban Water Management Plan

SB X7-7 Table 0: Units of Measure Used in UWMP* *(select one from the drop down list)*
Acre Feet
**The unit of measure must be consistent with Table 2-3*
NOTES:

SB X7-7 Table-1: Baseline Period Ranges

Baseline	Parameter	Value	Units
10- to 15-year baseline period	2008 total water deliveries	9,606	Acre Feet
	2008 total volume of delivered recycled water	-	Acre Feet
	2008 recycled water as a percent of total deliveries	0.00%	Percent
	Number of years in baseline period[1, 2]	10	Years
	Year beginning baseline period range	2001	
	Year ending baseline period range[3]	2010	
5-year baseline period	Number of years in baseline period	5	Years
	Year beginning baseline period range	2006	
	Year ending baseline period range[4]	2010	

[1] If the 2008 recycled water percent is less than 10 percent, then the first baseline period is a continuous 10-year period. If the amount of recycled water delivered in 2008 is 10 percent or greater, the first baseline period is a continuous 10- to 15-year period. *[2] The Water Code requires that the baseline period is between 10 and 15 years. However, DWR recognizes that some water suppliers may not have the minimum 10 years of baseline data.*

[3] The ending year must be between December 31, 2004 and December 31, 2010.

[4] The ending year must be between December 31, 2007 and December 31, 2010.

NOTES: See Section 6.7.2 of the UWMP.

SB X7-7 Table 2: Method for Population Estimates	
Method Used to Determine Population (may check more than one)	
☑	**1. Department of Finance** (DOF) DOF Table E-8 (1990 - 2000) and (2000-2010) and DOF Table E-5 (2010 - 2020) when available
☐	**2. Persons-per-Connection Method**
☐	**3. DWR Population Tool**
☐	**4. Other** DWR recommends pre-review
NOTES: See Section 2.5 and Section 6.7.2 of the UWMP.	

SB X7-7 Table 3: Service Area Population		
Year		**Population**
10 to 15 Year Baseline Population		
Year 1	2001	24,639
Year 2	2002	25,662
Year 3	2003	27,608
Year 4	2004	28,055
Year 5	2005	28,250
Year 6	2006	28,234
Year 7	2007	28,193
Year 8	2008	28,551
Year 9	2009	28,751
Year 10	2010	29,603
5 Year Baseline Population		
Year 1	2006	28,234
Year 2	2007	28,193
Year 3	2008	28,551
Year 4	2009	28,751
Year 5	2010	29,603
2020 Compliance Year Population		
2020		31,125
NOTES: Current Population values shown in Section 2.5 of the UWMP. For Baseline Year Populations see Section 6.7.2 of the UWMP.		

SB X7-7 Table 4: Annual Gross Water Use *								
Baseline Year *Fm SB X7-7 Table 3*		**Volume Into Distribution System** *This column will remain blank until SB X7-7 Table 4-A is completed.*	**Deductions**					**Annual Gross Water Use**
			Exported Water	**Change in Dist. System Storage** (+/-)	**Indirect Recycled Water** *This column will remain blank until SB X7-7 Table 4-B is completed.*	**Water Delivered for Agricultural Use**	**Process Water** *This column will remain blank until SB X7-7 Table 4-D is completed.*	
10 to 15 Year Baseline - Gross Water Use								
Year 1	2001	10,032	-	-	-	-	-	10,032
Year 2	2002	9,808	-	-	-	-	-	9,808
Year 3	2003	10,043	-	-	-	-	-	10,043
Year 4	2004	10,424	-	-	-	-	-	10,424
Year 5	2005	9,427	-	-	-	-	-	9,427
Year 6	2006	10,245	-	-	-	-	-	10,245
Year 7	2007	10,245	-	-	-	-	-	10,245
Year 8	2008	9,606	-	-	-	-	-	9,606
Year 9	2009	9,259	-	-	-	-	-	9,259
Year 10	2010	8,485	-	-	-	-	-	8,485
10 - 15 year baseline average gross water use								**9,757**
5 Year Baseline - Gross Water Use								
Year 1	2006	10,245	-	-	-	-	-	10,245
Year 2	2007	10,245	-	-	-	-	-	10,245
Year 3	2008	9,606	-	-	-	-	-	9,606
Year 4	2009	9,259	-	-	-	-	-	9,259
Year 5	2010	8,485	-	-	-	-	-	8,485
5 year baseline average gross water use								**9,568**
2020 Compliance Year - Gross Water Use								
2020		8,369	-	-	-	-	-	**8,369**

* NOTE that the units of measure must remain consistent throughout the UWMP, as reported in Table 2-3

NOTES: See Section 6.7.2 of the UWMP. Volumes shown above match the 2015 UWMP (no changes from 2015 UWMP).

SB X7-7 Table 4-A: Volume Entering the Distribution System(s)

Complete one table for each source.

Name of Source	The City of Banning's Groundwater Wells
This water source is:	
☑	The supplier's own water source
☐	A purchased or imported source

Baseline Year *Fm SB X7-7 Table 3*		Volume Entering Distribution System	Meter Error Adjustment* *Optional (+/-)*	Corrected Volume Entering Distribution System
10 to 15 Year Baseline - Water into Distribution System				
Year 1	2001	10,032		10,032
Year 2	2002	9,808		9,808
Year 3	2003	10,043		10,043
Year 4	2004	10,424		10,424
Year 5	2005	9,427		9,427
Year 6	2006	10,245		10,245
Year 7	2007	10,245		10,245
Year 8	2008	9,606		9,606
Year 9	2009	9,259		9,259
Year 10	2010	8,485		8,485
5 Year Baseline - Water into Distribution System				
Year 1	2006	10,245		10,245
Year 2	2007	10,245		10,245
Year 3	2008	9,606		9,606
Year 4	2009	9,259		9,259
Year 5	2010	8,485		8,485
2020 Compliance Year - Water into Distribution System				
2020		8,369		8,369

** Meter Error Adjustment - See guidance in Methodology 1, Step 3 of Methodologies Document*

NOTES: See Section 6.7.2 of the UWMP. Volumes shown above match the 2015 UWMP (no changes from 2015 UWMP).

SB X7-7 Table 5: Gallons Per Capita Per Day (GPCD)				
Baseline Year *Fm SB X7-7 Table 3*		Service Area Population *Fm SB X7-7 Table 3*	Annual Gross Water Use *Fm SB X7-7 Table 4*	Daily Per Capita Water Use (GPCD)
10 to 15 Year Baseline GPCD				
Year 1	2001	24,639	10,032	363
Year 2	2002	25,662	9,808	341
Year 3	2003	27,608	10,043	325
Year 4	2004	28,055	10,424	332
Year 5	2005	28,250	9,427	298
Year 6	2006	28,234	10,245	324
Year 7	2007	28,193	10,245	324
Year 8	2008	28,551	9,606	300
Year 9	2009	28,751	9,259	287
Year 10	2010	29,603	8,485	256
10-15 Year Average Baseline GPCD				**315**
5 Year Baseline GPCD				
Baseline Year *Fm SB X7-7 Table 3*		Service Area Population *Fm SB X7-7 Table 3*	Gross Water Use *Fm SB X7-7 Table 4*	Daily Per Capita Water Use
Year 1	2006	28,234	10,245	324
Year 2	2007	28,193	10,245	324
Year 3	2008	28,551	9,606	300
Year 4	2009	28,751	9,259	287
Year 5	2010	29,603	8,485	256
5 Year Average Baseline GPCD				**298**
2020 Compliance Year GPCD				
2020		31,125	8,369	**240**
NOTES: See Section 6.7.2 of the UWMP. Volumes shown above match the 2015 UWMP (no changes from 2015 UWMP).				

SB X7-7 Table 6: Gallons per Capita per Day *Summary From Table SB X7-7 Table 5*	
10-15 Year Baseline GPCD	315
5 Year Baseline GPCD	298
2020 Compliance Year GPCD	240
NOTES: See Section 6.7.2 of the UWMP. Baseline volumes the same as the 2015 UWMP (no changes from 2015 UWMP).	

SB X7-7 Table 7: 2020 Target Method *Select Only One*		
Target Method		Supporting Documentation
☑	Method 1	SB X7-7 Table 7A
☐	Method 2	SB X7-7 Tables 7B, 7C, and 7D *See UWMP DWR webpage or contact staff for these tables*
☐	Method 3	SB X7-7 Table 7-E
☐	Method 4	Method 4 Calculator
NOTES: See Section 6.7.2 of the UWMP. Target Method is the same as the 2015 UWMP (no changes from the 2015 UWMP).		

SB X7-7 Table 7-A: Target Method 1 20% Reduction	
10-15 Year Baseline GPCD	**2020 Target GPCD**
315	**252**
NOTES: See Section 6.7.2 of the UWMP. Baseline and Target are the same as the 2015 UWMP.	

SB X7-7 Table 7-E: Target Method 3				
Agency May Select More Than One as Applicable	Percentage of Service Area in This Hydrological Region	Hydrologic Region	"2020 Plan" Regional Targets	Method 3 Regional Targets (95%)
☐		North Coast	137	130
☐		North Lahontan	173	164
☐		Sacramento River	176	167
☐		San Francisco Bay	131	124
☐		San Joaquin River	174	165
☐		Central Coast	123	117
☐		Tulare Lake	188	179
☐		South Lahontan	170	162
☐		South Coast	149	142
☑	100%	Colorado River	211	200
Target *(If more than one region is selected, this value is calculated.)*				**200**
NOTES: See Section 6.7.2 of the UWMP.				

SB X7-7 Table 7-F: Confirm Minimum Reduction for 2020 Target			
5 Year Baseline GPCD *From SB X7-7 Table 5*	Maximum 2020 Target[1]	Calculated 2020 Target[2]	**Confirmed 2020 Target**
298	283	252	**252**
[1] Maximum 2020 Target is 95% of the 5 Year Baseline GPCD except for suppliers at or below 100 GPCD. *[2] 2020 Target is calculated based on the selected Target Method, see SB X7-7 Table 7 and corresponding tables for agency's calculated target.*			
NOTES: See Section 6.7.2 of the UWMP. Figures shown above match the 2015 UWMP.			

SB X7-7 Table 8: 2015 Interim Target GPCD		
Confirmed 2020 Target *Fm SB X7-7 Table 7-F*	10-15 year Baseline GPCD *Fm SB X7-7 Table 5*	**2015 Interim Target GPCD**
252	315	**284**
NOTES: See Section 6.7.2 of the UWMP. Baseline, Interim, and 2020 Target GPCD shown above matches the 2015 UWMP (no change from 2015 UWMP).		

SB X7-7 Table 9: 2020 Compliance								
		Optional Adjustments *(in GPCD)*						
		Enter "0" if Adjustment Not Used						
Actual 2020 GPCD	Confirmed 2020 Target	Extraordinary Events	Weather Normalization	Economic Adjustment	TOTAL Adjustments	Adjusted 2020 GPCD	2020 GPCD *(Adjusted if applicable)*	**Did Supplier Achieve Targeted Reduction for 2020?**
240	252	-	-	-	-	240	240	**YES**
NOTES: See Section 6.7.2 of the UWMP. 2020 Target GPCD shown above matches the 2015 UWMP (no change from 2015 UWMP).								

SB X7-7 Table 0: Units of Measure Used in 2020 UWMP* *(select one from the drop down list)*
Acre Feet
**The unit of measure must be consistent throughout the UWMP, as reported in Submittal Table 2-3.*
NOTES:

SB X7-7 Table 2: Method for 2020 Population Estimate	
Method Used to Determine 2020 Population (may check more than one)	
☑	**1. Department of Finance** (DOF) or **American Community Survey** (ACS)
☐	**2. Persons-per-Connection Method**
☐	**3. DWR Population Tool**
☐	**4. Other** DWR recommends pre-review
NOTES: See Section 2.5 and Section 6.7.2 of the UWMP.	

SB X7-7 Table 3: 2020 Service Area Population	
2020 Compliance Year Population	
2020	31,125
NOTES: See Section 2.5 and Section 6.7.2 of the UWMP.	

SB X7-7 Table 4: 2020 Gross Water Use							
		2020 Deductions					
Compliance Year 2020	**2020 Volume Into Distribution System** *This column will remain blank until SB X7-7 Table 4-A is completed.*	**Exported Water ***	**Change in Dist. System Storage*** (+/-)	**Indirect Recycled Water** *This column will remain blank until SB X7-7 Table 4-B is completed.*	**Water Delivered for Agricultural Use***	**Process Water** *This column will remain blank until SB X7-7 Table 4-D is completed.*	**2020 Gross Water Use**
	8,369	-	-	-	-	-	**8,369**
*** Units of measure (AF, MG , or CCF)** must remain consistent throughout the UWMP, as reported in SB X7-7 Table 0 and Submittal Table 2-3.							
NOTES: See Section 6.5 to 6.7 of the UWMP.							

SB X7-7 Table 4-A: 2020 Volume Entering the Distribution System(s), Meter Error Adjustment

Complete one table for each source.

Name of Source	The City of Banning's Groundwater Wells
This water source is *(check one)* **:**	
☑	The supplier's own water source
☐	A purchased or imported source

Compliance Year 2020	Volume Entering Distribution System [1]	Meter Error Adjustment [2] *Optional (+/-)*	Corrected Volume Entering Distribution System
	8,369	-	8,369

[1] ***Units of measure (AF, MG , or CCF)*** *must remain consistent throughout the UWMP, as reported in SB X7-7 Table 0 and Submittal Table 2-3.* [2] ***Meter Error Adjustment*** *- See guidance in Methodology 1, Step 3 of Methodologies Document*

NOTES: The volume supplied into the system is based off of the City's wells. The total supply based on the City's active wells (8,136 AF) plus water from the 3 wells co-owned by the City and BCWD (460 AF), amounts to 8,596 AF. This number is adjusted to 8,369 AF in the DWR Standard Tables 2-1 and 4-1 to avoid conflict with the annual City water reports, which show a metered value of 7,094 AF, and the City's AWWA water audits, which show a loss of 1,275 AF. Combined, these totals amount to 8,369 AF. Nevertheless, the totals of 8,596 AF and 8,369 AF are within about 2.5% of each other, which is negligible.The total above also matches Table 4-1 (if groundwater recharge is not included).

SB X7-7 Table 5: 2020 Gallons Per Capita Per Day (GPCD)		
2020 Gross Water *Fm SB X7-7 Table 4*	**2020 Population** *Fm SB X7-7 Table 3*	**2020 GPCD**
8,369	31,125	**240**
NOTES: See Section 6.5 to 6.8 of UWMP.		

SB X7-7 Table 9: 2020 Compliance							
Actual 2020 GPCD[1]	Optional Adjustments to 2020 GPCD (Enter "0" if Adjustment Not Used)			TOTAL Adjustments[1]	Adjusted 2020 GPCD [1] *(Adjusted if applicable)*	2020 Confirmed Target GPCD [1, 2]	**Did Supplier Achieve Targeted Reduction for 2020?**
	Extraordinary Events[1]	Weather Normalization[1]	Economic Adjustment[1]				
240	-	-	-	-	240	252	**YES**
[1] *All values are reported in GPCD*							
[2] ***2020 Confirmed Target GPCD*** *is taken from the Supplier's SB X7-7 Verification Form Table SB X7-7, 7-F.*							
NOTES: See Section 6.7.2 of UWMP.							

Appendix G: AWWA Water Audits (2015-2020)

City of Banning 2020 Urban Water Management Plan

AWWA Free Water Audit Software:
Reporting Worksheet

WAS v5.0

American Water Works Association.
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Water Audit Report for: City of Banning
Reporting Year: 2015 (1/2015 - 12/2015)

Please enter data in the white cells below. Where available, metered values should be used; if metered values are unavailable please estimate a value. Indicate your confidence in the accuracy of the input data by grading each component (n/a or 1-10) using the drop-down list to the left of the input cell. Hover the mouse over the cell to obtain a description of the grades

All volumes to be entered as: ACRE-FEET PER YEAR

To select the correct data grading for each input, determine the highest grade where the utility meets or exceeds all criteria for that grade and all grades below it.

Master Meter and Supply Error Adjustments

WATER SUPPLIED

<---------- Enter grading in column 'E' and 'J' ---------->

					Pcnt:	Value:	
Volume from own sources:	4	6,709.700	acre-ft/yr	3			acre-ft/yr
Water imported:	n/a	0.000	acre-ft/yr				acre-ft/yr
Water exported:	n/a	0.000	acre-ft/yr				acre-ft/yr

Enter negative % or value for under-registration
Enter positive % or value for over-registration

WATER SUPPLIED: 6,709.700 acre-ft/yr

AUTHORIZED CONSUMPTION

Click here: ? for help using option buttons below

			Pcnt:	Value:	
Billed metered:	4	5,971.300	acre-ft/yr			
Billed unmetered:	1	10.000	acre-ft/yr			
Unbilled metered:	1	20.000	acre-ft/yr			
Unbilled unmetered:	5	16.774	acre-ft/yr		16.774	acre-ft/yr

Use buttons to select percentage of water supplied **OR** value

AUTHORIZED CONSUMPTION: 6,018.074 acre-ft/yr

WATER LOSSES (Water Supplied - Authorized Consumption) 691.626 acre-ft/yr

Apparent Losses

			Pcnt:	Value:	
Unauthorized consumption:		16.774	acre-ft/yr	0.25%		acre-ft/yr

Default option selected for unauthorized consumption - a grading of 5 is applied but not displayed

Customer metering inaccuracies:	3	185.298	acre-ft/yr	3.00%	acre-ft/yr
Systematic data handling errors:		14.928	acre-ft/yr	0.25%	acre-ft/yr

Default option selected for Systematic data handling errors - a grading of 5 is applied but not displayed

Apparent Losses: 217.000 acre-ft/yr

Real Losses (Current Annual Real Losses or CARL)

Real Losses = Water Losses - Apparent Losses: 474.625 acre-ft/yr

WATER LOSSES: 691.626 acre-ft/yr

NON-REVENUE WATER

NON-REVENUE WATER: 728.400 acre-ft/yr

= Water Losses + Unbilled Metered + Unbilled Unmetered

SYSTEM DATA

Length of mains:	8	145.5	miles
Number of active AND inactive service connections:	8	10,649	
Service connection density:		73	conn./mile main

Are customer meters typically located at the curbstop or property line? Yes

Average length of customer service line: (length of service line, beyond the property boundary, that is the responsibility of the utility)

Average length of customer service line has been set to zero and a data grading score of 10 has been applied

Average operating pressure: 4 — 90.0 psi

COST DATA

Total annual cost of operating water system:	10	$11,115,016	$/Year
Customer retail unit cost (applied to Apparent Losses):	8	$2.27	$/100 cubic feet (ccf)
Variable production cost (applied to Real Losses):	10		$/acre-ft

☑ Use Customer Retail Unit Cost to value real losses

WATER AUDIT DATA VALIDITY SCORE:

***** YOUR SCORE IS: 49 out of 100 *****

A weighted scale for the components of consumption and water loss is included in the calculation of the Water Audit Data Validity Score

PRIORITY AREAS FOR ATTENTION:

Based on the information provided, audit accuracy can be improved by addressing the following components:

1: Volume from own sources
2: Billed unmetered
3: Unbilled metered

CA-NV AWWA Water Loss Technical Assistance Program

Wave 4 Water Audit Level 1 Validation Document

Validator Provided

Audit Information:

Utility: Banning PWS ID: CA3310006

System Type: Potable Audit Period: Calendar 2016

Utility Representation: Luis Cardenas, Tisha Showers, Perry Gerdes

Validation Date: 7/10/2017 Call Time: 10am Sufficient Supporting Documents Provided: Yes

Validation Findings & Confirmation Statement:

Key Audit Metrics:

Data Validity Score: 51 Data Validity Band (Level): Band III (51-70)

ILI: 2.4 Real Loss: 62.09 (gal/conn/day) Apparent Loss: 12.52 (gal/conn/day)

Non-revenue water as percent of cost of operating system: 7.6%

Certification Statement by Validator:

This water loss audit report has been Level 1 validated per the requirements of California Code of Regulations Title 23, Division 2, Chapter 7 and the California Water Code Section 10608.34.

All recommendations on volume derivation and Data Validity Grades were incorporated into the water audit. ☒

Validator Information:

Water Audit Validator: William Elman / Kevin Burgers (support)

Validator Qualifications: Contractor for CA-NV AWWA Water Loss TAP

CA-NV AWWA Water Loss Technical Assistance Program

Wave 4 Water Audit Level 1 Validation Document

Utility Provided

Water System Name: City of Banning **Water System ID Number:** CA3310006 **Water Audit Period:** Calendar 2016

Water Audit & Water Loss Improvement Steps:

Steps taken in preceding year to increase data validity, reduce real loss and apparent loss as informed by the annual validated water audit:

The City of Banning purchased equipment to perform in-situ meter accuracy testing for all production meters. Meter/billing data was field-verified and corrected as necessary in the Customer Information System (CIS) and the Geographic Information System (GIS). In response to the high operating pressures of the system noted during Waves 2 and 4 of the Water Loss TAP, the City tasked its Master Plan consultant with assessing the possibility of splitting a large zone to reduce the operating pressures. The resulting project will be incorporated into the City's CIP Program.

Certification Statement by Utility Executive:

This water loss audit report meets the requirements of California Code of Regulations Title 23, Division 2, Chapter 7 and the California Water Code Section 10608.34 and has been prepared in accordance with the method adopted by the American Water Works Association, as contained in their manual, *Water Audits and Loss Control Programs, Manual M36, Fourth Edition* and in the Free Water Audit Software version 5.

Arturo Vela	Public Works Director/City Engineer		9/21/17
Executive Name (Print)	Executive Position	Signature	Date

AWWA Free Water Audit Software:
Reporting Worksheet

WAS v5.0
American Water Works Association.
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Water Audit Report for: City of Banning
Reporting Year: 2016 1/2016 - 12/2016

Please enter data in the white cells below. Where available, metered values should be used; if metered values are unavailable please estimate a value. Indicate your confidence in the accuracy of the input data by grading each component (n/a or 1-10) using the drop-down list to the left of the input cell. Hover the mouse over the cell to obtain a description of the grades

All volumes to be entered as: ACRE-FEET PER YEAR

To select the correct data grading for each input, determine the highest grade where the utility meets or exceeds all criteria for that grade and all grades below it.

Master Meter and Supply Error Adjustments

WATER SUPPLIED

<---------- Enter grading in column 'E' and 'J' ---------->

					Pcnt:	Value:	
Volume from own sources:	3	6,749.769	acre-ft/yr	2			acre-ft/yr
Water imported:	n/a	0.000	acre-ft/yr				acre-ft/yr
Water exported:	n/a	0.000	acre-ft/yr				acre-ft/yr

Enter negative % or value for under-registration
Enter positive % or value for over-registration

WATER SUPPLIED: 6,749.769 acre-ft/yr

AUTHORIZED CONSUMPTION

Click here: ? for help using option buttons below

				Pcnt:	Value:	
Billed metered:	5	5,835.597	acre-ft/yr			
Billed unmetered:	n/a	0.000	acre-ft/yr			
Unbilled metered:	n/a	0.000	acre-ft/yr			
Unbilled unmetered:	5	16.874	acre-ft/yr		16.874	acre-ft/yr

Use buttons to select percentage of water supplied **OR** value

AUTHORIZED CONSUMPTION: 5,852.471 acre-ft/yr

WATER LOSSES (Water Supplied - Authorized Consumption)

897.298 acre-ft/yr

Apparent Losses

				Pcnt:	Value:	
Unauthorized consumption:		16.874	acre-ft/yr	0.25%		acre-ft/yr

Default option selected for unauthorized consumption - a grading of 5 is applied but not displayed

Customer metering inaccuracies:	3	119.094	acre-ft/yr	2.00%		acre-ft/yr
Systematic data handling errors:		14.589	acre-ft/yr	0.25%		acre-ft/yr

Default option selected for Systematic data handling errors - a grading of 5 is applied but not displayed

Apparent Losses: 150.557 acre-ft/yr

Real Losses (Current Annual Real Losses or CARL)

Real Losses = Water Losses - Apparent Losses: 746.740 acre-ft/yr

WATER LOSSES: 897.298 acre-ft/yr

NON-REVENUE WATER

NON-REVENUE WATER: 914.172 acre-ft/yr

= Water Losses + Unbilled Metered + Unbilled Unmetered

SYSTEM DATA

Length of mains:	8	172.9	miles
Number of active AND inactive service connections:	8	10,736	
Service connection density:		62	conn./mile main

Are customer meters typically located at the curbstop or property line? Yes

Average length of customer service line: (length of service line, beyond the property boundary, that is the responsibility of the utility)

Average length of customer service line has been set to zero and a data grading score of 10 has been applied

Average operating pressure: 4 109.3 psi

COST DATA

Total annual cost of operating water system:	7	$11,526,558	$/Year	
Customer retail unit cost (applied to Apparent Losses):	10	$2.21	$/100 cubic feet (ccf)	
Variable production cost (applied to Real Losses):	7	$250.07	$/acre-ft	☑ Use Customer Retail Unit Cost to value real losses

WATER AUDIT DATA VALIDITY SCORE:

***** YOUR SCORE IS: 51 out of 100 *****

A weighted scale for the components of consumption and water loss is included in the calculation of the Water Audit Data Validity Score

PRIORITY AREAS FOR ATTENTION:

Based on the information provided, audit accuracy can be improved by addressing the following components:

1: Volume from own sources
2: Customer metering inaccuracies
3: Billed metered

CAVANAUGH
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2017 AWWA Water Audit Level 1 Validation – Review Document

Validator Provided

Audit Information:

Utility: Banning PWS ID: CA3310006

System Type: Potable Audit Period: Calendar Year 2017

Utility Representation: Luis Cardenas, Tammi Phillips, Perry Gerdes, Stacy Bouslog

Validation Date: 8/20/2018 Call Time: 11:30 am Sufficient Supporting Documents Provided: Yes

Validation Findings & Confirmation Statement:

Key Audit Metrics:

Data Validity Score: 55 Data Validity Band (Level): Band III (51-70)

ILI: 1.90 Real Loss: 48.33 (gal/conn/day) Apparent Loss: 12.55 (gal/conn/day)

Non-revenue water as percent of cost of operating system: 1.7%

Certification Statement by Validator:

This water loss audit report has been Level 1 validated per the requirements of California Code of Regulations Title 23, Division 2, Chapter 7 and the California Water Code Section 10608.34.

All recommendations on volume derivation and Data Validity Grades were incorporated into the water audit. ☒

Validator Information:

Water Audit Validator: Tory Wagoner Validator Qualifications: Contractor for CA-NV AWWA Water Loss TAP

2017 AWWA Water Audit Level 1 Validation

Water System Name: **Water System ID Number:** **Water Audit Period:**

Water Audit & Water Loss Improvement Steps:

Steps taken in preceding year to increase data validity, reduce real loss and apparent loss as informed by the annual validated water audit:

The steps taken by the City of Banning to increase data validity consisted of an increase in testing, repairs and record keeping. In 2017, production meter accuracy testing was performed on a majority of the City's Production meters. The additional testing provided greater insight to potential deficiencies in the system. Additionally, unauthorized consumption data was captured in 2017, which when corrected will reduce apparent losses. While testing and adjusting the quantity of water produced reduced apparent losses, leak detection and repair attributed to a reduction in real losses.

There were approximately 30 main leaks, 157 service leaks and 194 meter leaks detected and repaired. In addition, the City replaced approximately 7,300 feet of large diameter transmission main which was prone to leaking. Real losses were down from the previous year as a result of these efforts.

Certification Statement by Utility Executive:

This water loss audit report meets the requirements of California Code of Regulations Title 23, Division 2, Chapter 7 and the California Water Code Section 10608.34 and has been prepared in accordance with the method adopted by the American Water Works Association, as contained in their manual, *Water Audits and Loss Control Programs, Manual M36, Fourth Edition* and in the Free Water Audit Software version 5.

Art Vela	Public Works Director		9/12/16
Executive Name (Print)	Executive Position	Signature	Date

Utility Provided

AWWA Free Water Audit Software:
Reporting Worksheet

WAS v5.0
American Water Works Association.
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Water Audit Report for: City of Banning (CA3310006)
Reporting Year: 2017 1/2017 - 12/2017

Please enter data in the white cells below. Where available, metered values should be used; if metered values are unavailable please estimate a value. Indicate your confidence in the accuracy of the input data by grading each component (n/a or 1-10) using the drop-down list to the left of the input cell. Hover the mouse over the cell to obtain a description of the grades

All volumes to be entered as: ACRE-FEET PER YEAR

To select the correct data grading for each input, determine the highest grade where the utility meets or exceeds all criteria for that grade and all grades below it.

Master Meter and Supply Error Adjustments

WATER SUPPLIED

<---------- Enter grading in column 'E' and 'J' ---------->

					Pcnt:	Value:	
Volume from own sources:	4	7,017.747	acre-ft/yr	2		300.418	acre-ft/yr
Water imported:	n/a	0.000	acre-ft/yr				acre-ft/yr
Water exported:	3	86.150	acre-ft/yr				acre-ft/yr

Enter negative % or value for under-registration
Enter positive % or value for over-registration

WATER SUPPLIED: 6,631.179 acre-ft/yr

AUTHORIZED CONSUMPTION

Click here: ? for help using option buttons below

			Pcnt:	Value:	
Billed metered:	5	5,880.477	acre-ft/yr			
Billed unmetered:	n/a	0.000	acre-ft/yr			
Unbilled metered:	n/a	0.000	acre-ft/yr			
Unbilled unmetered:	5	17.544	acre-ft/yr		17.544	acre-ft/yr

Use buttons to select percentage of water supplied **OR** value

AUTHORIZED CONSUMPTION: ? 5,898.021 acre-ft/yr

WATER LOSSES (Water Supplied - Authorized Consumption)

733.157 acre-ft/yr

Apparent Losses

			Pcnt:	Value:	
Unauthorized consumption:		16.578	acre-ft/yr	0.25%		acre-ft/yr

Default option selected for unauthorized consumption - a grading of 5 is applied but not displayed

Customer metering inaccuracies:	2	120.010	acre-ft/yr	2.00%	acre-ft/yr
Systematic data handling errors:		14.701	acre-ft/yr	0.25%	acre-ft/yr

Default option selected for Systematic data handling errors - a grading of 5 is applied but not displayed

Apparent Losses: ? 151.289 acre-ft/yr

Real Losses (Current Annual Real Losses or CARL)

Real Losses = Water Losses - Apparent Losses: ? 581.869 acre-ft/yr

WATER LOSSES: 733.157 acre-ft/yr

NON-REVENUE WATER

NON-REVENUE WATER: ? 750.702 acre-ft/yr

= Water Losses + Unbilled Metered + Unbilled Unmetered

SYSTEM DATA

Length of mains:	8	165.8	miles
Number of active AND inactive service connections:	8	10,766	
Service connection density:		65	conn./mile main

Are customer meters typically located at the curbstop or property line? Yes

Average length of customer service line: (length of service line, beyond the property boundary, that is the responsibility of the utility)

Average length of customer service line has been set to zero and a data grading score of 10 has been applied

Average operating pressure: 4 109.3 psi

COST DATA

Total annual cost of operating water system:	7	$13,521,881	$/Year
Customer retail unit cost (applied to Apparent Losses):	10	$2.21	$/100 cubic feet (ccf)
Variable production cost (applied to Real Losses):	7	$250.07	$/acre-ft

☑ Use Customer Retail Unit Cost to value real losses

WATER AUDIT DATA VALIDITY SCORE:

***** YOUR SCORE IS: 53 out of 100 *****

A weighted scale for the components of consumption and water loss is included in the calculation of the Water Audit Data Validity Score

PRIORITY AREAS FOR ATTENTION:

Based on the information provided, audit accuracy can be improved by addressing the following components:

1: Volume from own sources
2: Customer metering inaccuracies
3: Billed metered

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2018 AWWA Water Audit Level 1 Validation – Review Document

Validator Provided

Audit Information:

Utility: Banning PWS ID: CA3310006

System Type: Potable Audit Period: Calendar Year 2018

Utility Representation: Luis Cardenas, Perry Gerdes, Stacy Bouslog

Validation Date: 7/23/2019 Call Time: 10:30 am Sufficient Supporting Documents Provided: Yes

Validation Findings & Confirmation Statement:

Key Audit Metrics:

Data Validity Score: 59 Data Validity Band (Level): Band III (51-70)

ILI: 3.10 Real Loss: 78.97 (gal/conn/day) Apparent Loss: 12.95 (gal/conn/day)

Non-revenue water as percent of cost of operating system: 2.1%

Certification Statement by Validator:

This water loss audit report has been Level 1 validated per the requirements of California Code of Regulations Title 23, Division 2, Chapter 7 and the California Water Code Section 10608.34.

All recommendations on volume derivation and Data Validity Grades were incorporated into the water audit. ☒

Validator Information:

Water Audit Validator: Larry Lewison, Will Jernigan P.E. Validator Qualifications: Contractor for California Water Loss TAP

2018 AWWA Water Audit Level 1 Validation

Water System Name: City of Banning **Water System ID Number:** CA3310006 **Water Audit Period: Calendar Year 2018**

Water Audit & Water Loss Improvement Steps:

Steps taken in preceding year to increase data validity, reduce real loss and apparent loss as informed by the annual validated water audit:

In Calendar Year 2018, additional customer meter testing was completed, as compared to 2017. A meter test bench was purchased to provide the capability to test meters in-house. To reduce real loss, plans were prepared in 2018 for the replacement of old leaky pipelines at two locations in the City. These projects are anticipated to move into the construction phase in the near future.

Utility Provided

Certification Statement by Utility Executive:

This water loss audit report meets the requirements of California Code of Regulations Title 23, Division 2, Chapter 7 and the California Water Code Section 10608.34 and has been prepared in accordance with the method adopted by the American Water Works Association, as contained in their manual, *Water Audits and Loss Control Programs, Manual M36, Fourth Edition* and in the Free Water Audit Software version 5.

Art Vela	Director of Public Works/City Engineer		9/3/19
Executive Name (Print)	Executive Position	Signature	Date

AWWA Free Water Audit Software:
Reporting Worksheet

WAS v5.0

American Water Works Association.
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+ Click to add a comment

Water Audit Report for: City of Banning (CA3310006)
Reporting Year: 2018 1/2018 - 12/2018

Please enter data in the white cells below. Where available, metered values should be used; if metered values are unavailable please estimate a value. Indicate your confidence in the accuracy of the input data by grading each component (n/a or 1-10) using the drop-down list to the left of the input cell. Hover the mouse over the cell to obtain a description of the grades

All volumes to be entered as: ACRE-FEET PER YEAR

To select the correct data grading for each input, determine the highest grade where the utility meets or exceeds all criteria for that grade and all grades below it.

WATER SUPPLIED

<---------- Enter grading in column 'E' and 'J' ---------->

					Master Meter and Supply Error Adjustments		
					Pcnt:	Value:	
Volume from own sources:	4	7,239.864	acre-ft/yr	3		-3.281	acre-ft/yr
Water imported:	n/a	0.000	acre-ft/yr				acre-ft/yr
Water exported:	4	82.432	acre-ft/yr	3			acre-ft/yr

Enter negative % or value for under-registration
Enter positive % or value for over-registration

WATER SUPPLIED: 7,160.713 acre-ft/yr

AUTHORIZED CONSUMPTION

Click here: ? for help using option buttons below

				Pcnt:	Value:	
Billed metered:	5	6,034.308	acre-ft/yr			
Billed unmetered:	n/a	0.000	acre-ft/yr			
Unbilled metered:	n/a	0.000	acre-ft/yr			
Unbilled unmetered:	8	15.086	acre-ft/yr		15.086	acre-ft/yr

Use buttons to select percentage of water supplied **OR** value

AUTHORIZED CONSUMPTION: 6,049.394 acre-ft/yr

WATER LOSSES (Water Supplied - Authorized Consumption)

1,111.319 acre-ft/yr

Apparent Losses

				Pcnt:	Value:	
Unauthorized consumption:		17.902	acre-ft/yr	0.25%		acre-ft/yr

Default option selected for unauthorized consumption - a grading of 5 is applied but not displayed

Customer metering inaccuracies:	2	123.149	acre-ft/yr	2.00%		acre-ft/yr
Systematic data handling errors:		15.086	acre-ft/yr	0.25%		acre-ft/yr

Default option selected for Systematic data handling errors - a grading of 5 is applied but not displayed

Apparent Losses: 156.137 acre-ft/yr

Real Losses (Current Annual Real Losses or CARL)

Real Losses = Water Losses - Apparent Losses: 955.183 acre-ft/yr

WATER LOSSES: 1,111.319 acre-ft/yr

NON-REVENUE WATER

NON-REVENUE WATER: 1,126.405 acre-ft/yr

= Water Losses + Unbilled Metered + Unbilled Unmetered

SYSTEM DATA

Length of mains:	8	165.8	miles
Number of active AND inactive service connections:	8	10,766	
Service connection density:		65	conn./mile main

Are customer meters typically located at the curbstop or property line? Yes

Average length of customer service line: (length of service line, beyond the property boundary, that is the responsibility of the utility)

Average length of customer service line has been set to zero and a data grading score of 10 has been applied

Average operating pressure: 4 109.3 psi

COST DATA

Total annual cost of operating water system:	9	$14,702,418	$/Year	
Customer retail unit cost (applied to Apparent Losses):	10	$2.21	$/100 cubic feet (ccf)	
Variable production cost (applied to Real Losses):	7	$165.09	$/acre-ft	☐ Use Customer Retail Unit Cost to value real losses

WATER AUDIT DATA VALIDITY SCORE:

***** YOUR SCORE IS: 55 out of 100 *****

A weighted scale for the components of consumption and water loss is included in the calculation of the Water Audit Data Validity Score

PRIORITY AREAS FOR ATTENTION:

Based on the information provided, audit accuracy can be improved by addressing the following components:

1: Volume from own sources
2: Customer metering inaccuracies
3: Billed metered

CAVANAUGH
Stewardship Through Innovation

2019 AWWA Water Audit Validation – Review Document

Validator Provided

Audit Information:

Utility: Banning PWS ID: CA3310006

System Type: Potable Audit Period: Calendar Year 2019

Utility Representation: Luis Cardenas, Perry Gerdes, Jennifer Jackson

Validation Date: 9/3/2020 Call Time: 12:00 am Sufficient Supporting Documents Provided: Yes

Validation Findings & Confirmation Statement:

Key Audit Metrics:

Data Validity Score: 59 Data Validity Band (Level): Band III (51-70)

ILI: 2.29 Real Loss: 59.39 (gal/conn/day) Apparent Loss: 12.92 (gal/conn/day)

Non-revenue water as percent of cost of operating system: 2.29%

Certification Statement by Validator:

This water loss audit report has been Level 1 validated per the requirements of California Code of Regulations Title 23, Division 2, Chapter 7 and the California Water Code Section 10608.34.

All recommendations on volume derivation and Data Validity Grades were incorporated into the water audit. ☒

Validator Information:

Water Audit Validator: Larry Lewison, Drew Blackwell Validator Qualifications: Contractor for California Water Loss TAP

2019 AWWA Water Audit Level 1 Validation

Water System Name: City of Banning **Water System ID Number:** CA3310006 **Water Audit Period:** Calendar Year 2019

Water Audit & Water Loss Improvement Steps:

Steps taken in preceding year to increase data validity, reduce real loss and apparent loss as informed by the annual validated water audit:

In October 2019, the City commenced the Advanced Meter Infrastructure (AMI) project to replace approx. 10,500 manually-read meters with "smart meters." These new meters detect abnormal flow conditions, including those indicative of leaks. By the end of 2019, the City had completed 453 installations.

Utility Provided

Certification Statement by Utility Executive:

This water loss audit report meets the requirements of California Code of Regulations Title 23, Division 2, Chapter 7 and the California Water Code Section 10608.34 and has been prepared in accordance with the method adopted by the American Water Works Association, as contained in their manual, *Water Audits and Loss Control Programs, Manual M36, Fourth Edition* and in the Free Water Audit Software version 5.

Art Vela	Director of Public Works/City Engineer		9/8/20
Executive Name (Print)	Executive Position	Signature	Date

AWWA Free Water Audit Software:
Reporting Worksheet

WAS v5.0

American Water Works Association.
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Water Audit Report for: City of Banning (CA3310006)
Reporting Year: 2019 1/2019 - 12/2019

Please enter data in the white cells below. Where available, metered values should be used; if metered values are unavailable please estimate a value. Indicate your confidence in the accuracy of the input data by grading each component (n/a or 1-10) using the drop-down list to the left of the input cell. Hover the mouse over the cell to obtain a description of the grades

All volumes to be entered as: ACRE-FEET PER YEAR

To select the correct data grading for each input, determine the highest grade where the utility meets or exceeds all criteria for that grade and all grades below it.

Master Meter and Supply Error Adjustments

WATER SUPPLIED

<---------- Enter grading in column 'E' and 'J' ---------->

					Pcnt:	Value:	
Volume from own sources:	5	6,987.338	acre-ft/yr	3	0.00%		acre-ft/yr
Water imported:	3	63.280	acre-ft/yr	3	0.00%		acre-ft/yr
Water exported:	4	116.454	acre-ft/yr	3	0.00%		acre-ft/yr

Enter negative % or value for under-registration
Enter positive % or value for over-registration

WATER SUPPLIED: 6,934.164 acre-ft/yr

AUTHORIZED CONSUMPTION

Click here: ? for help using option buttons below

				Pcnt:	Value:	
Billed metered:	5	6,044.831	acre-ft/yr			
Billed unmetered:	n/a	0.000	acre-ft/yr			
Unbilled metered:	n/a	0.000	acre-ft/yr			
Unbilled unmetered:	5	17.335	acre-ft/yr		17.335	acre-ft/yr

Use buttons to select percentage of water supplied **OR** value

AUTHORIZED CONSUMPTION: ? 6,062.166 acre-ft/yr

WATER LOSSES (Water Supplied - Authorized Consumption) 871.998 acre-ft/yr

Apparent Losses

				Pcnt:	Value:	
Unauthorized consumption:		17.335	acre-ft/yr	0.25%		acre-ft/yr

Default option selected for unauthorized consumption - a grading of 5 is applied but not displayed

Customer metering inaccuracies:	3	123.364	acre-ft/yr	2.00%		acre-ft/yr
Systematic data handling errors:		15.112	acre-ft/yr	0.25%		acre-ft/yr

Default option selected for Systematic data handling errors - a grading of 5 is applied but not displayed

Apparent Losses: ? 155.811 acre-ft/yr

Real Losses (Current Annual Real Losses or CARL)

Real Losses = Water Losses - Apparent Losses: ? 716.186 acre-ft/yr

WATER LOSSES: 871.998 acre-ft/yr

NON-REVENUE WATER

NON-REVENUE WATER: ? 889.333 acre-ft/yr

= Water Losses + Unbilled Metered + Unbilled Unmetered

SYSTEM DATA

Length of mains:	8	173.9	miles
Number of active AND inactive service connections:	7	10,766	
Service connection density:	?	62	conn./mile main

Are customer meters typically located at the curbstop or property line? Yes

Average length of customer service line: (length of service line, beyond the property boundary, that is the responsibility of the utility)

Average length of customer service line has been set to zero and a data grading score of 10 has been applied

Average operating pressure:	4	109.3	psi

COST DATA

Total annual cost of operating water system:	10	$9,472,887	$/Year	
Customer retail unit cost (applied to Apparent Losses):	9	$3.11	$/100 cubic feet (ccf)	
Variable production cost (applied to Real Losses):	7	$159.06	$/acre-ft	☐ Use Customer Retail Unit Cost to value real losses

WATER AUDIT DATA VALIDITY SCORE:

***** YOUR SCORE IS: 59 out of 100 *****

A weighted scale for the components of consumption and water loss is included in the calculation of the Water Audit Data Validity Score

PRIORITY AREAS FOR ATTENTION:

Based on the information provided, audit accuracy can be improved by addressing the following components:

1: Volume from own sources
2: Customer metering inaccuracies
3: Billed metered

AWWA Free Water Audit Software:
Reporting Worksheet

WAS v5.0

American Water Works Association.
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Water Audit Report for: City of Banning (CA3310006)
Reporting Year: 2020 1/2020 - 12/2020

Please enter data in the white cells below. Where available, metered values should be used; if metered values are unavailable please estimate a value. Indicate your confidence in the accuracy of the input data by grading each component (n/a or 1-10) using the drop-down list to the left of the input cell. Hover the mouse over the cell to obtain a description of the grades

All volumes to be entered as: ACRE-FEET PER YEAR

To select the correct data grading for each input, determine the highest grade where the utility meets or exceeds all criteria for that grade and all grades below it.

Master Meter and Supply Error Adjustments

WATER SUPPLIED

<---------- Enter grading in column 'E' and 'J' ---------->

					Pcnt:	Value:	
Volume from own sources:	5	7,814.160	acre-ft/yr	3		-90.570	acre-ft/yr
Water imported:	3	429.080	acre-ft/yr	3	0.00%		acre-ft/yr
Water exported:	4	163.122	acre-ft/yr	3	0.00%		acre-ft/yr

Enter negative % or value for under-registration
Enter positive % or value for over-registration

WATER SUPPLIED: 8,170.688 acre-ft/yr

AUTHORIZED CONSUMPTION

Click here: ? for help using option buttons below

			Pcnt:	Value:	
Billed metered:	5	6,874.753	acre-ft/yr			
Billed unmetered:	n/a	0.000	acre-ft/yr			
Unbilled metered:	n/a	0.000	acre-ft/yr			
Unbilled unmetered:	5	20.427	acre-ft/yr		20.427	acre-ft/yr

Use buttons to select percentage of water supplied **OR** value

AUTHORIZED CONSUMPTION: ? 6,895.179 acre-ft/yr

WATER LOSSES (Water Supplied - Authorized Consumption) 1,275.509 acre-ft/yr

Apparent Losses

			Pcnt:	Value:	
Unauthorized consumption:		20.427	acre-ft/yr	0.25%		acre-ft/yr

Default option selected for unauthorized consumption - a grading of 5 is applied but not displayed

Customer metering inaccuracies:	3	140.301	acre-ft/yr	2.00%	acre-ft/yr
Systematic data handling errors:		17.187	acre-ft/yr	0.25%	acre-ft/yr

Default option selected for Systematic data handling errors - a grading of 5 is applied but not displayed

Apparent Losses: ? 177.915 acre-ft/yr

Real Losses (Current Annual Real Losses or CARL)

Real Losses = Water Losses - Apparent Losses: ? 1,097.594 acre-ft/yr

WATER LOSSES: 1,275.509 acre-ft/yr

NON-REVENUE WATER

NON-REVENUE WATER: ? 1,295.935 acre-ft/yr

= Water Losses + Unbilled Metered + Unbilled Unmetered

SYSTEM DATA

Length of mains:	8	173.9	miles
Number of active AND inactive service connections:	7	10,766	
Service connection density:		62	conn./mile main

Are customer meters typically located at the curbstop or property line? Yes

Average length of customer service line: (length of service line, beyond the property boundary, that is the responsibility of the utility)

Average length of customer service line has been set to zero and a data grading score of 10 has been applied

Average operating pressure:	4	109.3	psi

COST DATA

Total annual cost of operating water system:	10	$9,472,887	$/Year
Customer retail unit cost (applied to Apparent Losses):	9	$3.11	$/100 cubic feet (ccf)
Variable production cost (applied to Real Losses):	7	$159.06	$/acre-ft

☐ Use Customer Retail Unit Cost to value real losses

WATER AUDIT DATA VALIDITY SCORE:

***** YOUR SCORE IS: 59 out of 100 *****

A weighted scale for the components of consumption and water loss is included in the calculation of the Water Audit Data Validity Score

PRIORITY AREAS FOR ATTENTION:

Based on the information provided, audit accuracy can be improved by addressing the following components:

1: Volume from own sources
2: Customer metering inaccuracies
3: Billed metered

Appendix H: Land Use and Planning Element
City General Plan

City of Banning 2020 Urban Water Management Plan

SECTION 4.10
LAND USE AND PLANNING

4.10.1 INTRODUCTION

This section of the EIR briefly describes the existing land uses on the Butterfield Specific Plan site and those in the surrounding area and evaluates the potential for land use impacts associated with the implementation of the proposed Project. The analysis focuses on the potential for the proposed Project to result in conflicts between proposed land uses on the site and the existing and/or proposed land uses in the vicinity of the Project. This section also discusses whether the proposed General Plan Amendment (GPA) and zone change (ZC) conflicts with the remainder of the City's General Plan and/or Zoning Ordinance and the relationship of the proposed land use changes to relevant planning policies that guide land use decisions.

Data used in the preparation of this section were obtained from the *City of Banning General Plan* (January 2006), the *Environmental Impact Report for the City of Banning Comprehensive General Plan and Zoning Ordinance* (June 2005), the *County of Riverside General Plan and EIR* (adopted October 2003 and amended 2008), and the *City of Banning Zoning Ordinance* (Chapter XX of the Municipal Code), other data provided by the City of Banning, as well as various Internet sources. The Land Use analysis prepared contained in the Deutsch Specific Plan's certified EIR has also been consulted.

A comment letter received in response to the IS/NOP from the Southern California Association of Governments (SCAG) states that the proposed Project has been deemed regionally significant. SCAG asked that the Project EIR discuss any conflicts between the Project and applicable general plan and regional plans, including SCAG's Regional Comprehensive Plan and Guide, Regional Transportation Plan and Compass Growth Vision. An analysis of potential conflicts with land use policies has been completed and included in this section of the EIR as requested by SCAG.

4.10.2 EXISTING CONDITIONS

4.10.2.1 ENVIRONMENTAL SETTING

Existing Land Use Setting

The proposed Butterfield Specific Plan Project area encompasses 1,543 acres within the northwest portion of the City of Banning. The City of Beaumont is located immediately to the west of the Project site. Of these 1,543 acres, a small portion (approximately 21 acres) is located within unincorporated Riverside County and outside the City's Sphere of Influence, although this area is located within the City's General Plan Planning Area. The Project site is located in the San Gorgonio Pass area, which links the Riverside and Perris Valleys with the lower desert

areas of the Coachella Valley. The Project site is generally surrounded by unincorporated Riverside County and portions of the San Bernardino Mountains to the north and northeast; Highland Home Road and the Banning Bench to the east; existing residential to the east and south; Wilson Street to the south; and Highland Springs Avenue and the City of Beaumont to the west.

Existing Land Uses

The Project site is currently undeveloped and has historically been used for farming and livestock grazing. The existing site topography is relatively level, sloping from north to south, and has been heavily disturbed by past agricultural activities. Livestock grazing continues to this day and is expected to continue on undeveloped grassland during the implementation phase of the project following initial mass grading and reseeding of the site. Smith Creek, a natural earthen channel approximately 30 feet wide and ranging in depth from three to five feet, traverse the center of the site from north to south. Pershing Channel, a concrete drainage ditch, is located along the southern portion of site's the east boundary along Highland Home Road. A 16.5-foot-wide Southern California Gas Company easement, containing a 30-inch diameter high-pressure natural gas pipeline, traverses east to west through the southern portion of the Project site. Two adjacent Southern California Edison (SCE) easements with a combined with of 430 feet traverse site the middle of the site from east to west. The easement contains high-voltage electric transmission lines strung from 40-foot high metal towers and 30-foot high wooden "H" beam poles. Additional overhead SCE power lines on wooden poles are located in the north and northeast portions of the site. An electrical substation, owned and operated by the City of Banning, has been constructed near the north terminus of Highland Home Road within the Project boundaries. An out of use well is located within the site and debris piles area scattered through the site. Apart from the electrical transmission towers and electrical sub-station there are no structures on the site.

Surrounding Land Uses

The San Bernardino National Forest abuts portions of the Project site to the north and to the east. Also to the north, across Brookside Avenue, is the Highland Springs County Club/Century Homes project. Northeast of the Project site is an existing golf course and further northeast is the Highland Springs Mobile Home Village. Southeast of the Project site are single family homes and Highland Home Road. The partially-developed, primarily residential Sundance Specific Plan, located in the City of Beaumont, faces the Project site on the west side of Highland Springs Avenue. Along the southern boundary of the site, north of Wilson Street, is a mix of multi-family housing developed at 8.1-16 du/acre and low-density single-family homes developed at 2.4-4.1 du/acre. South of Wilson Street and north of I-10 is property designated Highway and Community Commercial in the City's General Plan and developed with a mix of office, hospital, mobile home park, and residential land uses.

4.10.2.1 REGULATORY FRAMEWORK

Refer to the applicable EIR section for additional regulatory background. This section focuses on the regulatory framework related to land use.

Federal

There are no Federal land use regulations applicable to the proposed Project.

State

California Government Code (CGC) Sections 65450 - 65454 (Specific Plans)

CGC Sections 65450 - 65454 authorize the preparation and adoption of Specific Plans as a means of implementing a community's General Plan. The CGC provides as follows[1]:

> *§65450. After the legislative body has adopted a general plan, the planning agency may, or if so directed by the legislative body, shall, prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan.*
>
> *§65451(a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:*
>
> > *(1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.*
> >
> > *(2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.*
> >
> > *(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*
> >
> > *(4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).*
> >
> > *(b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.*
>
> *§65452. The specific plan may address any other subjects which in the judgment of the planning agency are necessary or desirable for implementation of the general plan.*

[1] http://www.leginfo.ca.gov/cgi-bin/displaycode?section=gov&group=65001-66000&file=65450-65457, Accessed August 25, 2010.

§65453. (a) A specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.

(b) A specific plan may be repealed in the same manner as it is required to be amended.

§65454. No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.

Regional

Southern California Association of Governments[2] (SCAG):

The Southern California Association of Governments is the largest of nearly 700 councils of government in the United States. It functions as the Metropolitan Planning Organization (MPO) for six counties: Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The region encompasses a population exceeding 19 million persons in an area of more than 38,000 square miles. As the designated MPO, SCAG is mandated by the Federal government to research and draw up plans for transportation, growth management, hazardous waste management, and air quality. Additional mandates exist at the State level.

SCAG is responsible for the maintenance of a continuous, comprehensive, and coordinated planning process. SCAG is also responsible for the development of demographic projections, as well as the development of integrated land use, housing, employment, transportation programs, measures, and strategies for portions of the South Coast Air Quality Management Plan (AQMP).

SCAG Regional Comprehensive Plan

SCAG's 2008 Regional Comprehensive Plan (RCP) addresses regional issues such as housing, traffic/transportation, water, and air quality. The RCP serves as an advisory document to local agencies in the Southern California region for their information and voluntary use in preparing local plans and handling local issues of regional significance. The RCP presents a vision of how Southern California can balance resource conservation, economic vitality, and quality of life. The RCP identifies voluntary best practices to approach growth and infrastructure challenges in an integrated and comprehensive way. It also includes goals and outcomes to measure progress toward a more sustainable region.

Specific RCP policies applicable to the proposed Project, as identified by SCAG, are listed in the Project impacts discussion of this Section, along with a discussion of the Project's consistency with each of these policies.

[2] http://www.scag.ca.gov/, accessed August 25, 2010.

SCAG Compass Blueprint Growth Visioning Program

In 2001, SCAG started a regional visioning process (i.e., Southern California Compass) to develop a strategy for regional growth that would accommodate growth while providing for livability, mobility, prosperity, and sustainability. The Compass Blueprint Growth Vision is a response, supported by a regional consensus, to the land use and transportation challenges facing Southern California now and in upcoming years. The Growth Vision is driven by four key principles: mobility - getting where we want to go; livability - creating positive communities; prosperity - long-term health for the region; and, sustainability - promoting efficient use of natural resources. To realize these principles on the ground, the Growth Vision encourages:

- Focusing growth in existing and emerging centers and along major transportation corridors;
- Creating significant areas of mixed-use development and walkable communities;
- Targeting growth around existing and planned transit stations; and,
- Preserving existing open space and stable residential areas.

The Compass Blueprint strategy promotes a stronger link between region-wide transportation and land use planning and encourages creative, forward-thinking, and sustainable development solutions that fit local needs and support shared regional values. In the long-term, the Growth Vision is a framework that is intended to help local jurisdictions address growth management cooperatively and to coordinate regional land use and transportation planning.

SCAG Regional Transportation Plan (2008 RTP)

On May 8, 2008, SCAG adopted its 2008 Regional Transportation Plan (RTP). The 2008 RTP presents the transportation vision for the SCAG region through the year 2035 and provides a long-term investment framework for addressing the region's transportation and related challenges. The RTP focuses on maintaining and improving the transportation system through a balanced approach and considers system preservation, operation, and management; improved coordination between land-use decisions and transportation investments; and, strategic expansion of the system to accommodate future growth.

Colorado River Basin Regional Water Quality Control Board (CRBRWQCB)

The CRBRWQCB protects ground and surface water quality in the Colorado River Basin region. The Region covers approximately 13,000,000 acres (20,000 square miles) in the southeastern portion of California. It includes all of Imperial County and portions of San Bernardino, Riverside, and San Diego Counties. It is bounded on the east by the Colorado River; to the south

by the Republic of Mexico; the west by the Laguna, San Jacinto, and San Bernardino Mountains; and to the north by the New York, Providence, Granite, Old Dad, Bristol, Rodman, and Ord Mountain Ranges.

The Colorado River Basin Region is located in the most arid area of California. Despite the relatively dry climate, the Region contains some substantial surface water bodies, including the Colorado River and the Salton Sea. Many of the alluvial valleys in the Region are underlain by ground water aquifers that in many cases are the sole source of water for local areas. The City of Banning is one of the municipalities located within the jurisdiction of the CRBRWQCB. The Hydrology section of this EIR (Section 4.9) fully addresses stormwater treatment, water quality issues and groundwater hydrogeology issues and the Project's consistency with applicable plans and standards.

South Coast Air Quality Management District (SCAQMD), Air Quality Management Plan (AQMP)

A description of the AQMP is provided in Section 4.3 (Air Quality) of this EIR. This section fully addresses project related air quality impacts and assesses the consistency of the project with applicable plans and standards.

Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP or Plan) is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on Conservation of species and their associated Habitats in Western Riverside County. The MSHCP Plan Area encompasses approximately 1.26 million acres (1,966 square miles); it includes all unincorporated Riverside County land west of the crest of the San Jacinto Mountains to the Orange County line, as well as the jurisdictional areas of the Cities of Temecula, Murrieta, Lake Elsinore, Canyon Lake, Norco, Corona, Riverside, Moreno Valley, Banning, Beaumont, Calimesa, Perris, Hemet, and San Jacinto. A complete description of the MSCHP is provided in Section 4.4 (Biological Resources) of this EIR. This section fully addresses project related biological resource-related impacts and assesses the consistency of the Project with applicable plans and standards.

Local

City of Banning General Plan[3]:

The City of Banning General Plan contains the City's development goals, objectives and polices. The General Plan is implemented through the decisions made by the City's Planning

[3] The current City of Banning General Plan can be viewed at: http://www.ci.banning.ca.us/DocumentCenterii.aspx?FID=19

Commission and City Council, by the City's zoning and subdivision ordinances, and by adopted specific plans. The General Plan was updated and adopted in 2006 and contains 21 elements discussed in the following chapters:

- **Chapter III, Community Development:** This Chapter addresses the following Elements: Land Use, Economic Development, Circulation, Parks and Recreation, and Housing. The purpose of this chapter is to define and specify how and where the City will grow and develop.

- **Chapter IV, Environmental Resources**: This Chapter addresses the following Elements: Water Resources, Open Space and Conservation, Biological Resources, Archaeological and Historic Resources, Air Quality, and Energy and Mineral Resources. The purpose of this chapter is to define what environmental resources exist and their availability, provide preservation and conservation for these resources, and provide background information on these resources within and around the City.

- **Chapter V, Environmental Hazards:** This Chapter addresses the following Elements: Geotechnical, Flooding & Hydrology, Noise, Wildland Fire Hazards, and Hazardous & Toxic Materials. The purpose of this chapter is to provide information regarding the geological and seismic conditional and hazards affecting the City, address potential drainage and flooding hazards within the community, minimize or avoid community exposure to excessive noise levels, address and protect the community from potential wildland fire hazards, and protect the community by presenting methods of safe management for hazardous and toxic materials.

- **Chapter VI, Public Services and Facilities:** This Chapter addresses the following Elements: Water, Wastewater & Utilities, Public Building & Facilities, Schools & Libraries, Police & Fire Protection, and Emergency Preparedness. The purpose of this chapter is to establish City policies and programs directed at the adequate provision of domestic water, sewage treatment, and utility services to the community, accommodate public service and facility needs of the community, ensure adequate and accessible educational facilities are provided to the community, ensure the provision of adequate police and fire services, and provide plans to deal with natural and man-made disasters that could affect the City.

General Plan Land Use Element

The General Plan's Land Use Element provides a long-term vision of the development of the community and establishes the types and quantities of land available within the City, its Sphere of Influence, and the planning area, for specific land uses. The Land Use Element defines land use designations, provides statistics regarding vacant and developed lands within these

designations, discusses strategies for future development, and includes Goals, Policies, and Programs.

Specific Plans are required for projects that propose more than one type of residential land use, commercial land uses and/or industrial land uses, or a combination of these, within one project site. Specific Plans are also required when a project is proposed within a previously undeveloped area, where infrastructure master planning will be required, and when project phasing occurs. Currently, the Banning General Plan Land Use Map shows the entire proposed Project site with the approved Deutsch Specific Plan land uses and the Specific Plan overlay; refer to Exhibit 4.10-1, *Existing City of Banning General Plan Land Use Designation*.

City of Banning Municipal Code and Zoning Ordinance

Zoning refers to particular land uses that are legally permitted or prohibited on any given parcel of land. Zoning is the method the City uses to control land uses in accordance with the City's General Plan Goals and Policies. The Banning Zoning Ordinance is found in **Municipal Code Title 17,** *Zoning*[4]. The City of Banning Zoning Ordinance establishes a Specific Plan Overlay that facilitates the logical, coordinated planning of large areas for a variety of land uses and types of development. When a specific plan is adopted, no public works project, tentative map or parcel map, or other land use entitlement may be approved, adopted or amended within an area covered by a Specific Plan unless it is determined to be consistent with the adopted Specific Plan. The City of Banning's Zoning Map illustrates the City's zoning districts and indicates the Project area is covered by a Specific Plan overlay with underlying residential, commercial, and public facility zones; refer to Exhibit 4.10-2, *Existing City of Banning Zoning*.

4.10.3 SIGNIFICANCE THRESHOLD CRITERIA

Appendix G of the *CEQA Guidelines*, states that a project may be considered to have significant environmental effects related to land use and planning if it would:

a) Physically divide an established community;

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or,

c) Conflict with any applicable habitat conservation plan or natural community conservation plan.

[4] http://library.municode.com/index.aspx?clientId=16203&stateId=5&stateName=California, accessed September 14, 2010.

4.10.4 IMPACT ANALYSIS AND MITIGATION MEASURES

ANALYTIC METHOD

The analysis in this section focuses on whether the proposed Project would physically divided an established community or conflict with applicable land use plans, policies, and regulations or an adopted habitat conservation or natural community conservation plan. Because conflict with applicable plans, policies, and regulations could occur as a result of policy changes or from physical development this analysis includes all physical components of the proposed Project, including access and infrastructure improvements, as well as policy components of the project (GPA) as described in Chapter 3 (Project Description). The analysis also includes a discussion of consistency of the proposed Specific Plan and GPA with the remainder of the General Plan.

The proposed Project is an amendment and restatement of the previously approved Deutsch Specific Plan and the impacts discussed below are generally consistent with the impacts described in the 1985 Deutsch Specific Plan EIR and subsequent EIR Update in 1993, both of which have been certified and are included by reference in this analysis.. Accordingly, this analysis is an update that reflects the currently proposed Butterfield Specific Plan, including the offsite infrastructure and 21-acre unincorporated parcel (PA 43B). The analysis is further updated to reflect the City's 2006 General Plan and SCAG's most current applicable regional plans and policies.

PROJECT DESIGN FEATURES AND EXISTING REGULATIONS, RULES, AND REQUIREMENTS

Existing local, State and Federal regulations noted below will avoid or mitigate potential impacts related to land use and planning. The following Project design features will also reduce, avoid, or offset potentially adverse impacts:

1) To ensure compatibility with the existing residential development on the north side of Mockingbird Lane, the Project has designated Planning Area 50 as Low Density Residential, with an average lot size of 7,500 sq. ft. Furthermore, starting at the back of lots along the existing lots on the north side of Mockingbird Lane, there would be approximately 390 ft. of open space between the rear property lines of lots located on Mockingbird Lane and the southern boundary of Planning Area 50.

2) The approved Deutsch Specific Plan included 351 acres of residential land use in its Planning Area 1 and 31 acres of park in Planning Area 2[5]. In comparison, within the same area the Butterfield Specific Plan Project proposes a more balanced mixed of land uses including 209.2 acres of residential use in PAs 50, 51, 52, 60, and 61; 71.8 acres of

[5] Refer to The Butterfield Specific Plan, Exhibit 1.3, *Specific Plan Comparison*.

open space in PAs 67, 69, 73, 74 and 75; a 11.3 acre school site in PA 68; and 4.2 acres for an existing utility in PA 70.

IMPACT ANALYSIS AND MITIGATION MEASURES

Impact 4.10-1: Physically Divide an Established Community

Threshold: *Would the project physically divide an established community?*

Determination: No Impact

Development of the proposed Project site is currently governed by an adopted Specific Plan and would be generally consistent with the City of Banning General Plan and Zoning Ordinance. Since the Project site is vacant and undeveloped, there is no contiguous established community located on the site that would be divided by the implementation of the Project. The site is surrounded by a mix of commercial, residential, institutional and public uses, and roadways border the site to the south, east and west. Development outside the Project boundaries would not be governed by the proposed project and no incursion into, or division of, existing residential neighborhoods or other uses would occur as a result of implementation of the proposed Project. Neither would development involve the expansion of the approved Deutsch Specific Plan into an established community. Rather, the proposed Project would continue a pattern of development that is already in place to the south, east, and west of the site, would provide desirable linkages between existing developments, extend/improve the City's circulation system in a manner consistent with the City's Circulation Element, and provide parks, schools, and other public facilities that would serve both proposed and existing land uses in the area.

Off-site subsurface utility pipelines that would serve the Project would be constructed in existing street right-of-way and would not divide any established community. Because the proposed Project would be consistent with surrounding land uses, as designated by the General Plan, and because no existing communities exist on the Project site, the proposed Project would not divide any existing communities and there would be **no impact** associated with the division of an established community

Impact 4.10-2: Conflict with Land Use Policy or Regulation

Threshold: *Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

Determination: Less than Significant

Conflict with City of Banning General Plan

Table 4.10-1: *Project Consistency with Land Use-Related Goals and Policies,* addresses the consistency of the Project with adopted City of Banning General Plan policies. Those policies that are relevant to the proposed Project are included. Those policies addressing other topical issues, such as biological resources, air quality, or aesthetics, are discussed in their respective sections of this EIR. The Applicant proposes an amendment to the General Plan in order for the General Plan Land Use Map to reference the Butterfield Specific Plan as an amendment and restatement of the Deutsch Specific Plan. Refer to Exhibit 4.10-3, *Proposed Amended City of Banning General Plan Designation*. The proposed revisions are consistent with the overall intent of the original Specific Plan, would not result in an increase in the number of residential units proposed for the Specific Plan and would be generally consistent with other land use designations within the original Specific Plan. The proposed GPA would allow for the orderly planned development of the Butterfield Specific Plan site in a manner that is consistent with current market requirements and revised regulatory requirements. Therefore the proposed GPA would not conflict with the existing policies of the General Plan.

Table 4.10-1
Project Consistency with Land Use-Related Goals and Policies

Goals and Policies	Consistency Analysis
Land Use Element: Citywide Policies, Goals and Programs	
Goal: A balanced, well-planned community that provides a functional pattern of land uses and enhances the quality of life for all Banning residents.	
Policy 1: The City maintains a land use map that assures a balance of residential, commercial, industrial, open space and public lands.	Consistent. The proposed Project includes a mix of residential, commercial, open space, and public facility land uses and is generally consistent with anticipated development of the site as provided for in the approved Deutsch Specific Plan.
Policy 3: Development in all land use categories shall be of the highest quality.	Consistent. The proposed Project would be developed pursuant to the Design Guidelines and Development Standards contained in the Butterfield Specific Plan, which standards and guidelines conform to or exceed the standards contained in the City's Municipal Code and General Plan, ensuring development of a high-quality master-planned community.
Policy 4: Specific Plans shall be required for project 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.	Consistent. The proposed Project is an amendment and restatement of the approved Deutsch Specific Plan and meets the requirements of the cited General Plan Policy. The Project includes a mix of residential types and densities, incorporates commercial and public facility land uses, extends infrastructure and provides for recreational land uses and amenities
Policy 5: All land use proposals shall be consistent with the goals, policies, and programs of this General Plan and with the Zoning Ordinance.	Consistent. The proposed Project is an amendment and restatement of the approved Deutsch Specific Plan, which was incorporated into the City's 2006 General Plan. The Development Standards contained in the Specific Plan are based upon the City's Zoning Code, with minor modifications that would permit innovation in land uses and development design. Therefore, the proposed Specific Plan Project would not conflict with this land use policy.
Land Use Element: Residential Goals, Policies, and Programs	
Policy 1: The land use map shall provide a range of housing densities while considering land use compatibility with non-residential land uses.	Consistent. The proposed Project offers a range of densities, and integrates residential and open space uses to minimize land use incompatibility. The land use plan provides screening and buffering of residential uses from commercial or public facilities uses where appropriate. Therefore, the proposed Specific Plan would not conflict with this land use policy
Policy 2: Projects adjacent to existing neighborhoods shall be carefully reviewed to assure that neighborhood character is protected.	Consistent. Existing neighborhoods near the Project area boundaries include residential uses that are similar in type and density to those proposed within the Specific Plan. Proposed commercial uses within the Specific Plan are located in proximity to existing commercial and institutional uses and therefore are consistent with neighborhood character. Therefore, the proposed Specific Plan would not conflict with this land use policy

Table 4.10-1 (continued)
Project Consistency with Land Use-Related Goals and Policies

Goals and Policies	Consistency Analysis
Land Use Element: Commercial and Industrial Goals, Policies, and Programs	
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.	Consistent. The Project proposes approximately 36 acres of commercial land use in two planning areas within the Project site. These commercial planning areas are located at the perimeter of the Project site and incorporate transition buffering for compatibility with adjacent residential land uses. Therefore, the proposed Specific Plan would not conflict with this land use policy.
Circulation Element: Citywide Policies, Goals and Programs	
Goal: A safe and efficient transportation system.	
Policy 1: The City's recommended General Plan Street System shall be strictly implemented.	Consistent. The roadways to be implemented as part of the proposed Project have been designed in accordance with the General Plan. Refer to Section 4.13, *Transportation and Traffic*, for further discussion.
Policy 2: Local streets shall be scaled to encourage neighborhood interaction, pedestrian safety, and reduced speeds.	Consistent. Local streets within the Specific Plan are designed to City standards with posted speed limits of no more than 30 mph except on backbone loop collectors. All streets incorporate sidewalks and parkways. Bike and pedestrian trails and paseos are incorporated into the design to facilitate pedestrian access to parks, schools and commercial areas. Refer to Section 4.13, *Transportation and Traffic*, for further discussion. The Specific Plan would not conflict with this General Plan policy
Policy 10: Sidewalks shall be provided on all roadways 66 feet wide and wider. In Rural Residential land use designation, pathways shall be provided.	Consistent. The Specific Plan street sections provide for sidewalks on both sides of all streets right-of-way in excess of 65 feet. Refer to Section 4.13, *Transportation and Traffic*, for further discussion. The Specific Plan would not conflict with this General Plan policy
Policy 17: Golf cart paths and facilities shall be funded, to the greatest extent possible, by new development.	Consistent. Access for LSV/NEVs is incorporated into the Specific Plan's circulation system with combined bike/LSV striped lanes on all collector streets. The Specific Plan would not conflict with this policy.
Parks and Recreation Element: Citywide Policies, Goals and Programs	
Goal: A comprehensive bikeway, trail and walking path system that connects homes to work places, commercial venues and recreational facilities.	
Policy 2: The City will distribute parks and recreation facilities in a manner that is convenient to City neighborhoods and balanced within population concentrations.	Consistent. The proposed Project proposes 428.8 acres of open space and incorporated mini parks, neighborhood parks and community parks throughout the Specific Plan. The Specific Plan also proposes construction of a golf course that will be open to the public. The proposed Specific Plan parks will address an identified deficiency in park and recreational area within the City and immediate neighborhood. The Specific Plan would not conflict with this policy.
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.	Consistent. The Project proposes to provide on-site recreational, open space and park facilities. The Specific Plan would not conflict with this policy.

Table 4.10-1 (continued)
Project Consistency with Land Use-Related Goals and Policies

Goals and Policies	Consistency Analysis
Housing Element: Citywide Policies, Goals and Programs	
Goal: 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.	Consistent. The Specific Plan will provide approximately 5,387 residential units ranging in density from 2 du/ac to 18 du/acre and incorporating single family detached, cluster housing, multifamily housing and potentially age restricted active adult housing consistent with the requirements of the General Plan Housing Element and the City's RHNA. The Specific Plan would not conflict with this General Plan policy.
Open Space and Conservation Element: Citywide Policies, Goals and 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 4: The City shall preserve all watercourses and washes necessary for regional flood control, groundwater recharge areas, and drainage for open space and recreational areas.	Consistent. The proposed Specific Plan includes preservation of the natural functions of Smith Creek and incorporates detention and water quality basins together with recharge areas and water storage reservoirs which provide open space and potential recreational opportunities. The Specific Plan would not conflict with this policy.
Flooding and Hydrology Element: Citywide Policies, Goals and Programs	
Goal 1: A comprehensive system of flood control facilities and services effectively protecting lives and property.	
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.	Consistent. The Specific Plan include a system for flood control and drainage consistent with the objectives of the Master Plan for Drainage adopted by the County and would eliminate existing flood inundation areas impacting the project site while detaining flows to eliminate downstream impacts. The Specific Plan would not conflict with this policy.
Noise Element: Citywide Policies, Goals and 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.	Consistent. The Specific Plan incorporates measures for buffering sensitive receptors from community noise through the use of specific siting, block walls, berming and other noise attenuating measures where needed. The Specific Plan would not conflict with this policy
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.	Consistent. Noise is regulated by the City of Banning pursuant to Section 11D-02 of the City's Municipal Code, Ord. No. 11381, 1004 with which the Specific Plan would comply. The Specific Plan would not conflict with this policy.
Wildland Fire Hazards Element: Citywide Policies, Goals and Programs	
Goal: To protect human life, land, and property from the effects of wildland fire hazards.	
Policy 4: The City shall make every attempt to assure that adequate supplies and pressures are available during a fire, earthquake or both.	Consistent. The Specific Plan incorporates water storage tanks to maintain adequate water pressure and water availability as required by City ordinance. The Specific Plan would not conflict with this policy.

City of Banning Zoning Ordinance

The City's Zoning Ordinance regulates and restricts the uses of land and buildings, heights of buildings, areas of yards, other open spaces, and the location of buildings and improvements within the City of Banning. As identified in the Project Description, the proposed Specific Plan site is designated as a Specific Plan Area and shows various residential uses (residential estate, low density residential, medium density residential and high density residential), general commercial, public use, and open space zones. The current zoning of the site conforms to the locations of specific plan uses contained in the Deutsch Specific Plan approved in 1993. The proposed zone change is intended to reference site zoning with the amended and restated Butterfield Specific Plan. Refer to Exhibit 4.10-4, *Proposed Amended City of Banning Zoning*. Accordingly, the proposed zone change would not conflict with the remainder of the Zoning Ordinance.

SCAG RTP/Compass Growth Vision

SCAG has prepared a comprehensive planning document intended to serve the SCAG region as a framework for decision making over the next 20 years. The plan includes a set of broad goals for the region and identifies strategies designed to guide local decision making. The consistency analysis of the proposed Project with relevant and applicable policies of SCAG's RCP is provided in Table 4.10-2: *SCAG Goals and Principles Consistency Analysis*. As detailed in Table 4.10-2, the proposed Project is considered consistent with relevant and applicable policies of the RCP regarding growth-inducing impacts.

Table 4.10-2
SCAG Goals and Principles Consistency Analysis

Note: SCAG submitted a response letter in regards to the Notice of Preparation for the Butterfield Specific Plan EIR Project that was dated October 1, 2007 (refer to SCAG letter in Appendix A, *Expanded Notice of Preparation and Public Comments*). In 2008, SCAG updated their policies. The following Table 4.10-2 is the updated SCAG- suggested comparison table format, which includes all updated policies.

Goals/Principles		Consistency Statement
REGIONAL TRANSPORTATION PLAN		
RTP G1	Maximize mobility and accessibility for all people and goods in the region.	Consistent. The Project's proposed Circulation Plan provides a roadway system that extends the City's current circulation system into and through the Project site and provides efficient circulation routes throughout the Project area and this portion of the City. The Project is required to consult with the City of Banning and Riverside County Transit Authorities to expand scheduled bus service, to implement long-term public transportation projects, and to develop vanpools and subscription bus service where appropriate. Specific traffic improvements are proposed at roadways and intersections, in order to achieve acceptable levels of service. A traffic study was prepared for the Project. The traffic study addressed both on-site and off-site circulation movement. No safety impacts were identified.
RTP G2	Ensure travel safety and reliability for all people and goods in the region.	Consistent. Refer to Response to Goal RTP G1 above. All intersection and roadway improvements made within the Butterfield Specific Plan Project area would be constructed according to City standards. Section 4.13, *Transportation and Traffic*, identifies mitigation necessary to achieve acceptable levels of service. The proposed Project would integrate its circulation system with the City and Regional circulation system, provide roadway improvements to arterials adjacent to the proposed project and provide or contribute to the provision of circulation system improvements to accommodate the needs of regional growth and ensure the travel safety of residents. Therefore, the proposed Specific Plan would not conflict with this policy.
RTP G3	Preserve and ensure a sustainable regional transportation system.	Consistent. The proposed Project provide or contribute to the provision of improvements that would preserve and ensure a sustainable regional transportation system through implementation of its Circulation Plan. Therefore, the proposed Specific Plan would not be in conflict with this policy
RTP G4	Maximize the productivity of our transportation system.	Consistent. The proposed Specific Plan would provide or contribute to the provision of improvements that would enhance the productivity of the local and regional transportation system. The Specific Plan would contribute to regional TUMF program as it develops. Therefore, the Specific Plan would not be in conflict with this policy.

Table 4.10-2 (continued)
SCAG Goals and Principles Consistency Analysis

Goals/Principles		Consistency Statement
RTP G5	Protect the environment, improve air quality, and promote energy efficiency.	Consistent. The Specific Plan include provisions for environmental protection including preservation and enhancement of riparian resources, water resources, including groundwater recharge, energy efficiency, including the provision for the use of solar energy, and will implement the most current version of all California Building Codes, including Green Building Standards. The project's lengthy implementation period of 30 years will allow development to incorporate emerging sustainable technologies as these develop. Therefore, the Specific Plan would not be in conflict with this policy.
RTP G6	Encourage land use and growth patterns that complement our transportation investments and improves the cost-effectiveness of expenditures.	Consistent. The Specific Plan is an infill project that continues existing land development patterns within the City of Banning and in the Pass region. As such, it complements existing transportation investments by utilizing existing transportation infrastructure including local arterials and freeways to provide access, improving the cost-effectiveness of infrastructure expenditures. Therefore, the Specific Plan would not conflict with this policy.
RTP G7	Maximize the security of our transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.	Consistent. The Specific Plan has coordinated its circulation and land use planning with infrastructure and emergency service providers, has sized its streets to accommodate emergency vehicles, located a fire station site within the Specific Plan boundaries, proposed a location for a public Community Center, includes provision to two school sites and has coordinated closely with the police and fire departments on the placement of public facilities and the design of defensible space within the project. Therefore, the Specific Plan would not conflict with this policy.
COMPASS GROWTH VISIONING		
Principle 1: Improve mobility for all residents.		
GV P1.1	Encourage transportation investments and land use decisions that are mutually supportive.	Consistent. The Specific Plan is an amendment and restatement of an existing approved development project that has been incorporated into City and regional planning documents since the 1980's The project is a known quantity and its future development has influenced transportation and land use development on a local and regional basis such that its ultimate development would support investments already made or pending in public infrastructure, utilities, schools and other services. Therefore, the Specific Plan would not conflict with this policy..
GV P1.2	Locate new housing near existing jobs and new jobs near existing housing.	Consistent. The proposed Specific Plan is a mixed use development that incorporates residential, commercial, recreational, educational uses. As an infill project, the Specific Plan will place housing in proximity to existing and planned employment opportunities. Therefore the Specific Plan would not conflict with this policy.

Table 4.10-2 (continued)
SCAG Goals and Principles Consistency Analysis

Goals/Principles		Consistency Statement
GV P1.3	Encourage transit-oriented development.	Consistent. The proposed Specific Plan incorporates transit oriented development. It is located adjacent to local arterials and bus routes and within 0.5 mile of the I-10. Accordingly, the Specific Plan would not conflict with this policy.
GV P1.4	Promote a variety of travel choices.	Consistent. The Specific Plan incorporates streets for vehicular traffic, striped lanes for bicycle and LSV use, pedestrian sidewalks and paseos the provide linkages between neighborhoods and uses. Together with availability of transit due to its location, the project provides for a variety of travel choices and modes of transit. Therefore, the Specific Plan would not conflict with this policy.
Principle 2: Foster livability in all communities.		
GV P2.1	Promote infill development and redevelopment to revitalize existing communities.	Not Applicable. The proposed Specific Plan is new development but it is located in an "infill site" surrounded by existing development and consistent with planned expansion of the City. Accordingly, the Specific Plan would not conflict with this policy.
GV P2.2	Promote developments, which provide a mix of uses.	Consistent. The proposed Specific Plan includes a mix of land uses including residential, commercial, recreational, educational and public uses. Accordingly, the Specific Plan would not conflict with this policy.
GV P2.3	Promote "people scaled," walkable communities.	Consistent. The proposed Butterfield Specific Plan Project includes a pedestrian oriented network of paseos and trails that will provide connectivity between all proposed land uses within the Butterfield Specific Plan area. Therefore the Specific Plan would not conflict with this policy.
GV P2.4	Support the preservation of stable, single-family neighborhoods.	Consistent. The Specific Plan includes residential uses that are compatible with existing adjacent single family and multifamily residential neighborhoods and uses. Therefore, the Specific Plan will not conflict with this policy.
Principle 3: Enable prosperity for all people.		
GV P3.1	Provide, in each community, a variety of housing types to meet the housing needs of all income levels.	Consistent. The Butterfield Specific Plan Project proposes a total of 5,387 dwelling units that would be developed within low, medium, and high densities and would meet the housing needs of all income levels. Therefore, the Specific Plan would not conflict with this policy.
GV P3.2	Support educational opportunities that promote balanced growth.	Consistent. The Specific Plan provides two 11-acre elementary school sites to support educational opportunities that promote balanced growth. Therefore, the Specific Plan would not conflict with this policy

Table 4.10-2 (continued)
SCAG Goals and Principles Consistency Analysis

Goals/Principles		Consistency Statement
GV P3.3	Ensure environmental justice regardless of race, ethnicity, or income class.	Consistent. The Butterfield Specific Plan Project would provide housing opportunities for a range of income levels and would conform to existing fair housing laws. Therefore, the Specific Plan would not conflict with this policy.
GV P3.4	Support local and state fiscal policies that encourage balanced growth.	Consistent. The proposed Butterfield Specific Plan Project would support local and State fiscal policies that encourage balanced growth, including ensuring growth is managed and the fiscal implications of land use decisions are considered, as well as coordination with regional agencies to ensure local issues are addressed at the regional level; Therefore, the Specific Plan would not conflict with this policy
GV P3.5	Encourage civic engagement.	Consistent. The Butterfield Specific Plan Project will encourage businesses and property owners, community members, and organizations to engage in civic activities through the Specific Plan approval process. Therefore, the Specific Plan would not conflict with this policy.
Principle 4: Promote sustainability for future generations.		
GV P4.1	Preserve rural, agricultural, recreational, and environmentally sensitive areas.	Consistent. There are no rural, agricultural, or environmentally sensitive areas located within the Butterfield Specific Plan Project site. Therefore, the Specific Plan would not conflict with this policy.
GV P4.2	Focus development in urban centers and existing cities.	Consistent. The proposed Specific Plan is located within the City limits of the City of Banning adjacent to the City limits of the City of Beaumont and is bounded by existing development on three sides. The project is the natural extension of existing development and utilizes existing infrastructure, including the existing circulation system. Therefore, the proposed Specific Plan does not conflict with this policy.
GV P4.3	Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution, and significantly reduce waste.	Consistent. The Specific Plan is designed to accommodate the growth of the City of Banning as planned in its General Plan and will utilize resources efficiently in conformance with the provisions of the 2010 California Green Building Standards Code, the provisions of the City of Banning Municipal Code and in conformance with the mitigation measures proposed in this EIR to reduce pollution and waste. Therefore, the Specific Plan would not conflict with this policy
GV P4.4	Utilize "green" development techniques.	Consistent. The Specific Plan would be constructed in conformance with the 2010 California Green Building Standards Code, adopted by the City of Banning in January 2011. Therefore, the Specific Plan would not conflict with this policy.

Impact 4.10-3: Conflict with Any Applicable Habitat Conservation Plan or Natural Community Conservation Plan

Threshold: *Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?*

Determination: Less than Significant with Mitigation Incorporated

The Butterfield Specific Plan Project is located in the City of Banning, with is signatory to the Western Riverside County Multiple Species Conservation Plan (MSHCP). The site is not located in a criteria cell and does not contain critical habitat for any species the MSHCP includes requirements for the protection of *Riparian/Riverine Areas and Vernal Pools* (MSHCP Section 6.1.2) and *Narrow Endemic Species* (MSHCP Section 6.1.3). In addition, the MSCHP includes *Urban/Wildlands Interface Guidelines* (MSCHP Section 6.1.4). An MSHCP Consistency Analysis is required for all discretionary projects within jurisdictions of MSHCP co-permittees such as the City of Banning. More detail regarding compliance requirements is contained in Section 4.4, *Biological Resources,* of this EIR and in Appendix C1, *Biological Resources Assessment*. Compliance with the MSHCP requirements and with the mitigation measures contained in Section 4.4 and the requirements of jurisdictional permits required for the proposed disturbance of a minor amount of existing riparian habitat will assure consistency with applicable conservation plans and therefore the impact would be less than significant.

4.10.5 CUMULATIVE IMPACTS

Determination: Less than Significant

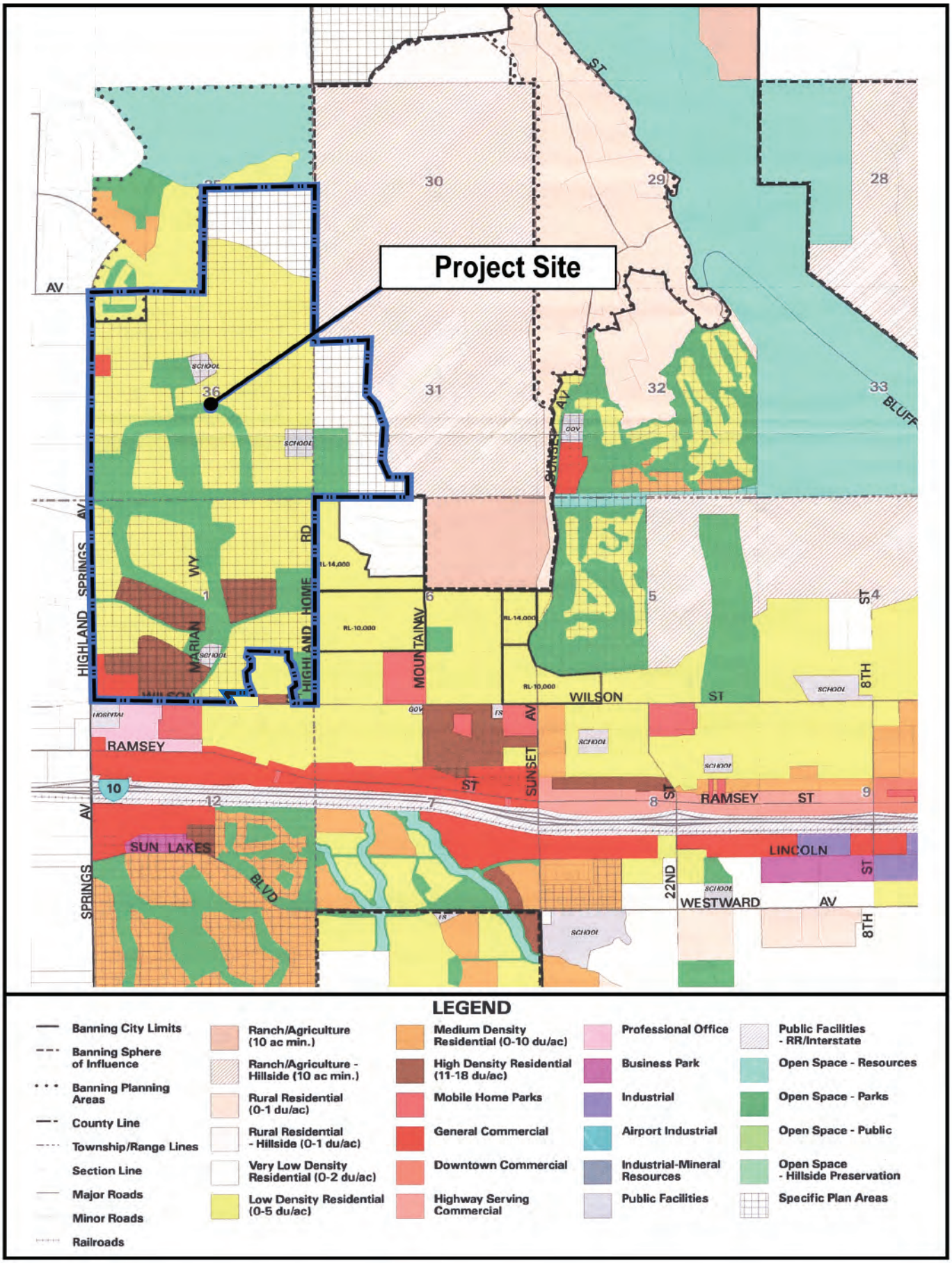
It is anticipated that future development within the City would result in changes to the existing land use environment through the conversion of vacant land to developed uses, or through conversions of existing land uses (e.g., from residential to commercial). Development pursuant to the proposed Specific Plan would not conflict with the designated land uses in the General Plan and Zoning Code. With adoption of the proposed General Plan Amendment, the proposed Specific Plan would be compatible with the land uses that surround the proposed Project.

Future development in this portion of the City would also be reviewed for consistency with adopted land use plans and policies by the City, in accordance with the requirements of CEQA, the California Zoning and Planning Law and the *California Subdivision Map Act*, all of which require findings of plan and policy consistency prior to approval of entitlements for development. It should be noted that future projects could include General Plan amendments and/or zone changes. However, each proposed amendment or zone change would require specific consistency analysis and, up adoption, would not conflict with the General Plan or City Code. For this reason, the cumulative impact associated with conflict of future development

with adopted plans and policies would be less than significant. In addition, as noted, development of the proposed Specific Plan would be compatible with surrounding land uses and would not conflict with applicable plans or policies. Therefore, the cumulative impact of the proposed Project with respect to future development would not be cumulatively considerable and is, therefore, less than significant.

4.10.6 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Implementation of the proposed Project would result in less than significant impacts involving potential conflicts with the Banning General Plan and Development Code.



SOURCE: RBF Consulting, Butterfield Specific Plan, May 25, 2011 (Exhibit 2.2)
City of Banning General Plan Exhibit VI-2, March 16, 2006

PARDEE HOMES • BUTTERFIELD SPECIFIC PLAN EIR

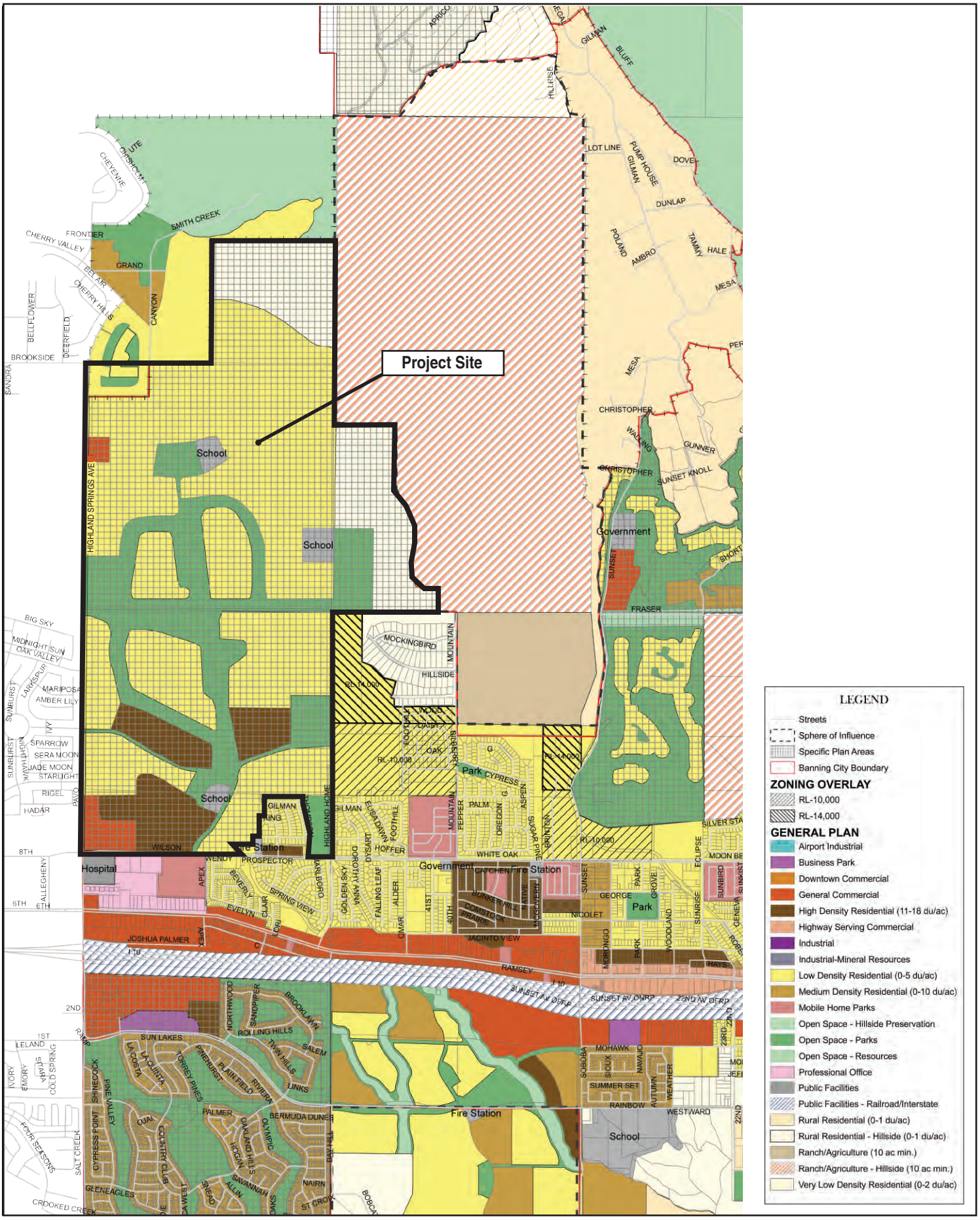
RBF CONSULTING

NOT TO SCALE

5/27/11 JN: 65-100290

Existing City of Banning General Plan Land Use Designations

EXHIBIT 4.10-1



SOURCE: RBF Consulting, Butterfield Specific Plan, May 25, 2011 (Exhibit 2.3)

NOT TO SCALE

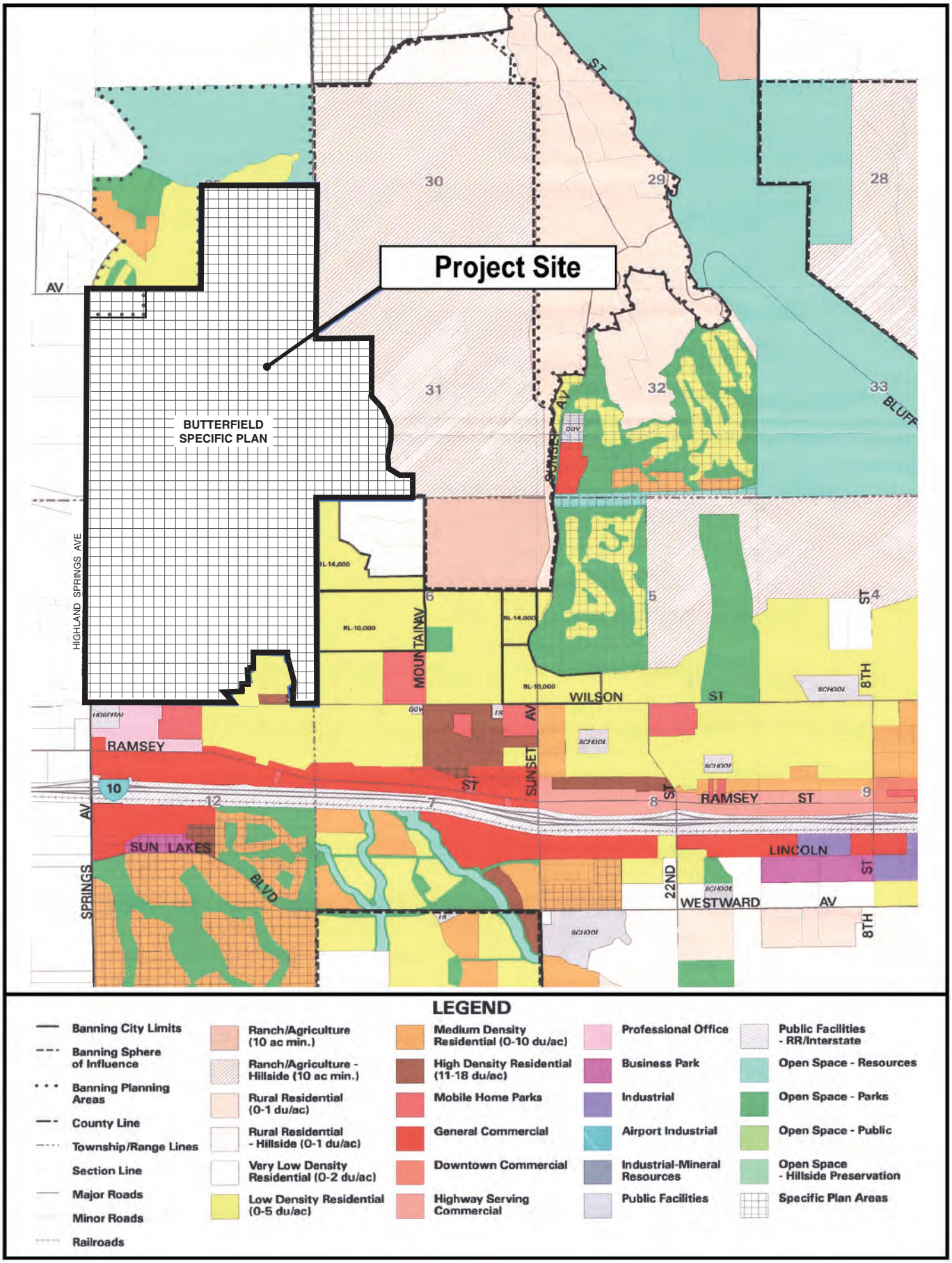
RBF CONSULTING

5/27/11 JN: 65-100290

PARDEE HOMES • BUTTERFIELD SPECIFIC PLAN EIR

Existing City of Banning Zoning

EXHIBIT 4.10-2



SOURCE: RBF Consulting, Butterfield Specific Plan, May 25, 2011 (Exhibit 2.2)
City of Banning General Plan Exhibit III-2, March 16, 2006

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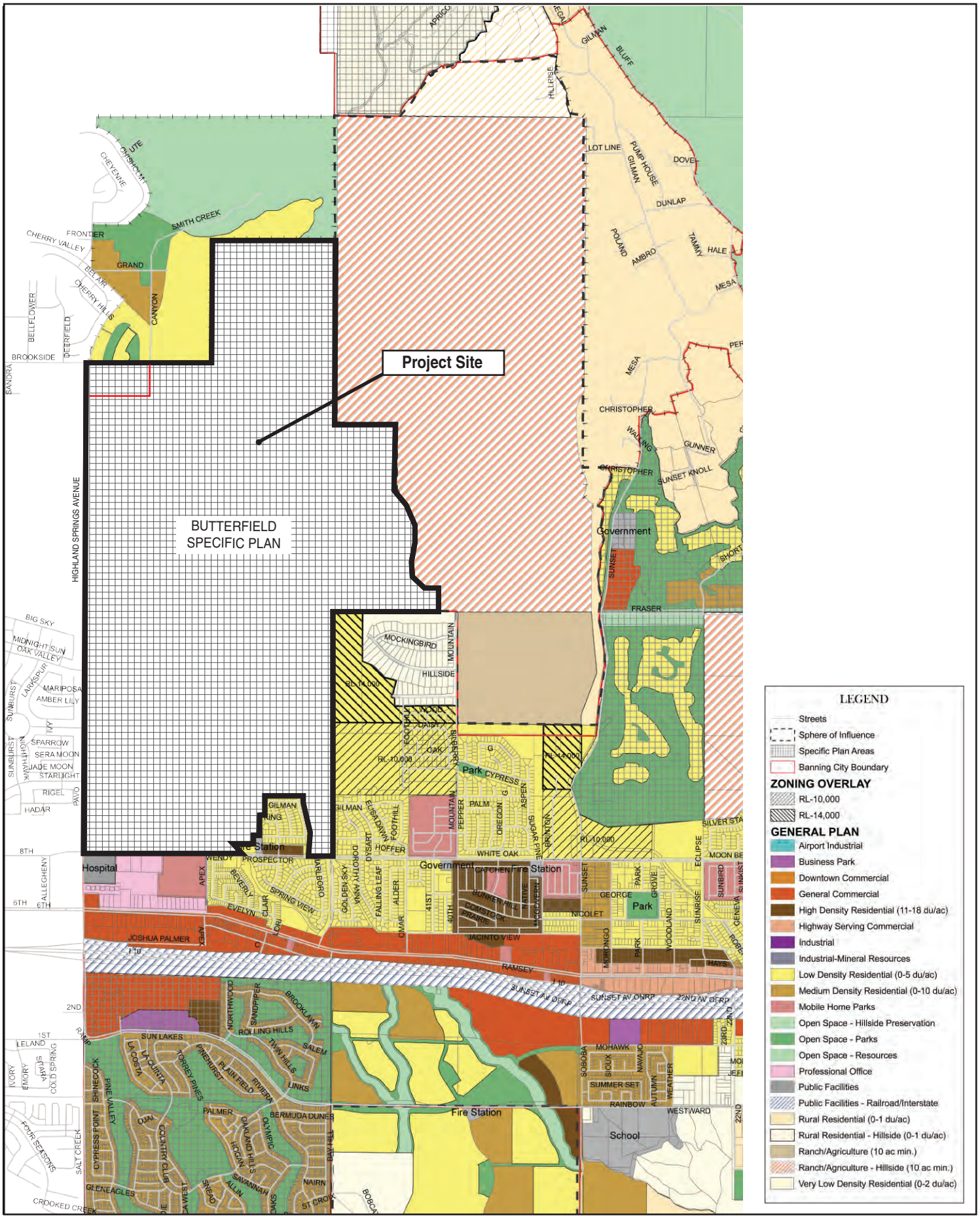
RBF CONSULTING

NOT TO SCALE

Proposed Amended City of Banning General Plan Designation

5/27/11 JN: 65-100290

EXHIBIT 4.10-3



SOURCE: RBF Consulting, Butterfield Specific Plan, May 25, 2011 (Exhibit 2.3)
City of Banning Zoning Map, October 7, 2008

NOT TO SCALE

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5/27/11 JN: 65-100290

PARDEE HOMES • BUTTERFIELD SPECIFIC PLAN EIR

Proposed Amended City of Banning Zoning

EXHIBIT 4.10-4

Appendix I:
2013-2021 Housing Element – City General Plan

City of Banning 2020 Urban Water Management Plan

2013 - 2021
HOUSING ELEMENT

CITY OF BANNING

DRAFT

SEPTEMBER 12, 2013

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A. Introduction

The Housing Element is the City's primary policy guide for the maintenance, improvement and development of housing within the City of Banning. The Element provides an indication of the need for housing in the community in terms of affordability, availability, adequacy, and accessibility. It provides a strategy to address housing needs and identifies a series of specific housing program actions to meet community needs. A detailed Housing Needs Assessment, Constraints Analysis, and Resources Summary was prepared as part of the Housing Element update and serves as the technical background document to the Housing Element. Together, the two documents comprise the complete Housing Element.

PURPOSE OF THE HOUSING ELEMENT

The Housing Element is the City's official response to the need to provide housing for all economic segments of the community, as well as a legal requirement that housing policy be included as a part of the planning process. The Housing Element provides City officials, residents and other stakeholders the opportunity to plan for the existing and future housing needs in the community. This Housing Element has been prepared in compliance with the 2013-2021 planning cycle for cities in the Southern California Association of Governments (SCAG) region, and identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to housing development; 5) promoting equal housing opportunities; and promoting energy conservation.

SCOPE AND CONTENT OF THE HOUSING ELEMENT

The Housing Element consists of two documents: 1) the Housing Policy Plan, which contains goals, policies, programs and quantified objectives; and 2) the Housing Element Technical Report, which contains the Needs Assessment, Constraints, and Resources chapters. Appendix A of the Technical Report provides an Evaluation of the previous Housing Element and Appendix B includes the detailed Residential Land Inventory for evaluating the City's ability to accommodate its assigned share of regional growth needs for this planning period.

The State Legislature recognizes the role of local general plans, and particularly the Housing Element, in implementing statewide housing goals to provide decent housing and a suitable living environment for all persons. Furthermore, the Legislature stresses continuing efforts toward providing affordable housing for all income groups.

The major concerns of the Legislature with regards to the preparation of Housing Elements are:

- Recognition by local governments of their responsibility in contributing to the attainment of State housing goals;

- Preparation and implementation of City and County Housing Elements that are coordinated with State and federal efforts to achieve State housing goals;
- Participation by local jurisdictions in implementation efforts to attain State housing goals; and
- Cooperation between local, regional and state agencies to address housing needs.

The State Department of Housing and Community Development (HCD) sets forth specific guidelines regarding the scope and content of housing elements.

A number of local and regional plans and programs relate to the Housing Element. A brief description of these plans and programs follows.

RELATED PLANS AND PROGRAMS

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

State Housing Element Law requires SCAG to prepare a Regional Housing Needs Assessment (RHNA) every eight years to identify existing and future housing needs. For the projection period of January 1, 2014 through October 31, 2021, the RHNA allocation for Banning is 3,792 units. The RHNA process and how the City intends to address this requirement is discussed further in the Resources section of the Technical Report.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Banning General Plan was comprehensively updated in 2006 and is comprised of 21 elements grouped in four major components:

- *Community Development*
- *Environmental Resources*
- *Environmental Hazards*
- *Public Services and Facilities*

The Housing Element is part of the *Community Development* component of the General Plan, which also includes the Land Use, Economic Development, Circulation, and Parks and Recreation Elements.

As required by state law, internal consistency is maintained among the various elements of the General Plan. For example, the framework for residential development established in the Land Use Element is reflected in the land inventory analysis of the Housing Element. The Land Use Element identifies residential land use designations at various densities that will facilitate the provision of a wide range of housing types for all income groups. The Circulation Element supports the Land Use and Housing Elements by identifying roadways, transit, pedestrian, and bicycle facilities that are needed to provide access and mobility for residents. Other elements that address public safety or

infrastructure issues help to ensure that adequate public services and facilities will be available to support residential developments. Whenever one element of the General Plan is amended, the other elements are reviewed and modified, as necessary, to ensure consistency.

Government Code Sec. 65302 requires amendments to the Safety and Conservation elements to include analysis and policies regarding flood hazard and management information upon each revision of the Housing Element. If necessary, amendments to the Housing Element will be processed concurrently in order to maintain consistency between elements.

State law also requires that water and sewer providers grant service priority to new developments with units that are affordable to lower-income households. The Housing Element will be transmitted to these providers upon adoption of the element to ensure that they have up-to-date information regarding the housing needs and objectives in Banning.

Senate Bill 244 of 2011 amended the *Government Code* and *Water Code* to require cities and counties to analyze unincorporated island, fringe and legacy communities and amend the Land Use Element of the General Plan prior to or concurrent with the next update of the Housing Element. This bill also imposes requirements on Local Agency Formation Commissions (LAFCOs) regarding annexations and the analysis of municipal services in disadvantaged unincorporated communities (DUCs). According to Riverside County LAFCO, there are no DUCs within the Banning area.

COMMUNITY PARTICIPATION

Section 65583(c)(5) of the Government Code states that "the local government shall make diligent efforts to achieve public participation of all the economic segments of the community in the development of the Housing Element, and the program shall describe this effort."

The City's efforts to encourage public participation along with a summary of the comments received during the update process are presented in **Appendix C** of the Technical Report.

During the required HCD review period, copies off the Draft Housing Element were made available to interested parties on the City's website, at City Hall, the Banning Library and the Community Center. In addition, a public meetings and hearings to review the draft Housing Element were held by the Planning Commission and City Council. Notification was published in the local newspaper in advance of each hearing, and direct notices were mailed to interested individuals.

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Housing Plan

The purpose of the Housing Plan is to formulate a set of Housing Element Action Programs that will guide the City of Banning and all of its housing stakeholders toward the preservation, improvement and development of housing. The City intends to create a municipal climate that encourages a variety of housing types and affordability levels to meet the needs of residents at all income levels.

The programs described below establish specific actions, time frames and objectives consistent with the City's housing goals. Department/agency responsibilities and funding sources are also indicated.

A. GOALS AND POLICIES

CONSERVE AND IMPROVE AFFORDABLE HOUSING

Substandard and deteriorating housing units, in addition to the obvious problems of blight and appearance, can expose occupants to a variety of hazards ranging from electrical fire to toxic substances and materials used in construction. A number of factors affect the life expectancy of a housing unit, such as quality of workmanship, age of structure, location, type of construction, and degree of maintenance. As a city with a large number of older housing units, it is important that on-going maintenance programs are implemented in Banning. In addition to rehabilitation efforts, conservation of the existing stock of affordable housing is also important, as the cost to preserve existing affordable housing is often lower than replacing the units.

Housing Goal 1: Conserve, improve, and rehabilitate existing housing.

Policy 1.1: Develop and foster activities to increase the health, safety, and property values of the City's existing housing stock.

Policy 1.2: Preserve existing single-family neighborhoods.

Policy 1.3: Encourage continued and new investments in established communities.

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

ADEQUATE HOUSING SITES FOR NEW HOUSING DEVELOPMENT

Economic forces are driving jobs and housing development eastward in Riverside County, which will result in increased pressure in Banning for new housing opportunities. Although the recent housing market downturn has interrupted this pattern of rapid growth, history suggests that the pause will be temporary and the long-term prospect for the Inland Empire is continued economic expansion.

To keep pace with future growth, the Southern California Association of Governments (SCAG) has identified a need for 3,792 new housing units in Banning during the January 1, 2014 through October 31, 2021 planning period. New housing developments should provide a range of housing types and price levels to allow for the upward mobility of Banning residents, as well as affordable housing opportunities for households of modest means.

Housing Goal 2: ***Provide adequate sites for new residential construction to meet the needs of all segments of the community without compromising the character of the City.***

Policy 2.1: Provide adequate sites for a range of new housing construction to meet the Regional Housing Need Assessment (RHNA) for Banning of 3,792 units during the 2014-2021 planning period.

FACILITATE DEVELOPMENT OF AFFORDABLE HOUSING AND HOUSING FOR PERSONS WITH SPECIAL NEEDS

New construction is a major source of housing for prospective homeowners and renters. However, the cost of new construction can be high in comparison to housing preservation programs. In addition, market-rate new construction may not provide housing that is affordable, or adequate, for special needs populations such as the elderly, persons with disabilities, and homeless. Incentive programs such as density bonuses offer a cost-effective means of promoting affordable housing development. Public sector assistance can also promote the construction of affordable housing that meets the needs of all segments of the community. Banning is fortunate in that the cost of land is relatively low in comparison to much of Southern California, which increases the feasibility of affordable housing development.

Housing Goal 3: ***Assist in the development of housing that is affordable to all segments of the community.***

Policy 3.1: Support the development of housing affordable to all income groups by utilizing a variety of public and private efforts.

Policy 3.2: Assist the development of housing that targets the needs of special populations, including the elderly, persons with disabilities, and homeless.

Policy 3.3: Promote the development of attractive and safe housing to meet community needs.

REMOVE GOVERNMENTAL CONSTRAINTS TO HOUSING PRODUCTION AND AFFORDABILITY

Under current State law, the Housing Element must address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

Housing Goal 4: ***Remove governmental constraints to the provision of housing to the greatest extent feasible and legally permissible.***

Policy 4.1: Promote efficient and creative alternatives to help reduce governmental constraints.

Policy 4.2: Provide incentives and regulatory concessions for affordable and senior housing.

Policy 4.3: Streamline the City's development review and approval process to facilitate housing construction while also ensuring that new development meets all applicable standards.

EQUAL HOUSING OPPORTUNITIES

Housing should be made available to all persons regardless of race, religion, sex, family size, marital status, national origin, color, age, disability, or income. To make adequate provisions for the housing needs of all segments of the community, the City should promote equal and fair housing opportunities for all residents.

Housing Goal 5: ***Promote equal opportunity for housing throughout the City of Banning.***

Policy 5.1: Support efforts to eliminate discrimination in the sale or rental of housing with regard to race, religion, disability, gender, family size, marital status, national origin, or income.

Policy 5.2: Continue to further fair housing choices by actively expanding housing opportunities and removing impediments to fair housing.

Policy 5.3: Encourage the development or renovation of residential units that are accessible to disabled persons or are adaptable for conversion to residential use by disabled persons.

Policy 5.4: Accommodate housing for persons with special needs, including emergency shelters and transitional housing, in compliance with applicable State law.

ENERGY CONSERVATION AND SUSTAINABLE RESIDENTIAL DEVELOPMENT

Energy conservation can reduce development cost as well as ongoing utility bills for residents. City housing policies can also promote long-term sustainability through efficient land use and transportation planning to reduce fuel usage and travel cost.

Housing Goal 6: ***Promote residential energy conservation and sustainable development.***

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

B. HOUSING PROGRAMS

This section describes the programs that will implement Housing Element goals and policies. The housing programs define the specific actions the City will undertake in order to achieve the goals for the current planning period.

1. Code Enforcement

The City will identify potential code violations, utilize property maintenance inspections and work with property owners to resolve code and property maintenance issues to maintain the quality of housing units in the City. The City has brought Code Enforcement and Building Inspection staff under one department, and engaged in a cross-training effort to more actively and efficiently address code violations and improve communication with owners of properties in need of improvement.

Program Objectives: Decrease the number of unresolved code violations within the City and increase the number of improved properties.

Responsible Agency: Community Development Department

Funding Source: Community Development Department budget.

Schedule: Continuous throughout the planning period.

2. Housing Rehabilitation Program

The City will continue to pursue grant programs such as the Riverside County Home Improvement Program to provide loans to eligible lower-income families for necessary home repair and rehabilitation work, including room additions to alleviate overcrowding. The City will continue to publicize assistance offered by the County, including flyers available at the City Planning counter and information posted on the City's website. The City will prioritize funding as it becomes available to target projects

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

Program Objectives: Reduced number of substandard properties.

Responsible Agency: Community Development Department.

Funding Source: Grant funds

Schedule: Continuous throughout the planning period.

3. Conservation of Existing and Future Affordable Units

Banning has several assisted affordable housing developments, although none is at risk of conversion to market rate during the current planning period. The City will monitor the status of these projects and take steps to preserve affordability should any become at-risk of conversion in the future.

Program Objectives: Monitor the status of assisted projects.

Responsible Agency: Community Development Department, U.S. Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development (HCD), and the Housing Authority of Riverside County (HARIVCO)

Funding Source: HUD Section 8 vouchers, other funding sources as available.

Schedule: Throughout the planning period

4. Section 8 Rental Assistance

The Section 8 Rental Assistance Program provides rental subsidies to very-low-income (up to 50 percent of areawide median income – [AMI]) family and elderly households who spend more than 30 percent of their income on rent. The subsidy represents the difference between 30 percent of monthly income and the actual rent. Section 8 assistance is issued to the recipients as vouchers, which permit tenants to choose their own housing and rent units beyond the federally determined fair market rent in an area, provided the tenants pay the extra rent increment.

Program Objectives: Continue to support the HARIVCO's applications for additional Section 8 allocations and efforts to provide vouchers for lower-income residents.

Responsible Agency: Housing Authority of Riverside County

Funding Source: Federal HUD Section 8 program

Schedule: Throughout the planning period

5. Adequate Sites for Residential Development

The General Plan Land Use Element and the Zoning Code establish the regulatory framework for residential development. The Land Use Element provides for a variety of residential types, ranging from lower-density single-family houses to higher-density apartments and condominiums and mixed-use development. A significant portion of the inventory of sites for higher-density housing is located in large planned developments. In some cases, large parcels must be subdivided to create suitable building sites prior to construction. When large sites must be divided into smaller parcels prior to development, the City facilitates this process through pre-application meetings to clarify procedures, concurrent priority processing of subdivision maps with any other required approvals, and incentives such as density bonus and modified development standards when the project includes affordable housing. The City has a successful track record of facilitating development applications, and will continue to work cooperatively with developers to streamline the permit process for large parcels requiring subdivisions.

The City will continue to ensure that adequate sites are available throughout the planning period to accommodate the City's share of regional housing need identified in the Regional Housing Needs Assessment.

Program Objectives: Maintain adequate residential sites with appropriate zoning to accommodate Banning's regional housing needs.

Responsible Agency: Community Development Department

Funding Source: Community Development Department budget

Schedule: Throughout the planning period

6. Facilitate Development of Affordable and Special Needs Housing

In order to facilitate the development of housing for low- and moderate-income households and persons with disabilities (including developmental disabilities), the City will implement the following actions:

- Provide administrative assistance to developers seeking available state and federal funding and/or tax credits for the construction of low- and moderate-income housing
- Facilitate projects that incorporate affordable units and accessible units by granting modifications to development standards, expedited processing, or financial incentives consistent with state law.
- Affordable housing developers will be contacted each year to solicit interest and apprise them of available assistance programs.

- Targeted assistance will be prioritized for special needs housing and extremely-low-income (ELI) units through density bonuses and/or regulatory incentives, modified development standards and fee deferrals, when feasible.
- Coordinate with the Inland Regional Center regarding the needs and assistance programs targeted for persons with developmental disabilities, and make information available on the City website.

Program Objectives: Facilitate affordable housing development commensurate with the RHNA and the production of accessible and supportive housing for persons with disabilities.

Responsible Agency: Community Development Department

Funding Source: Community Development Department budget

Schedule: Contact affordable housing developers and the Inland Regional Center annually; assist developers with applications for funding assistance upon request.

7. Infill and Mixed-Use Housing Development

Infill housing and mixed-use development helps to promote investment in older neighborhoods while also contributing to meeting the community's housing needs. The City has targeted the Downtown Commercial (DC) area for special incentives for multi-family, SRO and mixed-use development to stimulate revitalization. The downtown area is particularly well-suited to affordable and special needs housing due to the availability of employment, services and transit.

Since many parcels in the downtown are relatively small, the City will encourage consolidation of adjacent parcels to enhance development feasibility by providing a lot consolidation density incentive of 5% when two or more parcels totaling at least 0.5 acre are consolidated, and 10% when two or more parcels totaling at least 1.0 acre are consolidated. This density incentive will be in addition to the density bonus currently allowed. City incentives will also include consolidated permit processing, reduced fees for parcel mergers or lot line adjustments, density bonus and modified development standards.

The DC district zoning regulations will also be amended to increase allowable base densities to 24 units/acre for any project that meets the minimum affordability standards under state Density Bonus law (e.g., 5% very-low- or 10% low-income units). The City will also provide administrative and technical assistance with grant applications for affordable or special needs housing developments in the downtown area.

In recent years the City has facilitated infrastructure upgrades such as water lines and electrical service in the downtown. In order to incentivize development in the downtown area, the City will prioritize future Capital Improvement Program funds for downtown infrastructure improvements, if feasible.

Program Objectives: Facilitate development of multi-family and mixed-use development in the downtown area, with special emphasis on housing affordable to low- and moderate-income households or persons with special needs.

Responsible Agency: Community Development Department

Funding Source: Grant funds; CIP Budget

Schedule: Zoning amendment by June 2014.

Publicize development opportunities by contacting affordable housing developers annually.

10. Mortgage Credit Certificate Program

A Mortgage Credit Certificate (MCC) entitles qualified home buyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid during the year on a home mortgage. This tax credit allows the buyer to qualify more easily for a loan by increasing the effective income of the buyer. The Riverside County MCC Program provides for a 15% rate which can be applied to the interest paid on the mortgage loan. The borrower can claim a tax credit equal to 15% of the interest paid during the year. Since the borrowers taxes are being reduced by the amount of the credit, this increases the take-home pay by the amount of the credit. The buyer takes the remaining 85% interest as a deduction. When underwriting the loan, a lender takes this into consideration and the borrower is able to qualify for a larger loan than would otherwise be possible. The City will provide referral information regarding the MCC program on the City website, at City Hall and other public locations.

Program Objectives: Provide information regarding the MCC Program to eligible home buyers.

Responsible Agency: Riverside County Economic Development Agency (EDA) and participating lenders

Funding Source: Federal tax credits and EDA

Schedule: Throughout the planning period

11. Fair Housing Services

Banning is not an "entitlement city" and works cooperatively with the County of Riverside, which provides fair housing services to all unincorporated areas of the county and non-entitlement cities. Fair housing services offered through the County include counseling and information on potential discrimination and landlord/tenant problems; special assistance for ethnic minorities and single-parent households; and bilingual housing literature. Information regarding available services from the County will be provided at City Hall, on the City website, and at other governmental offices within the city. In addition, the City will work cooperatively with the County of Riverside to distribute fair housing information annually.

Program Objectives: Continue to work with the County of Riverside to provide fair housing services to residents of Banning.

Responsible Agency: Riverside County

Funding Source: Riverside County; Community Development Department budget

Schedule: Throughout the planning period

12. Reasonable Accommodation in Housing for Persons with Disabilities

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act require local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. The Zoning Code establishes administrative procedures for reviewing and approving such requests in conformance with state law. The City will continue to implement this ordinance.

Program Objectives: Continue to process requests for reasonable accommodation in conformance with state law and the Development Code.

Responsible Agency: Community Development Department

Funding Source: Community Development Department budget

Schedule: Throughout the planning period

13. Residential Energy Conservation

With the adoption of AB 32, California's greenhouse gas legislation, energy conservation is a growing concern. In addition to helping to mitigate greenhouse gas emissions, residential energy efficiency can reduce home heating and cooling costs.

a. Support the use of innovative building techniques and construction materials for residential development, such as energy efficient buildings that utilize solar panels and sustainable building materials that are recyclable.

b. Encourage maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program and the Western Riverside Council of Governments (WRCOG) HERO Program, that assist homeowners in providing energy conservation measures.

c. Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.

d. Encourage energy conservation devices including but not limited to lighting, water heater treatments, solar energy systems for all residential projects.

Program Objectives: Work cooperatively with property owners, utility companies and other government agencies to reduce energy use in residential developments.

Responsible Agency: Community Development Department

Funding Source: Community Development Department budget; grant programs, as available

Timeline: Throughout the planning period

C. QUANTIFIED OBJECTIVES

The City's quantified objectives for the development, rehabilitation and conservation of housing during the 2013-2021 planning period are summarized in the following table. The accomplishment of these objectives will depend on general economic conditions and the availability of funding assistance.

Income Category	New Construction	Rehabilitation	Conservation/ Preservation**
Extremely-Low	272	*	-
Very Low	271	*	-
Low	593	*	-
Moderate	685	*	-
Above Moderate	1,642	-	-
Totals	3,792	*	-

Notes:
*depending on available funding to replace lost redevelopment revenues
**No assisted units at risk (see Technical Report Table 18)

2013-2021
Housing Element
Technical Report

City of Banning

Draft

September 12, 2013

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I. Introduction

A successful strategy for improving housing conditions and expanding housing opportunities must be preceded by an assessment of the housing needs of the community and region. This Housing Element Technical Report for the City of Banning discusses the major components of assessing housing needs, including trends in population, households, and types of housing available in Banning.

The technical report examines the following topics:

- Population, employment, household, and housing characteristics;
- Constraints on housing production; and
- Available housing resources.

This Housing Element Technical Report serves as a foundation for the policies and programs presented in the Housing Plan for the 2013-2021 planning period.

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II. Housing Needs Assessment

This section of the Housing Element Technical Report examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the 2014-2021 Regional Housing Needs Assessment (RHNA) are examined. This analysis provides the basis for developing a successful housing strategy that meets the needs of the community.

The Housing Needs Assessment utilizes the most recent data from the U.S. Census, the California Department of Finance (DOF), the California Employment Development Department (EDD), the Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data were obtained through field surveys and from private vendors.

Community Profile

The City of Banning is located in the San Gorgonio Pass area adjacent to US Interstate 10 in west-central Riverside County. The City was incorporated in 1913, and encompasses approximately 23.2 square miles. During the 2013-2021 planning period residential growth is expected to occur on land within the existing City limits as well as on adjacent areas within the Sphere of Influence as it is annexed.

Riverside County is part of the "Inland Empire," which provides less expensive housing options for many people who work in Los Angeles and Orange counties are are unable to afford the higher housing costs in those coastal counties.

To avoid serving simply as "bedroom" communities for adjacent counties, Riverside County jurisdictions, including Banning, are working to attract new businesses to provide employment opportunities for local residents. This also helps promote a more balanced jobs/housing ratio, reduces the need for long commutes, and improves the local air quality and quality of life in general.

Population Characteristics

Population Growth Trends

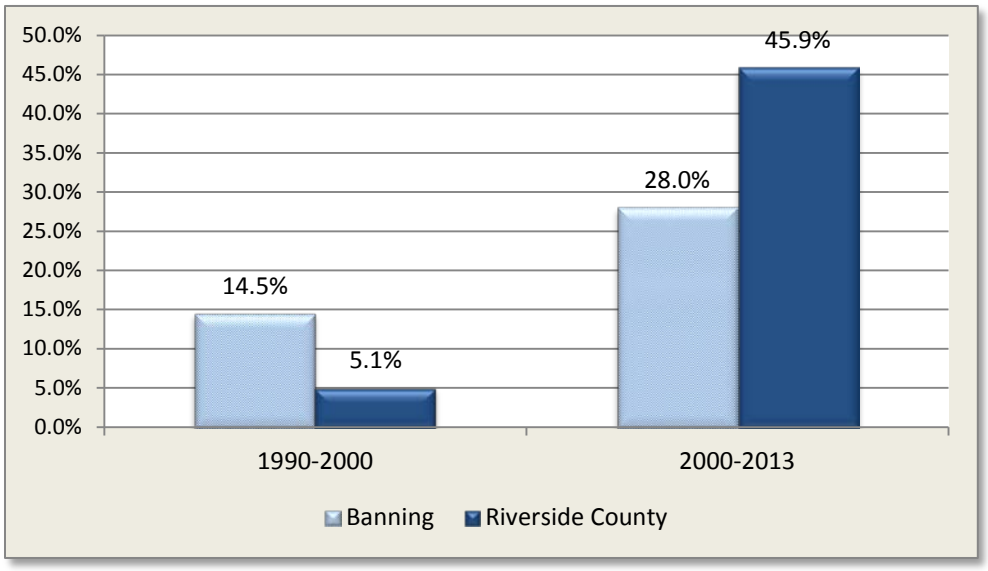
According to the Census Bureau, Banning's population increased from 20,572 in 1990 to over 30,000 in 2013 (see Table 1 and Figure 1). Although the City has continued to experience strong growth in the past decade, its rate of growth has been significantly lower than for Riverside County as a whole since 2000. The city's 2013 population of 30,170 represented only 1.3% of the county's total population of 2,255,059.

Table 1
Population Trends, 1990-2013 –
Banning vs. Riverside County

	1990	2000	2013	Growth 1990-2000	Growth 2000-2013
Banning	20,572	23,562	30,170	14.5%	28.0%
Riverside County	1,470,413	1,545,387	2,255,059	5.1%	45.9%

Source: U.S. Census, California Dept. of Finance Table E-5 (2012)

Figure 1
Population Growth 1990-2013 –
Banning vs. Riverside County



Age Characteristics

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. Traditionally, both the young adult population (20-34) and the elderly population (65+) tend to require low to moderate cost, smaller units. Persons between 35 to 54 years old usually reside in more expensive, larger units because they typically have higher incomes and larger households.

Table 2 provides a comparison of the city's and county's population by age group in 2010. This table shows that Banning has a substantially larger proportion of senior citizens than Riverside County as a whole. Persons age 65 and older comprise about 26% of the city's population while these groups represent less than 12% countywide. The median age of the city's population is

42.3 years compared to 32.7 years for the county as a whole. This age profile suggests a greater need for senior housing in Banning than many other portions of the county.

Table 2
Age Distribution –
Banning vs. Riverside County

	Banning		Riverside County	
Age Group	Persons	%	Persons	%
Under 5 years	1,840	6.2%	162,438	7.4%
5 to 9 years	1,839	6.2%	167,065	7.6%
10 to 14 years	1,942	6.6%	177,644	8.1%
15 to 19 years	2,009	6.8%	187,125	8.5%
20 to 24 years	1,877	6.3%	154,572	7.1%
25 to 29 years	1,784	6.0%	143,992	6.6%
30 to 34 years	1,514	5.1%	138,437	6.3%
35 to 39 years	1,397	4.7%	143,926	6.6%
40 to 44 years	1,353	4.6%	149,379	6.8%
45 to 49 years	1,621	5.5%	152,722	7.0%
50 to 54 years	1,603	5.4%	140,016	6.4%
55 to 59 years	1,559	5.3%	114,765	5.2%
60 to 64 years	1,604	5.4%	98,974	4.5%
65 to 69 years	1,713	5.8%	78,495	3.6%
70 to 74 years	1,710	5.8%	62,103	2.8%
75 to 79 years	1,747	5.9%	49,003	2.2%
80 to 84 years	1,346	4.5%	36,793	1.7%
85 years and over	1,145	3.9%	32,192	1.5%
Total	29,603	100%	2,189,641	100%
Median age	42.3		32.7	

Source: 2010 Census, Table DP-1

Race/Ethnicity Characteristics

The racial and ethnic composition of the city differs from the county in that a slightly lower percentage of city residents are Hispanic/Latino, and a higher percentage of city residents are non-Hispanic white (Table 3). Approximately 41% of city residents are Hispanic/Latino contrasted with 46% for the county as a whole. Non-Hispanic white residents comprise 43% of the city's population compared with 40% of the county's residents.

Table 3
Race/Ethnicity –
Banning vs. Riverside County

Racial/Ethnic Group	Banning		Riverside County	
	Persons	%	Persons	%
Not Hispanic or Latino	17,422	58.9%	1,194,384	54.5%
-White	12,858	43.4%	869,068	39.7%
-Black or African American	2,023	6.8%	130,823	6.0%
-American Indian/Alaska Native	365	1.2%	10,931	0.5%
-Asian	1,510	5.1%	125,921	5.8%
-Native Hawaiian/Pacific Islander	34	0.1%	5,849	0.3%
-Other races or 2+ races	632	2.1%	51,792	2.4%
Hispanic or Latino (any race)	12,181	41.1%	995,257	45.5%
Total	29,603	100%	2,189,641	100%

Source: 2010 Census, Table DP-1

Employment Characteristics

Occupation and Labor Participation

According to recent Census estimates, approximately 44% of Banning residents were in the civilian labor force compared to 62% for the county as a whole (Table 4). (The labor force includes employed and unemployed persons aged 16 years and above.) This smaller labor force percentage reflects the larger proportion of retirement-age residents in Banning.

Table 4
Labor Force –
Banning vs. Riverside County

Labor Force Status	Banning		Riverside County	
	Persons	%	Persons	%
Population 16 years and over	23,289	100%	1,571,629	100%
In labor force	10,279	44%	978,372	62%
Civilian labor force	10,279	44%	974,178	62%
Employed	9,299	40%	865,088	55%
Unemployed	980	4%	109,090	7%
Armed Forces	0	0%	4,194	0%
Not in labor force	13,010	56%	593,257	38%

Source: Census 2006-2010 ACS, Table DP3

As shown in Table 5, occupations of Banning residents were fairly evenly distributed among occupation categories, with sales/office representing the largest group with 28% of residents and management/business with 25% of residents.

Table 5
Employment by Occupation

Occupation	Banning	
	Persons	%
Civilian employed population 16 years and over	9,299	100%
Management, business, science, and arts occupations	2,314	25%
Service occupations	1,845	20%
Sales and office occupations	2,559	28%
Natural resources, construction, and maintenance occupations	1,149	12%
Production, transportation, and material moving occupations	1,432	15%

Source: U.S. Census 2006-2010 ACS, Table DP3

Job Location

According to recent Census data, approximately 81 percent of employed Banning residents worked in Riverside County, and approximately 31 percent were employed within the city limits (Table 6).

Table 6
Job Location for Banning Residents

Workplace Location	%
Worked in state of residence	99.9%
Worked in county of residence	80.9%
Worked in place of residence	31.0%
Worked outside county of residence	19.0%
Worked outside state of residence	0.1%

Source: Census 2006-2010 ACS, Table S0801

Household Characteristics

Household Composition and Size

Household characteristics are important indicators of the type of housing needed in a community. The Census defines a household as all persons who occupy a housing unit, which may include families related through marriage or blood, unrelated individuals living together, or individuals living alone. People living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

According to the 2010 Census, husband/wife families represented 47% of Banning households compared to 55% for the County as a whole. About 29% of Banning households were persons living alone – a much larger proportion than the entire County with just 19%. Nearly half of all households in the city included someone 65 years of age and older, compared to just 27% for Riverside County. The average household size was 2.61 persons compared to 3.14 for the County as a whole.

Table 7
Housing by Type –
Banning vs. Riverside County

Household Type	Banning		Riverside County	
	Households	%	Households	%
Family households:	7,186	66.3%	510,241	74.4%
Husband-wife family	5,106	47.1%	376,381	54.8%
With own children under 18 years	1,517	14.0%	185,194	27.0%
Male householder, no wife present	592	5.5%	42,845	6.2%
With own children under 18 years	294	2.7%	22,059	3.2%
Female householder, no husband present	1,488	13.7%	91,015	13.3%
With own children under 18 years	737	6.8%	49,824	7.3%
Nonfamily households:	3,652	33.7%	176,019	25.6%
Householder living alone	3,092	28.5%	132,494	19.3%
Households with individuals under 18 years	3,083	28.4%	294,200	42.9%
Households with individuals 65 years and over	5,268	48.6%	187,484	27.3%
Total households	10,838	100%	686,260	100%
Average household size	2.61		3.14	

Source: 2010 Census, Table DP-1

Household Income and Overpayment

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to recent Census data, the median household income in Banning was $37,373, which was less than two-thirds the Riverside County median income of $58,365 (Table 8). This large difference may be at least partly explained by the higher proportion of senior citizens in Banning.

Table 8
Median Household Income –
Banning vs. Riverside County

Jurisdiction	Median Income	% of County Median Income
Banning	$37,373	64%
Riverside County	$58,365	100%

Source: U.S. Census, 2007-2011 ACS

The income earned by a household is an important indicator of the household's ability to acquire adequate housing. While upper income households have more discretionary income to spend on housing, lower- and moderate-income households are more limited in the range of housing that they can afford. Typically, as household income decreases, the incidence of overpayment and overcrowding increases.

The following income categories are used in Housing Element analyses:

- **Extremely-low-income households** earn 30% or less of the Area (county) Median Income (AMI), adjusted for household size;
- **Very-low-income households** earn between 31% and 50% of the AMI, adjusted for household size;
- **Low-income households** earn between 51% and 80% of the AMI, adjusted for household size;
- **Moderate-income households** earn between 81% and 120% of the AMI, adjusted for household size; and,
- **Above-moderate-income households** earn over 120% of the AMI, adjusted for household size.

State and federal standards consider a household as overpaying for housing if it spends more than 30% of its gross income on housing. A household spending more than it can afford for housing has less money available for other necessities and emergency expenditures. Very-low-income households overpaying for housing are more likely to be at risk of becoming homeless than other households. Renter households overpay more often than owner households because of their typically lower incomes. Compared to renters, overpayment by owners is less of a concern because homeowners have the option to refinance the mortgage, or to sell the house and move into rentals or buy a less expensive home.

Recent Census data reported that about 52% of lower-income owners and 88% of lower-income renters in Banning overpaid for housing (Table 9). Overpayment was most prevalent among extremely-low-income households.

Table 9
Overpayment by Income and Tenure

Income Category	Owners		Renters	
	Households	Percent	Households	Percent
Extremely low households	370		405	
Households overpaying	350	94.6%	405	100.0%
Very low households	1,355		1,215	
Households overpaying	730	53.9%	1,055	86.8%
Low households	1,985		545	
Households overpaying	830	41.8%	445	81.7%
Subtotal: All lower-income households	3,710		2,165	
Subtotal: Households overpaying	1,910	51.5%	1,905	88.0%
Moderate households	1,900		265	
Households overpaying	450	23.7%	80	30.2%
Above moderate households	2,240		595	
Households overpaying	355	15.8%	0	0.0%

Source: U.S. Department of Housing and Urban Development, CHAS, based on the 2006-2008 ACS. Table 15.

Extremely Low Income Households

Following the passage of AB 2634 in 2006, state law requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. Extremely-low-income is defined as less than 30% of area median income, adjusted for household size. As of 2013 the area median income in Riverside County is $65,000[1]. For extremely-low-income households, this results in an income of $19,500 or less. Households with extremely low-incomes have a variety of housing problems and needs.

Existing Needs

As noted in Table 9, recent Census data estimated that there are 370 ELI owner households and 405 ELI renter households in Banning. Of these, 95% of owners and 100% of renters were reported as overpaying for housing.

Projected Needs

The projected housing need for extremely-low-income households is assumed to be 50% of the very-low-income regional housing need of 872 units. As a result, the City has a projected need for 436 new extremely-low-income units during the 2014-2021 planning period. The resources and programs to address this need are the same as for other lower-income housing in general, and are discussed elsewhere in the Housing Element and Technical Report. Because the needs of extremely-low-income households overlap extensively with other special needs groups, further analysis and resources for these households can be found in the Housing Needs Assessment/

[1] California Department of Housing and Community Development, State Income Limits for 2013, 2/25/2013

Special Needs Populations and Housing Constraints/Provision for a Variety of Housing discussions in this Technical Report.

Overcrowding

An overcrowded household is defined by the Census Bureau as more than one person per room, excluding bathrooms, kitchens, hallways, and porches. A severely overcrowded household is defined as more than 1.5 persons per room. Overcrowding results from a lack of affordable housing and/or a lack of available housing units of adequate size. Table 10 summarizes overcrowding for the City of Banning and Riverside County.

Table 10
Overcrowding –
Banning vs. Riverside County

	Banning		Riverside County	
Occupants per Room	Units	%	Units	%
Owner occupied units	8,623	100%	467,086	100%
1.01 to 1.50	185	2%	15,586	3%
1.51 to 2.00	89	1%	3,952	1%
2.01 or more	21	0.2%	1,021	0.2%
Renter occupied units	3,248	100%	199,820	100%
1.01 to 1.50	220	7%	18,488	9%
1.51 to 2.00	85	3%	5,685	3%
2.01 or more	0	0%	1,852	1%

Source: Census 2006-2010 ACS, Table B25014

According to recent Census data, overcrowding was more prevalent among renters than owners. Approximately 10% of the City's renter-occupied households were overcrowded compared to 3% of owner-occupied households. Overcrowding is slightly less prevalent in Banning than the County as a whole.

Special Needs Populations

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special circumstances or needs. These "special needs" populations include elderly persons, agricultural workers, single-parent households, persons with disabilities, large households, and the homeless. Many of these households also fall under the category of extremely-low-income.

A variety of City policies and programs described in the Housing Element address the needs of extremely-low-income households, including those in need of residential care facilities and persons with disabilities. However, it must be recognized than the development of new housing for the lowest income groups typically requires large public subsidies, and the level of need is

greater than can be met due to funding limitations, especially during these times of declining public revenues.

Elderly

The special needs of the elderly are often a function of lower fixed incomes and/or disabilities. Housing for the elderly often requires special attention in design to allow greater access and mobility. Housing located within vicinity of community facilities and public transportation also facilitates mobility of the elderly in the community.

As seen previously in Table 2, Banning's population is older than Riverside County as a whole. According to recent Census estimates, well over half of owner households but only 12% of renter households in Banning were headed by someone age 65 or older (Table 11). Elderly residents are more likely to have a disability, which may require special housing design.

Table 11
Elderly Households by Tenure

	Owner		Renter	
Householder Age	Households	%	Households	%
Under 65 years	3,912	45%	2,866	88%
65 to 74 years	2,106	24%	206	6%
75 to 84 years	2,083	24%	117	4%
85 years and over	522	6%	59	2%
Total Households	8,623	100%	3,248	100%

Source: U.S. Census 2006-2010 ACS, Table B25007

Finally, many elderly live on fixed incomes and occupy older homes. These factors may make paying for needed home repairs and maintenance difficult. The City's programs to increase senior affordable housing opportunities help to address this issue.

Agricultural Workers

Agriculture is a major industry in Riverside County although large-scale farming is not prevalent in the Pass area. Recent Census estimates reported 48 Banning residents employed in farming, forestry, fishing and mining occupations[2]. Agricultural workers face various housing issues due to their typically lower incomes and the seasonal nature of their work.

The City's zoning regulations allow agricultural employee housing with up to 12 units or 36 beds as an agricultural use, consistent with state law.

[2] 2006-2010 ACS, Table DP-3

Single-Parent Families

Single-parent families with children often require special attention due to their needs for affordable childcare, health care, and housing assistance. Female-headed families with children tend to have lower incomes, thus limiting housing availability for this group. According to recent Census data, about 9% of owner households and 28% of renter households in Banning were headed by single-parents (Table 12). Banning's housing programs aimed at increasing the supply of affordable housing help to assist single-parent families.

Table 12
Household Type by Tenure

Household Type	Owner		Renter	
	Households	%	Households	%
Married couple family	4,556	53%	1,143	35%
Male householder, no wife present	182	2%	227	7%
Female householder, no husband present	645	7%	671	21%
Non-family households	3,240	38%	1,207	37%
Total Households	8,623	100%	3,248	100%

Source: U.S. Census 2006-2010 ACS, Table B11012

Persons with Disabilities

According to recent Census estimates, approximately 18% of Banning residents reported having a disability. Among the elderly population (65+) 36% reported some type of disability.

Physical and mental disabilities can hinder a person's access to traditionally designed housing units (and other facilities) as well as potentially limit the ability to earn income. Housing that satisfies the design and locational requirements of disabled persons are limited in supply and often costly to provide.

Housing opportunities for disabled persons can be addressed through the provision of affordable, barrier-free housing. In addition to the development of new units, housing rehabilitation assistance programs can also be provided to disabled residents to make necessary improvements to remove architectural barriers of existing units. As noted in the Constraints section, the City has procedures in place for reviewing and approving requests for reasonable accommodation in housing for persons with disabilities in accordance with state law.

Developmentally Disabled

Section 4512 of the California Welfare and Institutions Code defines a "Developmental disability" as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require

treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult. The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Currently, nearly 600 Inland Regional Center staff members provide services to more than 25,000 people with developmental disabilities and their families in San Bernardino and Riverside counties. Once a consumer is found eligible, he/she is paired with a Consumer Services Coordinator (CSC) who becomes their primary contact at the center. They will meet on an ongoing basis to develop an annual Individual Program Plan (IPP) that lists specific, agreed upon goals and objectives that will enhance opportunities to live more closely in line with the core values of the agency. To better meet the needs of consumers, Inland Regional Center designed programs according to age, specialization, and geographic location. Categories include Early Start/Prevention 0-3; School Age 3-15; Transition 16-22; Adult 23-59; and Senior 60+.

Large Households

Large households are defined as those with five or more persons. Recent Census data estimated that 7% of owner households and 10% of renter households in Banning had five or more members (Table 13). Typically, the availability of adequately-sized and affordable housing units is an obstacle facing large households. The issue for large households is often related to affordability, particularly among renters. However, since the vast majority of Banning households are comprised of three or fewer persons, the need for large units is less than in many communities.

Table 13
Household Size by Tenure

Householder Age	Owner		Renter	
	Households	%	Households	%
1 person	2,813	33%	911	28%
2 persons	3,802	44%	1,031	32%
3 persons	621	7%	624	19%
4 persons	685	8%	334	10%
5 persons	295	3%	240	7%
6 persons	212	2%	70	2%
7 persons or more	195	2%	38	1%
Total Households	8,623	100%	3,248	100%

Source: U.S. Census 2006-2010 ACS, Table B25009

Homeless

The homeless population refers to persons lacking consistent and adequate shelter. Homelessness is a continuing problem throughout California and urban areas nationwide. During the past two decades, an increasing number of single persons have remained homeless year after year and have become the most visible of all homeless persons. Other persons (particularly families) have experienced shorter periods of homelessness. However, they are often replaced by other families and individuals in a seemingly endless cycle of homelessness.

The 2013 Riverside County Point-in-Time Homeless Survey estimated that there were a total of 2,978 sheltered or unsheltered homeless persons countywide at the time of the survey. This represented a 31% decrease compared to the 2011 homeless count. The 2013 count identified 42 homeless persons in Banning, all of whom were unsheltered and 40% were considered chronically homeless.

Inventory of Homeless Facilities

In response to the growing needs of the homeless population in Riverside County, a Continuum of Care (COC) process began in 1994 in order to provide the delivery of facilities and services to the homeless population at each step of the transition from living on the street, to permanent and sustained, independent living. The COC consists of four components:

1. Outreach and Assessment;
2. Emergency Shelters with Supportive Services;
3. Transitional Housing with Supportive Services; and
4. Permanent and Affordable Housing.

There are 19 emergency shelters, 19 transitional housing facilities, and 11 permanent supportive housing facilities in Riverside County. There are currently no homeless shelters in Banning.

HELP Services, the primary homeless service provider in Banning, provides meals to homeless persons.

Senate Bill (SB) 2 of 2007 strengthened local planning requirements for emergency shelters and transitional housing. In compliance with SB 2, the City's zoning regulations allows emergency shelters by-right in the Airport Industrial zone.

Housing Stock Characteristics

Table 14 shows the change in Banning's housing stock from 2000 to 2013 compared to Riverside County. The City's housing stock increased by approximately 24% during this period compared to 39% for the County as a whole. The majority (80%) of the existing housing stock in Banning consisted of single-family detached and attached homes. The remaining 20% of units were almost equally divided between multi-family units and mobile homes.

Table 14
Housing by Type –
Banning vs. Riverside County

Structure Type	2000		2013		Growth	
	Units	%	Units	%	Units	%
Banning						
Single-family	7,575	77.6%	9,670	79.6%	2,095	87.7%
Multi-family	1,030	10.6%	1,336	11.0%	306	12.8%
Mobile homes	1,156	11.8%	1,143	9.4%	-13	-0.5%
Total units	9,761	100%	12,149	100%	2,388	100%
Riverside County						
Single-family	398,752	68.2%	602,898	74.2%	204,146	89.7%
Multi-family	103,034	17.6%	130,314	16.0%	27,280	12.0%
Mobile homes	82,888	14.2%	79,022	9.7%	-3,866	-1.7%
Total units	584,674	100%	812,234	100%	227,560	100%

Source: Cal. Dept. of Finance, Tables E-5 & E-8

Tenure and Vacancy Rates

Table 15 illustrates the tenure (owner vs. renter) of occupied housing in Banning and the County as a whole. The table shows that Banning has a homeownership rate of 61% compared to 58% for the County as a whole. It is noteworthy that 3% of units were vacant but not for sale, for rent or held for occasional use. It is assumed that many of those units were foreclosures held by lending institutions.

Table 15
Housing Tenure – Banning vs. Riverside County

Housing Type	Banning		Riverside County	
	Units	%	Units	%
Occupied housing units	10,838	89%	686,260	86%
Owner-occupied housing units	7,412	61%	462,212	58%
Average household size of owner-occupied units	2.37		3.10	
Renter-occupied housing units	3,426	28%	224,048	28%
Average household size of renter-occupied units	3.12		3.22	
Vacant housing units	1,306	11%	114,447	14%
For rent	424	3%	23,547	3%
Rented, not occupied	26	0.2%	1,107	0.1%
For sale only	320	3%	18,417	2%
Sold, not occupied	54	0.4%	3,255	0.4%
For seasonal, recreational, or occasional use	134	1%	50,538	6%
All other vacants	348	3%	17,583	2%
Homeowner vacancy rate (%)	4.1		3.8	
Rental vacancy rate (%)	10.9		9.5	
Total housing units	12,144	100%	800,707	100%

Source: 2010 Census, Table DP-1

Vacancy rate is a measure of housing availability in a community. A vacancy rate of 2% for ownership housing and 5% for rental housing generally indicates an adequate supply of vacant housing to allow mobility. According to recent Census data, both owner and renter vacancy rates were 3%, very similar to Riverside County as a whole.

Housing Stock Age and Condition

The age of housing is commonly used as an indicator of need for major repairs. In general, housing units over 30 years old are likely to exhibit signs of rehabilitation needs, such as new roofing, foundation work, or plumbing.

As depicted in Table 16, about 58% of the housing units in Banning were built after 1979 and most are likely to be in good condition. Approximately 42% of units are over 30 years of age and may be in need of major repairs or even replacement.

Table 16
Age of Housing Stock –
Banning vs. Riverside County

Year Built	Banning		Riverside County	
	Units	%	Units	%
Built 2005 or later	285	2%	69,098	9%
Built 2000 to 2004	1,848	14%	130,497	17%
Built 1990 to 1999	2,802	21%	131,438	17%
Built 1980 to 1989	2,761	21%	179,429	23%
Built 1970 to 1979	1,332	10%	123,182	16%
Built 1960 to 1969	1,112	9%	65,589	8%
Built 1950 to 1959	1558	12%	51,864	7%
Built 1940 to 1949	863	7%	16,139	2%
Built 1939 or earlier	511	4%	15,880	2%
Total units	13,072	100%	783,116	100%

Source: Census 2006-2010 ACS, Table DP-4

Based on discussions with the City's code enforcement and Building Department staff, it is estimated that approximately 500 units may be in need of substantial repair or replacement. Other code enforcement issues in Banning include weed abatement, which is concentrated on rental properties with absentee landlords, as well as vehicle abandonment.

Housing Costs and Affordability

This section discusses current real estate market trends in Banning, both for-sale and rental. It must be emphasized that real estate markets are cyclical, and in recent years a sharp downturn in sales volumes and property values has occurred in the Inland Empire (Riverside and San Bernardino Counties), in large part due to the "sub-prime" mortgage crisis. While such downturns result in lower prices and more affordable housing opportunities, the corresponding increase in foreclosure rates and softening job market, combined with the rapid escalation in gasoline prices, has hit Banning and other Riverside County communities particularly hard. The following discussion should be viewed in recognition of recent events, and with the understanding that market conditions will change over time.

Housing Affordability

Housing affordability is determined by the ratio of income to housing costs. According to the HCD guidelines for 2013, the area median income (AMI) for a family of four in Riverside County is $65,000. Based on state guidelines, income limits for a four-person family along with rents and estimated sales prices generally considered to be "affordable" are shown in Table 17.

An affordable housing payment is considered to be no more than 30% of a household's gross income. For rental units, this includes rent plus utilities. Assuming that a potential homebuyer

within each income group has acceptable credit, a typical down payment (5% to 10%), and other housing expenses (taxes and insurance), the maximum affordable home price can be estimated for each income group, as seen in Table 17. Based on the current home prices described below, both low- and moderate-income households would generally be able to purchase a home with a sufficient number of bedrooms to avoid overcrowding. Very-low-income households may be able to purchase a home, but it would most likely be a smaller, older unit or a condominium or mobile home.

Table 17
Income Categories and Affordable Housing Costs – Riverside County

2013 Areawide Median Income = $65,000	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30% AMI)	$20,100	$503	--
Very Low (31-50% AMI)	$33,500	$838	$150,000
Low (51-80% AMI)	$53,600	$1,340	$250,000
Moderate (81-120% AMI)	$78,000	$1,950	$350,000
Above moderate (120%+ AMI)	$78,000+	$1,950+	$350,000+

Assumptions: --Based on a family of 4
-30% of gross income for rent or PITI
-10% down payment, 4.5% interest, 1.25% taxes & insurance
Source: Cal. HCD; J.H. Douglas & Associates

Ownership Housing

According to DataQuick Information Systems, the calendar year 2012 median resale single-family home price for Banning was $129,000, which was significantly lower than the median price of $205,000 for Riverside County as a whole (Table 18). The median resale price for condos in Banning was $116,000, well below the county median of $157,000.

Table 18
House and Condo Median Sales Prices, 2012

Zip Code	SFD	Condo
Banning	$129,000	$116,000
Riverside County	$205,000	157,000

Source: DataQuick Information Systems, 2013

A 2013 market survey found no new home developments currently active in Banning. However, in the City of Beaumont, which is immediately adjacent to the west, one new development (K. Hovnanian's Four Seasons[3]) was selling single-family detached homes at prices ranging from $220,159 to $367,550.

[3] http://www.newhomesource.com/yahoorealestate/homedetail/specid-985337 (accessed 9/2/2013)

Based on the estimated affordable prices (Table 17) and home prices presented above, housing affordability is currently considered excellent in Banning. Sales prices for new single-family housing are within the affordability range for moderate-income households, and even some lower-income households. The current recession, while creating severe hardship for many, has resulted in much improved affordability in the housing market.

Rental Housing

The rental housing market in Banning includes apartments, townhomes, and single-family homes. The results of a recent internet rental survey are shown in Table 19.

Table 19
Rental Market Data – Banning

Unit Size	Rent
1-bedroom apartment	$655
2-bedroom apartment	$810
3-bedroom SF house	$1,250

Source: Forrent.com[4]



Since no apartment complexes have been built in Banning in recent years, a review of newer apartments in the nearby city of San Jacinto was conducted. Willowcreek Meadows at 1555 S. Santa Fe Street, a gated 52-unit market-rate townhome apartment project with 2-car attached garages, is built at a density of 13.7 units/ acre and offers 2-bedroom units for $1,050-1,150/month and 3-bedroom units for $1,200-1,300/month[5]. Based on the affordability levels shown in Table 17 (page 19), all of these units are affordable to lower-income households. It should be noted that this project is less than 10 years old and represents the "high end" of the rental market in San Jacinto, and most (if not all) other apartment projects in the vicinity are expected to have lower rents.

Based on Riverside County income limits and current rental rates, most very-low-, low-, and moderate-income households can afford market rents in Banning. However, households with extremely-low incomes face an "affordability gap." Programs to facilitate development of new assisted rental housing and Section 8 vouchers can help to address this gap, and are discussed in the Resources section and the Housing Plan.

[4] www.forrent.com (accessed 9/1/2013)
[5] http://www.rent.com/california/san-jacinto-apartments/willowcreek-meadows-4-664903 (accessed 9/1/2013)

Assisted Housing At-Risk of Conversion

State Housing Element law requires cities to prepare an inventory of assisted multi-family rental units that are eligible to convert to market rate due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. Under Housing Element law, this inventory is required to cover the ten-year period from 2013 to 2023.

Table 20 summarizes the inventory of assisted rental housing projects in Banning. Three assisted developments are located in the City. None of these projects is at-risk of conversion during the current planning period.

Table 20
Inventory of Assisted Rental Housing

Development Name	Total Units	Funding Source	Expiration of Affordability Covenants
Cherry Valley Healthcare	132	223(a)(7)/223(f)	2039
Westview Terrace	75	HFDA/8 NC	2066
Windscape Village Apartments	128	207/223(f)	2040

Sources: SCAG, CHPC, City of Banning, 2013.

Growth Needs 2014-2021

Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies anticipated need for housing within each jurisdiction for the period from January 2014 through October 2021. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The current RHNA was adopted by the Southern California Association of Governments (SCAG) in October 2012. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of the parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories on the basis of the county’s income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

2014-2021 Banning Growth Needs

The total housing growth need for the City of Banning during the 2014-2021 period is 3,792 units. This total is distributed by income category as shown in Table 21. While the RHNA did not address the needs of the extremely-low-income category, state law requires jurisdictions to analyze this segment. As allowed by state law, the extremely-low category is assumed to be one-half of the very-low-income need.

Table 21
Regional Housing Growth Needs 2014-2021

Very Low	Low	Moderate	Above Moderate	Total
872*	593	685	1,642	3,792
23.0%	15.6%	18.1%	43.3%	100%

*50% of the Very Low category is assumed to be in the Extremely Low Income category
Source: SCAG 2012

How the City's growth needs will be accommodated is discussed in Section 4 – Housing Resources.

III. Housing Constraints

Governmental, infrastructure, environmental and market factors can pose constraints to the provision of housing. These constraints may result in housing that is not affordable to low- and moderate-income households, persons with special needs, or may render residential construction economically infeasible for developers. This chapter analyzes these potential constraints and where necessary, identifies steps the City can take to alleviate them.

Governmental Constraints

Governmental regulations, while intentionally controlling the characteristics of development in the community can also have the unintended effect of increasing the cost of housing. Potential governmental constraints include land use plans and regulations, building codes and their enforcement, site improvement standards, fees and other exactions required of developers, and local development processing and permit procedures.

Land use regulations limit the amount or density of development, potentially increasing the cost per unit. On-site and off-site improvements such as roads, traffic signals, water or wastewater systems may increase an individual project's costs of development. Processing and permit requirements may delay construction, increasing financing and/or overhead costs of a development. The following describes potential governmental constraints and analyzes the extent to which they may affect the cost and supply of housing in Banning.

General Plan

The Banning General Plan was adopted in 2006. The state-mandated Land Use Element of the General Plan is contained in Chapter III - Community Development[6]. The General Plan describes a range of residential types dispersed throughout the City in the following land use categories and densities:

- Ranch/Agriculture Residential (RAR) – 1 unit/10 acres
- Ranch/Agriculture Residential - Hillside (RAR-H) – 1 unit/10 acres
- Rural Residential (RR) – Up to 1 unit/ acre
- Rural Residential - Hillside (RR-H) – Up to 1 unit/ acre
- Very Low Density Residential (VLDR) – Up to 2 units/acre
- Low Density Residential (LDR) – Up to 5 units/acre
- Medium Density Residential (MDR) – Up to 10 units/acre
- High Density Residential (HDR) – 11 to 18 units/acre
- Very High Density Residential (VHDR) – 19 to 24 units/acre
- Mobile Home Park (MHP)

In addition to these residential land use categories, mixed-use or exclusive residential development is allowed in the Downtown Commercial (DC) land use category at densities up to

[6] http://www.ci.banning.ca.us/DocumentCenter/Home/View/663

18 units/acre. In the previous planning period, some of the larger sites in the Downtown Commercial area were designated affordable housing candidate sites with allowable densities of up to 20 units/acre.

Zoning Regulations and Residential Development Standards

The City of Banning regulates the type, location, density, and scale of residential development primarily through the Zoning Code. Development regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The residential land use districts set forth in the Zoning Code are the same as those described in the General Plan Land Use Element. The City's residential development standards, which include density, lot area, coverage, height, and setbacks, are shown in Table 22. These development standards are similar to those of other jurisdictions in the same market area and do not create an unreasonable constraint to the cost and supply of housing.

In addition to "conventional" zoning designations, Specific Plan districts allow customized development standards and design criteria. Such techniques may include clustering of units, density transfer within the project, or variations in lot orientation, layouts, and development standards. Specific plans are normally used for large-scale master planned developments and involve a high level of public review.

Table 22
Development Standards for RM, RMH, RH, and RVH Zones

Zone District	Maximum Building Height	Minimum Lot Width	Minimum Yard Setback			Minimum lot size (sq. ft.)	Allowable Density (units/acre)	Floor Area Ratio		Maximum Building Coverage (%)
			Front	Side	Rear			One Story	Multi Story	
R/A	35' or 2-story	600	50	25	50	10 acres	1/10 acre	0.10	0.20	10
RAR-H	35' or 2-story	600	50	25	50	10 acres	1/10 acre	0.10	0.20	10
RR	35' or 2-story	150	50	25	35	40,000	0-1	0.15	0.30	15
RR-H	35' or 2-story	150	50	25	35	40,000	0-1	0.15	0.30	15
VLDR	35' or 2-story	100	35	15	35	20,000	0-2	0.15	0.30	15
LDR	35' or 2-story	70	20	10	15	7,000	0-5	0.35	0.60	40
MDR	45' or 3-story[1]	50	15	5	10	5,000	0-10	0.40	0.70	40
HDR/HDR-20	60' or 4-story	150	15	5	10	7,000	11-18[2]	0.40	0.70	40
VHDR	60' or 4-story	150	15	5	10	7,000	19-24[3]	0.40	0.70	40
MHP	25' or 1-story	150	10	5	10	N/A	9-18	0.50	N/A	50

Source: City of Banning Municipal Code, Chapter 17.08
1. Maximum height only permitted if Fire Department provides written verification that they can serve
2. Allowable density is 20 units/acre for HDR-20 sites
3. Allowable base density is 20 units/acre for qualifying affordable housing developments

Standards for Multi-Family Housing

Chapter 17.08 of the Zoning Code establishes standards for multi-family housing and PUD-type developments. All developments with more than ten units must provide 30% useable open space for active and passive recreational uses, excluding: rights of way; parking areas; areas adjacent to or between any structures less than 15 feet apart; setbacks; detention basins or any use whose primary purpose is not intended for recreation; patio or private yards; or areas with a slope greater than eight percent. Every dwelling unit must also have a patio or balcony not less than 300 square feet in area or 25% of the dwelling unit size, whichever is less. All multi-family developments must provide recreational amenities within the site, such as swimming pool, clubhouse, tot lot with play equipment, or day care facilities, according to the following schedule:

Number of Units	Number of Amenities
Up to 10	1
11 - 50	2
51 - 100	3
101 - 200	4
201 - 300	5
More than 300	One additional amenity for each additional 100 units

These standards are typical of most higher-density developments in Southern California, and do not pose an unreasonable constraint to housing supply or affordability.

Density Bonus

Under current law, applicants are eligible for a range of density bonuses up to 35 percent based on the percentage of affordable units in a development. Applicants are also eligible for a land donation density bonus. The City is required to offer one to three regulatory incentives based on the percentage of affordable units in a development. Reduced, waived, or partially paid fees are possible incentives associated with applications for density bonuses. The law also limits parking requirements that localities may impose. The City's density bonus regulations are in conformance with current state law.

Off-Street Parking Requirements

Table 23 depicts the off-street parking requirements for residential uses in Banning, as required by Chapter 17.28 of the Zoning Code. These requirements are typical for Southern California cities and are not considered an unreasonable constraint to the production of housing. The City offers reduced parking requirements as an incentive associated with applications for density bonuses in compliance with state law.

Table 23
Off-Street Parking Requirements

Residential Unit Type	Number of Required Parking Spaces
Single family dwellings	Two covered spaces within an enclosed garage.
Multi-family residential:	
Studio and one bedroom	One covered parking space per unit, plus one uncovered guest parking space for every 4 units.
Two bedrooms	Two covered parking spaces per unit, plus one uncovered guest parking space for every 4 units.
Three or more bedrooms	Three covered parking spaces per unit, plus one uncovered guest parking space for every 4 units.
Planned unit developments including single family dwellings and condominiums	Two covered spaces within an enclosed garage per unit, and one uncovered off street guest parking space for every five units.
Residential day care	Two spaces in addition to those required for the primary residence.
Senior citizen apartments	One covered space for each unit, plus one uncovered space, and one space for each three units for guest parking.
Senior congregate care	One covered space for each unit.
Mobile home parks	Two covered parking spaces within an enclosed Garage, which may be tandem, and one uncovered guest space for each unit.

Provisions for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels and for persons with special needs, including mobile homes, congregate care facilities, senior housing, emergency shelters, and transitional housing. Table 24 summarizes the various housing types that are permitted within Banning's residential zone districts.

Table 24
Permitted Residential Uses by Zoning District

Housing Types Permitted	Zoning District							
	RA	RR	VLDR	LDR	MDR	HDR*	VHDR	MHP
Single Family Dwelling	P	P	P	P	C	C	C	X
Condo/Townhouse	X	X	C	C	P	P	P	X
Multi-Family Dwellings	X	X	X	C	P	P	P	X
Mobilehome Park/Subdivision	X	X	X	X	C	C	C	P
Agricultural Employee Housing	P	X	X	X	X	X	X	X
Second Dwelling Unit	P	P	P	P	X	X	X	X
Single Room Occupancy facilities	X	X	X	X	X	C	C	X
Transitional & Supportive Housing	P	P	P	P	P	P	P	P
Congregate Care Facilities	X	X	X	P	P	P	P	X
Residential Care Facility (licensed/6 or less residents)	P	P	P	P	P	P	P	P
Residential Care Facility (unlicensed/6 or less residents)	X	X	X	X	C	C	C	X
Residential Care Facility (7 or more residents)	X	X	X	X	C	C	C	X

Source: City of Banning Zoning Code, 2013. P= Permitted, C=Conditionally Permitted, X=Not Permitted
*Includes HDR-20

Housing Affordable to Lower-Income Persons: As noted previously in the Needs Assessment, housing in Banning is much more affordable than many metropolitan areas of Southern California. While the current recession has caused increased unemployment and financial strain for some families, it has also brought about a significant decline in home prices and rents. The City's General Plan and zoning regulations facilitate development of affordable housing by providing a balance of land use designations with densities up to 24 units/acre (excluding density bonus) in the Very High Density Residential district. Typical multi-family housing developments (both market-rate and affordable) in the Banning market area have been at densities in the range of 16-20 units/acre. This density can be accommodated in both the HDR and VHDR districts even without density bonus. When state-mandated density bonus incentives are included, allowable densities of 24 – 30 units/acre may be achieved in the HDR and VHDR zones. Discussions with affordable housing developers have indicated that the densities and development standards currently allowed by the City's zoning regulations are appropriate for this market area and facilitate the construction of lower-income housing.

Mixed Use: Mixed-use development (residential and non-residential combined on the same parcel) is permitted in the Downtown Commercial (DC) and General Commercial (GC) zones, and is conditionally permitted in the Highway Serving Commercial (HSC), Professional Office (PO) and Business Park (BP) zones. A primary policy objective for the 2013-2021 planning period is to encourage higher-density affordable housing in the Downtown Commercial area as a means of stimulating economic investment in underutilized properties while also accommodating a substantial portion of the City's assigned share of lower-income regional housing need. Zoning regulations currently allow residential densities of up to 18 units/acre on smaller sites and 20 units/acre on larger sites of at least 0.8 acre. In order to provide an incentive for affordable multi-family and mixed-use development, Program 7 in the Housing Plan includes a proposal to amend the DC zoning regulations to increase the allowable base density to 24 units/acre for projects that meet the minimum affordability standards under state Density Bonus law (e.g., 5% very-low- or 10% low-income units). Development standards in the DC zone currently allow a height limit of 60 feet and 4 stories.

Second Units: Second units can provide additional opportunities for affordable housing while also providing a source of income for homeowners. As shown in Table 24, second units are permitted uses in all single-family zones. Standards for second units are provided in Section 17.08.100 of the Zoning Code pursuant to California *Government Code* Section 65852.2 and include the following requirements:

- The minimum lot size on which an attached residential second unit may be located shall be 7,000 square feet. The minimum lot size on which a detached residential second unit may be located shall be 10,000 square feet.
- The floor area of attached second unit shall not exceed 30% of the existing living area.

- The total area for a detached second unit shall not exceed 1,200 square feet.
- A residential second unit shall comply with all development standards for the applicable zoning district, including, but not limited to, standards for front, rear and side yard setback requirements for a primary unit under the regulations of the applicable zoning district.
- The owner of the lot shall reside on the lot, either in the primary unit or in the residential second unit, and the residential second unit shall not be sold, or title thereto transferred separate from that of the property.
- A minimum of one off-street parking space shall be provided per bedroom of the residential second unit.
- The minimum gross floor area of an attached residential second unit shall be 400 square feet.
- An attached residential second unit may have a separate entrance; provided, however, in no event shall any external stairwell be placed within the side yard setback.
- A residential second unit shall contain separate kitchen and bathroom facilities, and shall be metered separately from the primary dwelling for gas, electricity, communications, water, and sewer services.
- A residential second unit shall have no more than two bedrooms.
- The design of second unit shall be architecturally compatible with the primary unit on the same parcel with the predominant architecture of the area.

These standards ensure that new second units will not adversely impact the surrounding community and do not unreasonably constrain the development of second units.

Mobilehomes and Manufactured Housing: Mobilehome subdivisions and parks provide an important affordable housing source for residents of Banning, with mobile homes comprising nearly 10% of the housing stock. The Zoning Code allows mobilehome parks and subdivisions as a permitted use in the MHP zones. Manufactured housing units on permanent foundations are permitted in the same manner as single-family homes consistent with building code requirements.

Housing for Persons with Disabilities: The Zoning Code allows licensed Residential Care Facilities for six persons or less in all residential zones by-right. Small unlicensed care facilities and large care facilities (7+ residents) are permitted subject to a conditional use permit in the MDR, HDR and VHDR residential zones, as well as the Highway Serving Commercial zone.

Definition of "Family"

Zoning Code §17.04.070 defines "family" as a "single housekeeping unit", as follows: "Single Housekeeping Unit is one or more individuals, whether related by blood, marriage, legal adoption or not, jointly occupying a dwelling unit, including the joint use of and responsibility for common areas, and sharing

household activities and responsibilities such as meals, chores, household maintenance, and expenses, and where, if the unit is rented, all adult residents have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease with joint use and responsibility for the premises, and the makeup of the household occupying the unit is determined by the residents of the unit rather than the landlord or property manager." This definition is consistent with state law.

Separation Requirements

There is no City requirement for minimum separation distance between small licensed care facilities other than as may be provided in state law. Unlicensed care facilities must maintain a minimum separation of 1,000 feet from any other unlicensed care facility, boarding house, SRO, elementary or secondary school or day care center (Zoning Code §17.08.201).

Parking Standards

For boarding house type uses, one parking space is required for each room or two beds, whichever is greater. For senior congregate care facilities, two parking spaces per three units is required.

Supportive Services

There are no limitations on supportive services in group homes or care facilities.

Reasonable Accommodation for Persons with Disabilities

Reasonable accommodation refers to the City's procedures for reviewing and approving requests from disabled and special needs residents to alter their homes to allow for mobility and use. Chapter 17.42 describes City procedures for processing requests for reasonable accommodation for persons with disabilities and special housing needs in conformance with state law.

Emergency Shelters: State law (Senate Bill 2 of 2007) requires that emergency shelters be allowed by-right (i.e., without discretionary review such as a conditional use permit) in at least one zoning district. Emergency shelters are permitted by-right in the Airport Industrial (AI) zone. Approximately 135.8 acres of land is within the AI zone, of which approximately 94 acres is vacant. This area has ample capacity to accommodate the development of at least one homeless shelter. Portions of the AI zone are within one-quarter mile from the downtown core and nearby central business district, within easy walking distance from services available in the downtown.

Transitional and Supportive Housing: "Transitional and supportive housing" means a residential facility that provides temporary accommodations, typically for six months to two years, to low- and moderate-income persons and families or persons with special needs, and which also may provide meals, counseling, and other services, as well as common areas for residents of the facility. SB 2 of 2007 requires that transitional and supportive housing be considered a residential use that is permitted under the same procedures and requirements as for

other residential uses of the same type in the same zone. The Zoning Code allows transitional and supportive housing subject to the same standards and procedures as for other residential uses of the same type in the same zone in conformance with SB 2.

Farmworker Housing: State law[7] provides that employee housing for six or fewer workers shall be considered a single-family use and no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. State law further provides that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation, and no conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The Zoning Code allows agricultural employee housing by-right in zones where agriculture is a permitted use consistent with state law.

Single Room Occupancy: Single room occupancy (SRO) facilities are small studio-type apartment units, typically intended for very-low- or extremely-low-income persons. SRO facilities are allowed with a Conditional Use Permit in the High Density Residential (HDR) and Very High Density Residential (VHDR) districts, as well as in the Downtown Commercial (DC) and Highway Serving Commercial (HSC) Districts.

Development and Planning Fees

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. In order to ensure public health and safety, the City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act.

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks, and infrastructure. These fees are typically assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived.

While the cost of planning and development impact fees may be viewed as a constraint to housing supply and affordability, local governments and service providers have little discretion

[7] *Health and Safety Code* §17021.5 and §17021.6.

in this matter due to the state's legal and budgetary framework established under Proposition 13 and other related laws.

Banning charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities. Under state law, these fees are limited to the actual cost of providing these services. Table 25 depicts current development fees for residential development. The City derives its building permit fees based on building valuation and fee data established by International Congress of Building Officials (ICBO).

Table 25
Development Fees

Fee Type	Single Family Unit	Multi-Family Unit
Permit processing	$660* (1,500 sq ft unit)	$316 (1unit or 1,000 sq ft.)
Fire	$1,335	$1,335
Police	$823	$913
Traffic Control	$250	$172
General Plan	$75	$75
Parks	$1,955	$1,187
General City	$478	$530
Energy Conservation	$45	$45
New Electrical Service	$1,400	$1,400
Water Connection (per d.u.)	$7,232	$7,232
Sewer/Wastewater (per d.u.)	$2,786	$2,786
School Fees	$2.97 or $3.69** per sq ft.	$2.97 or $3.69** per sq ft.
T.U.M.F	$10,046	$7,054
M.S.H.C.P.	$1,008-$1,938***	$1,008-$1,938***
Total (per unit)	$34,558	$28,673

Notes: T.U.M.F refers to the Transportation Uniform Mitigation Fee
MSHCP refers to the Multi-Species Habitat Conservation Plan
* Permit cost for production phase 1,500 sq ft. dwelling unit as per City Fee table.
**Cost varies on school district jurisdiction, Banning District used to estimate total fees.
*** Cost varies based on dwelling units per acre.
Source: City of Banning, 2013

Building Codes and Enforcement

Banning has adopted the 2010 version of the California Building Codes. The California Building Code is considered to be the minimum necessary to protect the public health, safety, and welfare, and is used by most jurisdictions in the state. Code violations are investigated on both a complaint basis and on a proactive basis as code enforcement officers patrol the city. Code enforcement officers work cooperatively with property owners to expedite remedial actions and advise them about any assistance programs that may be available to help bring properties into compliance. The City currently (2013) has one Code Enforcement staff. Prior to the recession that began in 2008, there were three Code Enforcement personnel.

Local Processing and Permitting

The City of Banning encourages the ongoing construction, maintenance, and improvement of housing by decreasing, to the extent possible, the time and uncertainty involved in gaining approvals for various development permits. This section outlines the City's development permit procedures. The Community Development Department currently (2013) has one staff planner assigned to processing planning applications.

Concurrent Processing

State law requires that all communities work toward improving the efficiency of their building permit and review processes by providing concurrent processing, thereby eliminating the unnecessary duplication of effort. Moreover, Assembly Bill 884 (passed in 1978) helped reduce governmental delays by 1) limiting processing time in most cases to one year, and 2) by requiring agencies to specify the information needed to complete an acceptable application. The following summarizes the existing approximate time frame and review procedures for single-family and multi-family projects.

Single-Family and Multi-Family Projects of Four Units or Less

Single-family or multi-family residential developments on legally established lots are permitted by-right and are approved by the Community Development Director. If a subdivision is proposed, review and approval by the Planning Commission and City Council is required pursuant to the state Subdivision Map Act.

Single-Family and Multi-Family Projects of Five or More Units

Developments with 5 or more units are subject to the Development Review process. Development review entails review by the Land Development Task Force (LDTF) that includes representatives from the Engineering, Community Services, Planning, Electric, Fire, and Police Departments. The purpose of the LDTF is to identify issues early in the planning process so that applicants can avoid costly revisions and project delays. At the conclusion of the LDTF meeting, the applicant is provided with preliminary conditions of approval, an estimate of processing costs associated with each development application/entitlement for each department, as well as an anticipated total development "package" cost. Applicants are also given an estimated processing time to a final decision, including Planning Commission and City Council hearings, if applicable. Every attempt is made on the part of the City to provide applicants with early feedback in order to minimize processing time and cost.

Design Review

Design review requirements are established in Chapter 17.56 of the Zoning Code. Prior to making a determination, the review authority shall determine that the project adequately meets adopted City performance standards and design guidelines, based upon the following findings:

A. The proposed project is consistent with the General Plan.

B. The proposed project is consistent with the Zoning Ordinance, including the development standards and guidelines for the district in which it is located.

C. The design and layout of the proposed project will not unreasonably interfere with the use and enjoyment of neighboring existing or future development, and will not result in vehicular and/or pedestrian hazards.

D. The design of the proposed project is compatible with the character of the surrounding neighborhood.

Design review for residential developments with four or fewer units is approved administratively by the Community Development Director. Projects with five or more units are approved by the Planning Commission or City Council, depending on whether other approvals are also required (e.g., specific plan).

Planned Unit Developments

Chapter 17.92 of the Zoning Code establishes procedures and criteria for Planned Unit Developments (PUD). PUDs provide flexibility in the application of the development standards for the underlying zoning district in order to encourage more efficient use of land. For example, a PUD can allow lot sizes that are smaller than the minimum for the zoning district in order to provide additional open space or preserve valuable environmental features of the site such as creeks, rock outcroppings, etc. PUDs may include exclusive residential or mixed uses. PUDs are approved by the Planning Commission unless it is part of an application package that requires City Council approval (e.g., zone change or development agreement).

Specific Plans

Government Code Sections 65451 and 65452 establish the legal framework for Specific Plans. Chapter 17.96 of the Zoning Code establishes the City's procedures for the adoption of Specific Plans. A Specific Plan application must include a text and a diagram(s) containing all of the required components outlined in state law. A Specific Plan is an alternative to conventional zoning regulations that establishes detailed standards and procedures governing development for a particular property. Like PUDs, Specific Plans may establish alternate development standards that are tailored to the characteristics of the property. Specific Plan districts allow for the use of special design criteria for maximum utility of the site and also allow for maximum design flexibility within density limitations. Techniques include clustering of units, or other unique lot orientation, layouts, and varying development standards. Specific Plans often include an infrastructure component that establishes a framework for the installation of utilities and other improvements needed to serve the development. Adoption of a Specific Plan is a legislative act subject to approval by the City Council.

The following table summarizes the approval process for different types of residential developments.

Table 26
Development Review Summary

Development Type	Review and Approval Process		
	CD Director	Planning Commission	City Council
Single-family detached			
Individual house	D		
Subdivision (2 - 4 lots)	R	R	D
Subdivision (5 lots or more)	R	R	D
Multi-family apartments			
2 – 4 units	D		
5 or more	R	D	
PUD or Specific Plan	R	R	D

R=recommendation D=decision

Environmental Protection

The California Environmental Quality Act requires environmental review of proposed discretionary projects (e.g., subdivision maps, use permits). Costs resulting from fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods, are also added to the cost of housing and passed on to the consumer. However, environmental review is required by state (and in some cases federal) law and these regulations help to preserve the environment and ensure environmental safety for the City's residents.

Infrastructure and Environmental Constraints

Water Supply. The City of Banning provides water service to all residential areas within the City. In addition, the City owns and operates wells, reservoirs, and a distribution line system to deliver domestic water. Projected capacity is sufficient to accommodate the level of growth anticipated in the General Plan.

Wastewater Treatment. The City provides sewage treatment at the Banning Water Reclamation Plant located at 2242 East Charles Street. The City sewer system contains 15-inch and 24-inch trunk lines, which are located within major City public right-of-ways. The present plant has a design flow capacity of 3.6 million gallons per day (MGD) and is currently (2013) operating at approximately 2.1 MGD.

Drainage and Flood Control Facilities. The Banning Canyon is located in several drainage basins and floodplains on the valley floor, subjecting the area to floods. The San Bernardino and San Jacinto Mountains within the Banning Canyon area are very steep and consists of rock that is fairly impermeable. Consequently, little infiltration of rainwater results in flows across the surface as runoffs and down the slopes as overland flows. These overland flows feed in fluvial streams in the drainage basins of the San Gorgonio Valley. Most of the 100-year flood plain is located in Banning Canyon area, which is not anticipated for residential development. This area has been designated as open space, due in part to its location in a flood plain, and in part to the

natural habitat of the area. The potential sites for residential development shown in the land inventory (Appendix B) are not within this flood plain. All new developments are required to install drainage improvements to serve the property consistent with applicable engineering standards.

Market Constraints

Development and Financing Costs

Banning is fortunate in that the cost of vacant land for residential development is relatively affordable, especially when compared to the adjacent counties of Orange, Los Angeles, and San Diego. Land prices are highly variable and depend on the density of development allowed, whether the site has environmental constraints, and whether an existing use must be removed. Construction costs vary according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, there is wide variation within each construction type, depending on the size of unit and the number and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures among others. The City has no influence over materials and labor costs, and the building codes and development standards in Banning are not substantially different than most other cities in Riverside County.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. In addition, prefabricated factory-built housing may provide a lower-priced alternative by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number increases, overall costs generally decrease as builders can benefit from economies of scale.

Cost and Availability of Financing. Housing affordability is also largely determined by interest rates. First-time homebuyers are most impacted by financing requirements. Currently (2013) mortgage interest rates for new home purchases are at historically low levels of approximately 4-1/2% for a 30-year fixed-rate mortgage, which increases housing affordability. Although rates are currently low, they can change significantly and impact the affordability of the housing stock. The recent economic crisis has also resulted in a tightening of lending standards, as compared to the "easy credit" practices in recent years. Thus, a critical factor in homeownership involves credit worthiness. Lenders consider a person's debt-to-income ratio, cash available for down payment, and credit history when determining a loan amount. Many financial institutions are willing to significantly decrease down payment requirements and increase loan amounts to persons with good credit rating. Persons with poor credit ratings may be forced to accept a higher interest rate or a loan amount insufficient to purchase a house.

IV. Housing Resources

Land Resources

In accordance with *Government Code* §65584, projected housing needs for each city and county in the Southern California region are prepared by the Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA). SCAG's Regional Council adopted the final Regional Housing Need Allocation in 2012. The RHNA allocation for Banning was discussed previously in the Housing Needs Assessment section of this Technical Report.

An important component of the Housing Element is the identification of sites for future housing development, and evaluation of the adequacy of this site inventory in accommodating the City's share of regional housing growth need. A parcel-specific vacant residential site analysis has been completed (see Appendix B) and Table 27 summarizes potential housing development that could accommodated on the City's vacant and underutilized land.

Table 27
Residential Land Inventory Summary vs. RHNA

	Income Category			
	Lower	Mod	Above Mod	Total
Approved Projects (Table B-3)				
Approved projects – R-A			30	30
Approved projects – Very Low Density Residential			1,036	1,036
Approved projects – Low Density Residential			3,032	3,032
Approved projects – Medium Density Residential		2,607		2,607
Approved projects – High Density Residential		1,213		
Subtotal – Approved Projects	0	3,820	4,098	6,705
Vacant parcels (Table B-4)				
Vacant parcels – Low Density Residential			513	513
Vacant parcels – Medium Density Residential		1,088		1,088
Vacant parcels – High Density Residential		395		395
Vacant parcels – High Density Residential-20	1,942			
Vacant parcels – Very High Density Residential	520			
Subtotal – Vacant Parcels	2,462	1,483	513	1,996
Underutilized Parcels (Table B-5)				
Downtown Commercial parcels	86			
Potential second units	5			5
Total land inventory	2,553	5,303	4,611	8,706
RHNA 2014 - 2021	1,465	685	1,642	3,792
Adequate Sites?	Yes	Yes	Yes	Yes

Source: City of Banning, 6/2013

As shown in Table 27 and Appendix B, there are adequate sites in all income categories to accommodate the City's share of regional housing need during this planning period. However, some parcels are large and require subdivision prior to development. In order to facilitate development of large sites, Program 5 includes actions such as expedited processing and incentives for subdivisions to create sites for affordable multi-family housing.

Financial Resources

State and Federal Resources

Section 8 **-** The Housing Choice (Section 8) voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to rent decent, safe, and sanitary housing in the private market. Since the rental assistance is provided on behalf of the family or individual, participants are able to find and lease privately owned housing, including single-family homes, townhouses and apartments from landlords who accept vouchers. Eligible households pay 30% of their income toward rent with the balance paid by HUD. The Housing Authority of Riverside County (HARIVCO) coordinates and administers Section 8 rental assistance on behalf of the City of Banning.

Community Development Block Grant (CDBG) Program – Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate property, public facilities and improvements, relocation, rehabilitation, and construction (under certain limitations) of housing, homeownership assistance, and clearance activities. Banning receives its CDBG funding through the County of Riverside.

HOME Investment Partnership Program – The HOME Program is designed to improve and/or expand a jurisdiction's affordable housing stock. Unlike the CDBG program, HOME funds can only be used for affordable housing activities. Specifically, HOME funds can be used for the following activities which promote affordable rental housing and lower-income homeownership: building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based assistance.

There are fairly strict requirements governing the use of the funds. Two major requirements are that the HOME funds must be: 1) used for activities that target certain income groups (lower-income families in particular) and 2) matched 25% by non-federal sources.

The City of Banning is eligible to receive HOME funds as a participating city in the Riverside County program as applicants apply for HOME-qualified projects.

Low-Income Housing Tax Credit Program **-** The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private

capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income, for a term of 15 years.

Local Resources

Redevelopment Housing Set-Aside Fund – In 2012 the state abolished all redevelopment agencies in California, therefore this tool for community revitalization and affordable housing assistance is no longer available.

Non-Profit Housing Providers

The following are housing providers that have been involved with development of affordable housing in the Banning area and may be interested in developing and/or preserving additional affordable housing in the future.

- Coachella Valley Housing Coalition
  45-701 Monroe Street, Suite G
  Indio, CA 92201
  (760) 347-3157
- Habitat for Humanity – San Gorgonio Pass Area
  P.O. Box 269
  Banning, CA 92220
  951-769-7600
- Jamboree Housing Corporation
  2081 Business Center Drive, Suite 216
  Irvine, CA 92612
  (949) 263-8676
- Affirmed Housing
  200 East Washington Avenue, Suite 208
  Escondido, CA 92025
  (619) 738-8401
- The Olson Company
  30200 Old Ranch Pkwy, #250
  Seal Beach, CA 90740
  (562) 596-4770
- Southern California Housing Development Corporation
  8265 Aspen Street, Suite 100
  Rancho Cucamonga, CA 91730
  (909) 481-0172

- RC Hobbs Company
  1110 E. Chapman Ave., Suite 206
  Orange , CA 92866
  (888) 633-4622

- LINC Housing Corporation
  110 Pine Avenue, Suite 500
  Long Beach, CA 90802
  (562) 684-1100

- Palm Desert Development Company
  P.O. Box 3958
  Palm Desert, CA 92261
  (760) 568-1048

- Riverside Housing Development Corporation
  4250 Brockton Avenue
  Riverside, CA 92501

Energy Conservation Opportunities

As residential energy costs rise, the subsequent increasing utility costs reduce the affordability of housing. As new development and infill development and rehabilitation activities occur, the City will have an opportunity to directly affect energy use within its jurisdiction.

State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Code of Regulations and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. California's building efficiency standards (along with those for energy efficient appliances) have saved more than $56 billion in electricity and natural gas costs since 1978. It is estimated the standards will save an additional $23 billion by 2013[8].

Title 24 sets forth mandatory energy standards and requires the adoption of an "energy budget" for all new residential buildings and additions to residential buildings. Separate requirements are adopted for "low-rise" residential construction (i.e., no more than 3 stories) and non-residential buildings, which includes hotels, motels, and multi-family residential buildings with four or more habitable stories. The standards specify energy saving design for lighting, walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of nondepleting energy sources, such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations through the plan check and building inspection processes.

[8] California Energy Commission (http://www.energy.ca.gov/title24).

Examples of techniques for reducing residential energy use include the following:

- **Glazing** – Glazing on south facing exterior walls allows for winter sunrays to warm the structure. Reducing glazing and regulating sunlight penetration on the west side of the unit prevents afternoon sunrays from overheating the unit.
- **Landscaping** – Strategically placed vegetation reduces the amount of direct sunlight on the windows. The incorporation of deciduous trees in the landscaping plans along the southern exposure of units reduces summer sunrays, while allowing penetration of winter sunrays to warm the units.
- **Building Design** – The implementation of roof overhangs above southerly facing windows shield the structure from solar rays during the summer months.
- **Cooling/Heating Systems** – The use of attic ventilation systems reduces attic temperatures during the summer months. Solar heating systems for swimming pool facilities saves on energy costs. Natural gas is conserved with the use of flow restrictors on all hot water faucets and showerheads.
- **Weatherizing Techniques** – Weatherization techniques such as insulation, caulking, and weather stripping can reduce energy use for air-conditioning up to 55% and for heating as much as 40%. Weatherization measures seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter.
- **Efficient Use of Appliances** – Appliances can be used in ways that increase their energy efficiency. Unnecessary appliances can be eliminated. Proper maintenance and use of stove, oven, clothes dryer, washer, dishwasher, and refrigerator can also reduce energy consumption. New appliance purchases can be made on the basis of efficiency ratings.

The Western Riverside Council of Governments (WRCOG) also sponsors a program called "HERO" intended to help reduce residential energy consumption. The HERO Program is offered through a partnership between WRCOG and Renovate America, Inc. The Program's purpose is to provide relatively low interest rate financing to spark the local economy by creating jobs and reducing utility costs, and to reduce greenhouse gas emissions. The Program provides HERO Financing for permanently affixed energy efficiency, water efficiency, and renewable energy products (Eligible Products). HERO Financing is repaid through an assessment on the owner's property tax bill over 5 to 20 years, based on the useful life of the products, and upon sale of the property, the balance generally stays with the property.

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Appendix A – Evaluation of the 2008-2013 Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the prior Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. The previous Housing Element covered the 2008-2013 planning period.

Table A-1 summarizes the programs contained in the previous Housing Element along with the City's accomplishments and implications for future policies and actions.

Table A-2 summarizes the City's progress toward the quantified objectives for construction, rehabilitation and conservation in the prior period.

Table A-1
Housing Element Program Evaluation 2008-2013

Program	Program Objectives	Accomplishments and Future Actions
Objective 1: Housing Opportunities and Accessibility		
1-1. The City shall amend the Zoning Ordinance to define Transitional and Supportive Housing in accordance with the Health and Safety Code, Sections 50675.14 and 50675.2, and also specify that both types of housing shall be treated as residential uses of property, subject to the same restrictions/regulations as other types of housing in the same zoning district.	Increased opportunities to develop both types of housing, thereby increasing homeless services and supportive capabilities in the community for those transitioning from homelessness to self-sufficiency. Zoning Ordinance Amendment to be completed by August, 2013	Zoning amendments were adopted on August 13, 2013 (Ord No. 1467). This program is no longer necessary for the 5th cycle.
1-2. In order to provide a wider variety of residential development opportunities in Banning for households of all income levels, in accordance with the Regional Housing Needs Assessment (including the unaccommodated need from the 3rd cycle), zoning amendments will be processed for parcels totaling at least 104 acres to allow multi-family rental or owner-occupied developments of at least 16 units by-right at a density of 20 units/acre. Parcels to be rezoned shall be selected from those listed in Appendix H, Table H-6 and shall have the realistic capacity to accommodate at least 2,079 units.	Rezoned sites will ensure that adequate capacity is available to accommodate the City's affordable housing needs, including lower-income (and extremely low-income) households as identified in the Regional Housing Needs Assessment.	Zoning amendments for all of the parcels listed in Table H-6 were approved by the City Council on August 13, 2013 (Ord No. 1466). This program is no longer necessary for the 5th cycle.
1-3. Continue to update elements of the General Plan, as needed.	Assurance that land is designated for residential development needs through 2014.	This program is redundant and will not be carried forward in the 5th cycle.
1-4. The Share Housing programs operated by Riverside County assist low-income individuals, including seniors and farmworkers, to locate roommates to share existing housing in the community; the majority of the program's applicants are senior citizens. Services offered include information and referral, outreach, client counseling, placement and follow-up. Shared housing provides an affordable housing alternative for many single-person households. The City will publicize the program on the City web site and also by producing a flyer to be placed at the front counter.	Affords additional options and availability of affordable housing to residents in the City that may otherwise be forced to overpay for housing.	This program has been discontinued and will not be carried forward in the 5th cycle.
1-5. Coordinate with homeless service providers and law enforcement agencies in the City of Banning and Riverside County to monitor the number of homeless persons residing in Banning, and facilitate finding housing for those in need of shelter. The City will fund an active public relations campaign (community flyers and web site	Will promote the awareness and availability of services for homeless persons, therefore, decreasing the number of persons without shelter. First public notice and mailer due by July 2009, Annual campaign thereafter through	The City has no staff or funding for this program and it will not be carried forward in the 5th cycle.

Program	Program Objectives	Accomplishments and Future Actions
postings) to actively market the City's programs.	2014	
1-6. The City Zoning Ordinance currently permits Single Room Occupancy hotels (SRO's) in the GC and HSC Commercial zoning designations. To further demonstrate the City's commitment to housing opportunities, particularly for those in the extremely low income (ELI) category, Single Room Occupancy (SRO's) developments shall be encouraged and facilitated through identification of potential locations and through city assistance with grant writing for the development of SRO projects. The City shall prepare and maintain a map of suitable sites to be kept on file in the Community Development Department to facilitate developers in finding suitable sites for such projects. In accordance with Program 5-4, projects, including SRO's targeted to extremely low income households, will be eligible for a reduction or waiver of City of Banning application and processing fees.	Increased affordable housing opportunities for extremely low income persons. Creation of map by December 2009, annual updates thereafter, through 2014	SROs are permitted with a CUP in the HDR zone. Banning Hotel SRO was approved in the prior planning period. The City will continue to implement SRO regulations and no changes are needed in the 5th cycle.
1-7. Establish a Homeownership Education Program (HEP) for prospective homebuyers as well as for renters (potential future purchasers). This educational program will assist those considering purchasing a home in understanding the process and helping them decide if the timing is right to make a home purchase.	By offering education about the home buying process, eliminating myths, and providing clear, factual information, the City will help insulate itself and prospective home buyers, as well as renters, from default, or other financial difficulties in the long term. Program and procedures identified by July 2010, and On-going thereafter, 2008-2014.	The City has no staff or funding for this program and it will not be carried forward in the 5th cycle.
1-8. Create incentives and reporting procedures that can be implemented to encourage and monitor the development of housing opportunities for special needs housing.	Will better streamline policies and procedures, thus making development of special needs housing more accessible. Procedures identified by July 2010, and On-going thereafter, 2008-2014.	The City will continue to provide incentives for special needs housing.
1-9. The City will actively work with interested developers to identify sources of funding for affordable multifamily housing, including: tax-exempt mortgage revenue bonds; HOME funds; HCD's Multifamily Housing Program; and tax credits. Affordable housing projects shall include projects to address the needs of large families in Banning. The City shall offer assistance such as priority processing to developers for projects that include units with 4 or more bedrooms for large families, including new construction and room additions. In addition, the City shall provide letters of support for funding applications to further increase the chances for funding awards.	Increased opportunity for the development of affordable multi-family projects in the City. A list of available funding sources shall be generated by the Planning Department and updated on an annual basis. The list shall be completed by July 2013 and be made available continuously on the City's web site.	The City will continue to work with developers to facilitate production of affordable housing.
1-10. Riverside County has two programs to assist qualified families to purchase a home: First-	Increased opportunity for the development of affordable rental and for-sale single	The City will continue to refer residents to these

Program	Program Objectives	Accomplishments and Future Actions
Time Home Buyer Program and the Mortgage Credit Certificate program. The City will assist potential homeowners identified under the HEP program, and provide them with the information to access the County's programs.	family housing. Continuous and On-going, 2008-2014	County programs through a link provided on the City website.
1-11. The County of Riverside has initiated a Mortgage Credit Certificate Program for first time homebuyers. The City will continue to promote potential first time homebuyers to the County for approval, with the goal of funding 10 First Time Homebuyer applications per year, for a total of 60 during the housing element period. Additionally, the City will assist applicants with filling out the applications or other technical assistance.	Facilitate mortgages for first-time homebuyers. Continuous and On-going	The City will continue to refer residents to this County program through a link provided on the City website.
1-12. To ensure that the City building codes, and development ordinances comply with the provisions of SB 520 (Chapter 671 of the Government Code), the City will the revise the zoning ordinance to allow by right State licensed group homes, foster homes, residential care facilities, and similar state-licensed facilities in a residential zoning district, pursuant to state and federal law.	Provision of foster homes, residential care facilities, and similar facilities. Zoning Ordinance revision to occur by July 2009, annually thereafter through 2014.	Zoning Ordinance amendment adopted in 2013. The City will continue to implement these Code provisions.
1-13. To better assess the need for farm worker housing, the City will determine, in partnership with farm owners and labor providers, the number of farm workers who may be in need of housing in the area surrounding Banning. The City will identify sites suitable for farm worker housing.	The City, in conjunction with local developers will identify potential sites and/or provide or seek financial assistance to prospective developers of housing for farm labor through the Joe Serna Farm worker Grant Program and other state programs. Identify sites by December 2009; annual updates 2008-2014.	The City has no staff or funding for this program and it will not be carried forward in the 5th cycle.
1-14. Revise the City's Zoning Ordinance to ensure compliance with Employee Labor Housing Act, specifically H & S 17021.5 and 17021.6. Employee housing for six or fewer persons shall be considered a residential use of property.	Zoning Ordinance amendment.	Zoning Ordinance amendment adopted in 2013 (Ordinance No. 1467). The City will continue to implement the provisions of the Code.
1-15. Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding commercial and other non-residential uses.	Creation and maintenance of desirable living areas for all. Current and ongoing through 2014	This program is standard procedure and will not be carried forward in the 5th cycle.
1-16. Monitor the availability of vouchers and the waiting list for assistance under the Riverside County Housing Authority (RCHA) to meet the growing demand for public housing units and rental assistance. The City will continue to assist the authority by promoting the program with fliers and	Increased awareness of benefits to the program to increase opportunities for lower income housing, including extremely low-income. Continuous and On-going 2008-2014	The City will continue to refer residents to the County Housing Authority and provide a link to RCHA on the City website but has no staff

Program	Program Objectives	Accomplishments and Future Actions
applications at City Hall, along with program information on the City's website.		or funding to monitor vouchers.
1-17. Adopt procedures as part an update to the Zoning Ordinance to provide reasonable accommodation for persons with disabilities that allow for administrative approval of handicapped accessible features.	Specified procedure that clearly outlines the handling of requests for reasonable accommodation in housing for persons with disabilities.	A Reasonable Accommodation Ordinance (No. 1462) was adopted by the City Council on March 12, 2013. The City will continue to implement this ordinance.
1-19. The City will provide technical assistance to property owners and developers in support of lot consolidation including identifying opportunities for potential consolidation and providing available funding and incentives to encourage consolidation of parcels as appropriate. For example, the Planning Department will utilize design, development, impact fee, processing and streamlining incentives, such as reduction in setbacks, parking requirements, and other standards, deferral or lowering of development fees if feasible to encourage densities, residential uses and lot consolidation, and to promote more intense residential development in the Downtown Specific Plan area. Information on these financial and regulatory incentives will be made available at City Hall.	Promote development of one mixed use project for lower and moderate-income households. Ongoing 2008-2014; Sites will be made available during the 2008-2014 planning period.	The City will continue to assist developers with both lot consolidation and subdivision of large sites in order to facilitate the creation of suitable building sites for affordable housing.
Objective 2: Maintenance and Preservation		
2-1. The City will continue to pursue grant programs, such as HOME and CDBG for the rehabilitation of lower income, including extremely low income owner/renter occupied housing units in Banning. The City is committed to prioritizing funding as it becomes available to target projects benefitting extremely-low-income households. In accordance with the limitations outlined in Program 5-4, projects may be eligible for the deferral and/or waiver of Banning application and processing fees.	More efficient and productive use of land zoned for residential purposes. Continuous and ongoing, 2008-2014	This activity will be continued in the 5th cycle.
2-2. The Riverside County Community Development Department administers 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. The City will continue utilizing a public notification program to publicize assistance offered by the County. The program consists of flyers available at the City Planning counter, a bi-annual mailer, and a notice on the City's web site	Improved awareness of and participation in the County program. Continuous and On-going, 2008-2014.	The City will continue to publicize this County program by providing a link on the City website.

Program	Program Objectives	Accomplishments and Future Actions
2-3. The Banning Redevelopment Agency has established the Housing Exterior Rehabilitation Assistance Program (ERA), funded with Redevelopment Agency set-aside funds. The current program assists households with minor rehabilitation activities, mostly exterior improvements, paint, and windows. The City will expand the ERA program to include substantial rehabilitation work, including but not limited to, roof repair, foundation repair, electrical upgrades, and major appliances. The program will also be expanded to include energy efficiency improvements (see Program 4-3).	To increase the number of rehabilitated dwellings to maintain housing stock affordable to lower income families, including extremely low income, preventing the displacement of residents from their homes. The target is four (4) projects per year. Program guidelines to be established by July, 2009; continuous thereafter, throughout Housing Element period, 2008-2014	After the dissolution of the RDA, no funding is available for this program and it will not be continued.
2-4. The City will identify potential code violations on a proactive basis, utilize property maintenance inspections, and also work with property owners to resolve code and property maintenance issues to maintain the quality of housing units in the City. The City has brought Code Enforcement and Building Inspection staff under one department, and engaged in a cross-training effort to more actively and efficiently address code violations and also to improve communication, and facilitate the flow of funding to properties in need of improvement.	Decrease the number of unresolved code violations within the City and increase the number of improved properties. Cross training established by July, 2009; On-going thereafter through Housing Element period, 2008-2014	This activity will be continued to the extend funding is available.
2-5. The City shall pursue participation in the HUD sponsored Neighborhood Stabilization Plan Grant program to assist with the purchase of foreclosed homes at a discount.	Decrease the number of dilapidated housing units, increased supply of affordable housing, and improve neighborhood quality. On-going, 2008-2014, upon release of NOFA (typically twice per year).	NSP funding is no longer available, therefore this program will not be continued.
2-6. The City of Banning will continue to pursue State and Federal funding sources such as the HOME and MHP to assist at-risk units in the City. The City shall continue to be the source for information and technical assistance to potential purchasers and tenants of properties that could potentially convert to market rate. Within one year of the adoption of the Housing Element, the City will contact area non-profits to develop a preservation strategy so that both the City and developers are prepared to act quickly upon notice of units becoming at risk. The City will monitor the owners of at-risk projects on an ongoing basis, at least every three months, in coordination with other public and private entities to determine their interest in selling, preparing, terminating, or continuing participation in a subsidy program. The City will also actively engage property owners to take advantage of deferred loan programs for rehabilitation, mortgage refinancing, and acquisition to keep units affordable long term	Preservation of the identified 35 lower income rental units that are at risk of converting to market rate housing within the next 10 years; as other units are identified, the City will also actively engage property owners to take advantage of deferred loan programs for rehabilitation, mortgage refinancing, and acquisition to keep units affordable for a long term (typically 50 years). The City will develop a preservation strategy by July 2013; active coordination continuous and on-going thereafter through 2014.	The City will continue to work in partnership with other agencies to facilitate the preservation of at-risk properties.

Program	Program Objectives	Accomplishments and Future Actions
(typically 55 years).		
Objective 3: Remove Constraints		
3-1. Require active participation in an annual meeting of local lending institutions to foster high performance with regard to the Home Mortgage Disclosure Act (HMDA) and the Community Reinvestment Act (CRA). A meeting shall be hosted annually by the City to encourage progress and participation, the first meeting to occur by July, 2009.	Assurance that conventional financing is available to all economic segments of the community. Biennial review of HMDA/CRA statements, annual meeting throughout Housing Element period, 2008-2014.	The City has no staff or funding to continue this activity.
3-2. Periodically reexamine the Zoning Ordinance (i.e. every 2 years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.	Utilization of codes that do not unnecessarily add to the cost of housing, while reflecting technological advances and changing public attitudes. Every two (2) years.	This activity will be continued on an as-needed basis. The City does not have staff or funding to conduct a comprehensive evaluation of the Zoning Code every 2 years.
3-3. Periodically survey (i.e., every 2 years) development fees of other cities in the Riverside County area to ensure that the City's local development fees are reasonable in comparison.	Assurance that local development fees are reasonable and do not unnecessarily contribute to the cost of housing. First survey to be completed by July 2009, then every 2 years thereafter through 2014.	The City does not have staff or funding to conduct surveys of other jurisdictions every 2 years. This program will not be continued.
3-4. The City shall continue to encourage developers to take advantage of concurrent processing of entitlement projects offered by the City to reduce costs and processing times. Department staff will notify applicants upon project submittal of the City's LDTF policy and place public notice of the City's policies on the web site.	Reduction in overall development processing time, resulting in greater time and cost savings to applicants. Continuous and on-going through 2014	This is standard operating practice and therefore this program is no longer needed.
3-5. The City shall adopt streamlined permit processing procedures and a "one-stop shopping" counter to expedite the development of affordable housing projects, as such developments come under the consideration of the City.	The one stop shopping counter to be established by December 2009, continuous and ongoing thereafter through Housing Element Period, 2008-2014.	This is standard operating practice and therefore this program is no longer needed.
3-6. Prepare a Zoning Ordinance to implement a reduced parking requirement for residential projects serving lower income groups, including extremely low-income groups and special needs groups, and/or which is located close to public transportation or commercial services. On a case-by-case basis, projects targeting extremely low income (ELI) households may eliminate up to a maximum of 90% of the otherwise required off-street parking, excluding the need for employee and guest parking. The total amount of parking waived shall be determined by the number of units	Zoning Ordinance amendment.	The City Council adopted Ordinance 1467 to allow reduced parking standards for affordable housing on August 13, 2013. This program is no longer needed.

Program	Program Objectives	Accomplishments and Future Actions
affordable to extremely low income persons.		
3-7. Monitor the Design Review process to ensure it does not constrain residential development, particularly for projects containing five (5) or more units, including multifamily housing affordable to low and moderate income households. The planning department will complete an annual review to evaluate application processing and analyze processing times and the impact of conditions of approval to determine whether the Design Review process acts as a significant constraint on residential development. The review will be presented in an annual staff report to the Planning Commission and made publicly available. If the Design Review process is found to adversely constrain large (5 or more units) residential projects, the City will take action to amend Design Review or establish guidelines and other mechanisms to reduce processing times to the extent feasible by State law, or to develop alternate procedures as may be necessary. The review will be conducted as part of the City's Housing Element Annual Report submitted to the state.	Monitoring results to be prepared as part of the 2013 Housing Element implementation report and annually thereafter. Fast-track development review was implemented in July 2009 and is on-going. The fast-track development review allows builders to submit for design review and building plans at the same time to reduce overall processing time.	The Design Review process is not considered an unreasonable constraint to housing development; however this issue will be reviewed as part of the annual Housing Element implementation report.
Objective 4: Environment, Conservation and Community Sensitivity		
4-1. To encourage developers/property owners to incorporate energy conservation techniques into the siting and design of proposed residences, the City will augment the current design guidelines by either adopting a set of sustainable design guidelines, or incorporating guidelines into a City-wide design book. In order to encourage the use of the new guidelines, the City will provide user friendly access and links to information about energy friendly techniques.	Supplemental design guidelines to be adopted by December 2010.	
4-2. Regularly examine new residential construction methods and materials, and upgrade the City's residential building standards as appropriate.	Annually through 2014	This is a routine activity and the City adopts revised building codes when they are updated by the state. This program is not required.
4-3. Expand existing energy program guidelines to allow energy conservation measures as improvements eligible for assistance under the City's residential rehabilitation program. Additional measures could include, but would not be limited to, a minimum SEER 13 air conditioning efficiency in all retrofits, the use of R-10 insulation in exterior walls, incorporation of dual glazed windows, and the use of R-38 insulation for ceiling. Reduced costs available through the rehabilitation program, and lower long-term energy	Reduction in energy consumption in existing residences.	The guidelines were adopted in August 2009; then ongoing through 2014.

Program	Program Objectives	Accomplishments and Future Actions
costs, will encourage homeowners to install energy efficient measures.		
4-4. The City shall continue to require that, at a minimum, all new residential development comply with the energy conservation requirements of Title 24 of the California Administrative Code.	Compliance with State energy efficiency requirements.	This is a routine code requirement and will not be continued as a program.
4-5. To promote future in energy efficient priorities, the City shall prepare a sustainable PRD set of standards or an addition to the PRD Ordinance for sustainable projects early in the housing element period. The standards shall use the criteria established by LEED and/or recognized Green Building codes addressing the following conservation areas of focus.	Long-term increases in energy efficient projects and reduced energy costs. • Sustainable site development • Water savings; • Energy efficiency; • Material selection; and • Indoor environmental quality.	The Green Building Code was adopted in January 2010, and future updates will be adopted by the City as they become available.
Objective 5: Housing Availability and Production		
5-1. The City will update the inventory of vacant land on an annual basis or as projects are constructed. In addition, as projects are approved the City will update the website to show current projects.	Keep the residents and potential developers informed of projects currently being planned or proposed in the City. Continuous and On-going through 2014.	This program is appropriate and will be continued.
5-2. Inform residents of the below market interest rate mortgage programs operated by the California Housing Finance Agency (CalHFA) and direct interested property owners to CalHFA, as a means to facilitate homeownership for low and moderate income households. The City's Redevelopment Agency will provide an annual direct mailing to all citizens through the utility billing notices, advertising the CalHFA program.	Production of new, affordable housing for purchase by low and moderate income, first-time homebuyers. Annual mailing, current and on-going through 2014.	After the state's elimination of redevelopment agencies there is no funding for this program and it will not be continued.
5-3. The City will work with non-profit and for-profit developers of affordable housing to apply for available funding sources such as MHP, Joe Serna Farmworker Housing Grant Program, CalHome, Low Income Housing Tax Credits, tax-exempt bonds, and Proposition 1-C funds. The City will offer incentives to expedite processing and approvals for affordable housing projects, including offering the waiver of processing fees for projects that include `affordable units. In instances where affordable projects include units targeted to extremely low income households, on a case-by-case basis, the City will waive the payment of processing fees, as an additional incentive. The City will also provide letters of support for funding applications during the application process to increase the chances of a project being awarded	Increase the supply of affordable housing for large families, for extremely low-income households, and for special needs households including seniors and farmworker households. Current and On-going through 2014.	This program is appropriate and will be continued.

Program	Program Objectives	Accomplishments and Future Actions
funds.		
5-4. To increase opportunities for a wider range of housing production in the City of Banning, and to provide additional avenues for the production of housing affordable to lower income households in higher density areas, the City shall adopt, as an amendment to the existing Zoning Ordinance, a new overlay district to be used in conjunction with the Downtown Commercial designation. The new Mixed Use Downtown Commercial (MUDC) designation will apply within the existing defined area of the Downtown Commercial district, in conformance with the intent of the General Plan. The permitted density range in the MUDC overlay zone will be no less than 16 units per acre (UPA), up to a maximum of 30 UPA.	By establishing an opportunity for high quality mixed development projects, including high density residential, in conjunction with commercial uses, the City will create additional development opportunities and increase the production of housing across all income ranges.	On July 23, 2013 the City Council approved Ordinance 1466 allowing multi-family development at 20 units/acre by-right on three parcels in the DC district identified in Table H-6.
5-5. In order to encourage and facilitate development of mixed use residential, as well as other allowed uses in the Mixed Use Downtown Commercial (MUDC) district, the City shall install infrastructure upgrades and public facilities (street, curb, gutter, sidewalk, drainage facilities, and utilities) to stimulate private investment in the district.	The City hopes to establish a high quality base condition in the MUDC district that will lead to increased investment downtown and encourage the development of mixed use commercial and residential projects, including units affordable to lower income households.	This program is appropriate and will be continued, to the extent funding allows.
5-6. To further incentivize the development of affordable housing for low and moderate-income households, the City will offer financial incentives to properties located within the MUDC district that offer specified affordability levels in residential projects. Subject to funding availability, the City will offer below interest rate loans for construction financing and/or permanent financing. Funding participation levels will be evaluated on a project-by-project basis, and will be dependent on the level and extent of affordability offered.	Encourage the development of additional affordable housing units by offering financial incentives to developers utilizing higher affordability levels. The City will continue to research state and federal grant funding opportunities on a semi-annual basis.	This program will be continued to the extent funding is available.
5-7. The City shall work to establish partnerships with developers for the construction of affordable multi-family projects, including, but not limited to developers/builders with a proven track record of success in the Inland Empire. To the extent possible, City staff will assist developers in identifying and applying for regional, state or federal grants to support affordable housing and infrastructure improvements. In anticipation of funding participation, the City will ensure that funding mechanisms and policies are in place to facilitate City financial participation in future projects. The level of City funding participation will be evaluated on a project-by-project basis.	Increased City visibility and role in working to develop affordable housing projects in the City. Establish the groundwork enabling the City to act in a partnering role financially in the development of additional affordable housing projects in the City. While the City's ability to provide funding assistance is uncertain due to the dissolution of the Redevelopment Agency, staff will identify and solicit interest from developers active in the region by July 2013 to discuss bringing affordable housing to Banning.	This program will be continued, although after the dissolution of the redevelopment agency, funding is extremely limited.
5-8. The City shall annually apply for or support development and rehabilitation applications for	Securing of funding for expansion of affordable housing within the City of	The City will continue to work cooperatively with

Program	Program Objectives	Accomplishments and Future Actions
State and Federal funding for affordable housing, including the following funding sources: Pursue Key Federal Affordable Housing Funding Sources: Successful implementation of housing programs to create affordable housing depends on a community's ability to pursue additional funding sources. This program focuses on the six funding sources that are most pertinent to Banning: CDBG and HOME, and Section 523. Community Development Block Grant (CDBG): The State Department of Housing and Community Development (HCD) administers the federal CDBG program for non-entitlement cities and counties. Banning is eligible to apply to HCD for CDBG funding. HOME: Under the HOME program, HUD will award funds to localities on the basis of a formula that takes into account the tightness of the local housing market, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to assist either rental housing or homeownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Also possible is tenant-based rental assistance, property acquisition, site improvements, and other expenses related to the provision of affordable housing and for projects that serve a group identified as having special needs related to housing. The local jurisdiction must make matching contributions to affordable housing under HOME. USDA Section 523 Mutual Self-Help Housing Program: Technical assistance and site grants are provided to homeowners who complete at least 65 percent of the work to build his or her own home through "sweat equity". Once accepted into the Self Help program, each individual enrollee generally applies for a Single-Family Housing Direct Loan (Section 502).	Banning to the maximum extent feasible. In addition, the applications for additional/continual funding would serve to counterbalance issues within the City related to the overpayment of rent through the expansion of affordable housing and increase the availability of funding. Twice annually and on-going 2008-2014.	developers to support affordable housing funding applications.
5-9. The Zoning Ordinance shall be revised to incorporate updated Density Bonus provisions, with options, as per SB 1818.	Compliance with State density bonus law.	The ordinance was adopted by the City Council on March 12, 2013 (Ord. 1461).
5-10. Annually review the Housing Element for consistency with the General Plan as part of its General Plan progress Report.	Ensuring the most up-to-date information is available enabling the City to make better decisions. Annually (due to State of California by April 1st of each year).	This program is appropriate and will be continued.
5-11. Continue to utilize the City's General Plan and Zoning Ordinance to prevent the encroachment of incompatible uses into established	Protection of established residential neighborhoods from incompatible land	This is standard practice and a program is not needed in the Housing

Program	Program Objectives	Accomplishments and Future Actions
residential areas.	uses. Current and On-going through 2014	Element.
5-12. To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA. To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall pursuant to AB 2292.	Ensure availability of adequate sites for development commensurate with the RHNA throughout the planning period. The sites inventory will be updated annually and reviewed on a project-by-project basis to ensure compliance with Government Code Sec. 65863.	This program is appropriate and will be continued.
5-13. The City shall revise the Zoning Ordinance to adopt a new Second Unit Ordinance that satisfies the provisions found under the amended Gov't Code Section 65852.2 which requires that second units be ministerially reviewed and approved.	Reduced constraints on the development of residential second as an additional source of affordable housing.	The Second Unit Ordinance was adopted on January 26, 2010 (Ord. 1414).
5-14. In order to further encourage and facilitate the development of Second Units to increase affordable housing opportunities, the City shall prepare and adopt standard "second unit" building plans for use by applicants at a reduced cost or no cost.	Increases ease of use for applicants desiring to build second units and facilitates applicants/property owners getting through the process faster and at less cost. Standard second unit plans to be available before the end of Fiscal Year 2013-2014 if staffing is available, Continuous and Ongoing thereafter, throughout Housing Element Period, 2008-2014.	The City does not have staffing or funding resources for this program and it will not be continued.
5-16. The City shall amend the Zoning Ordinance to identify one zoning district that will allow the development of homeless shelters by-right, without the need for discretionary approvals. The City will designate the AI, Airport Industrial district as the appropriate zoning district to accommodate emergency shelters by right. The City shall also ensure that the capacity exists to develop one shelter within the next year.	Increased opportunity for the development of homeless shelters, addressing the needs of the homeless population. Zoning Ordinance amendment to be completed by July 2013.	Ordinance No. 1467 was adopted by the City Council on August 13, 2013. This program is no longer needed.

Program	Program Objectives	Accomplishments and Future Actions
Objective 6: Provide Housing Free from Discrimination		
6-1. Conduct annual meetings with all recipients of locally administered housing assistance funds to assure their understanding of fair housing law and affirm their commitment to the law.	First meeting by July 2009, annually thereafter through 2014.	This program is implemented by the County on behalf of participating cities.
2. Provide fair housing materials to residents, including all pertinent resource, posters and information available through the Department of Fair Employment and Housing (DFEH) and Housing and Urban Development (HUD) to educate on a variety of fair housing issues. Develop information flyers and brochures that highlight (1) disability provisions of both federal and state fair housing laws and (2) familial status discrimination. Distribute fair housing materials, brochures and flyers at outreach events, including school fairs, health fairs, and City sponsored events. Collaborate with service agencies to distribute educational materials.	First fliers to be created by July 2009, then annually thereafter through 2014.	This program is implemented by the County on behalf of participating cities. The City will provide referral information to the County on its website and at City Hall.
3. Maintain active dialogue with the State Fair Employment and Housing Commission who will work with the Community Development Director to resolve complaints of housing discrimination.	Continuous and On-going through 2014.	This program is implemented by the County on behalf of participating cities.

Table A-2
Progress in Achieving Quantified Objectives

Program Category	Quantified Objective	Progress 2008-2013
New Construction*		
Extremely Low	436	
Very Low	437	55
Low	618	50
Moderate	705	44
Above Moderate	1,645	22
Total	3,841	181
Rehabilitation		
Extremely Low	2	6
Very Low	3	8
Low	4	14
Moderate	5	2
Above Moderate	10	
Total	24	30
Conservation**		
Extremely Low	26	
Very Low	9	43
Low	-	31
Moderate	-	
Above Moderate	-	
Total	35	74

*Quantified objective and progress for new construction reflect the 2006-2013 period, consistent with the previous RHNA cycle
**Westview Terrace Apartments

Appendix B
Residential Land Inventory

This Appendix summarizes the realistic potential development capacity of vacant and underutilized parcels that are suitable for residential development. The assumptions regarding affordability and realistic capacity of vacant sites are described below.

Affordability Assumptions for Vacant Sites

Housing Element law (AB 2348 of 2004) provides "default densities" that are assumed to be adequate to facilitate the production of lower-income housing. For most cities in metropolitan counties, including Banning, the default density is 30 units/acre. Banning is located in an area of Riverside County where prices and rents are typically lower than areas in the far western part of the county (e.g., Corona, Riverside) which are close to major job markets in Orange and Los Angeles counties, or the more expensive resort areas of the Coachella Valley (e.g., Palm Springs, Indian Wells). Unlike those areas, Banning has very low land cost that makes virtually all market-rate multi-family housing affordable to lower-income households. Due to the recession, no multi-family developments have been built in Banning in the past several years, therefore examples of development in other nearby cities were reviewed. For comparison, in the City of San Jacinto (which is immediately south of Banning) every new multi-family or condominium project built in recent years, regardless of density (including market-rate projects such as Willowcreek Meadows, with a density of 13.7 units/acre) has been affordable at low-income prices and rents. In fact, even new single-family detached homes are selling at prices affordable at low-income levels. Non-profit housing developers familiar with this market area indicate that densities of 16-18 units/acre are desirable for affordable multi-family projects (see Table B-1).



Based on these local conditions, potential new units in the land inventory are allocated to income categories as follows:

- **Lower income**: Based on market conditions described in Section II (Housing Needs Assessment), the land inventory analysis assumes that sites allowing a density of 20 units/acre are suitable for lower-income housing. Potential second units are also included in the low-income category.
- **Moderate income:** High Density Residential (11-18 units/acre) and Medium Density Residential (up to 10 units/acre) are assigned to the moderate-income category.
- **Above-moderate income**: Rural and Low Density Residential single-family parcels are assigned to the above-moderate category.

Table B-1
Recent Affordable Housing Developments

Development Name	Total Units	Density (du/ac)	Household Type	Deed-Restricted?	Funding Source
Willowcreek Meadows S. San Jacinto Ave, San Jacinto	52	13.7	Non-restricted	No $999 (2-bd) $1,300 (3-bd)	Market-rate
Graciela Court (SFD) San Jacinto	9	8.5	Non-restricted	No $1,200 (3-bd)	Market-rate
Tract 32276 (Small lot SFD) San Jacinto	22	12.1	Non-restricted	No Sold for $80-90k	Market-rate
San Jacinto Garden Apartments 324 E. Shaver Street, San Jacinto	97	9.7	Family	Yes	USDA 515-RRH
San Jacinto Manor 1672 S. Santa Fe Street, San Jacinto	65	15.0	Seniors and Mobility Impaired	Yes	USDA 515-RRH
Manzanita Gardens 537 N. Ramona Blvd, San Jacinto	36	14.1	Family	Yes	USDA 515-RRH
San Jacinto Senior Apartments 633 E. Main Street, San Jacinto	45	17.1	Seniors	Yes	USDA 515-RRH
San Jacinto Village Apartments 700 Idyllwild Drive, San Jacinto	38	16.2	Family	Yes	USDA 515-RRH
San Jacinto Villas Apartments 1692 S. Santa Fe Ave., San Jacinto	80	17.6	Family	Yes	RDA, HOME, LIHTC, Tax-exempt bonds

Realistic Capacity

The following density assumptions were used to estimate the realistic capacity of potential development sites:

- Low-Density Residential – 3 units/acre
- Medium Density Residential – 6 units/acre
- High Density Residential – 11 units/acre

These assumptions are based on recent projects approved in the city.

Land Inventory Summary

The following tables show the City's land inventory for the current planning period. Table B-2 summarizes the City's land inventory compared to the remaining need. Table B-3 shows approved projects while Table B-4 contains a parcel-specific inventory of vacant residential sites based on current zoning designations and the realistic capacity assumptions noted above. Figures B-1 through B-3 show the locations of vacant parcels in the HDR, HDR-20, VHDR and DC zones that are suitable for low- and moderate-income residential development.

Table B-2
Land Inventory vs. RHNA

	Income Category			
	Lower	Mod	Above Mod	Total
Approved Projects (Table B-3)				
Approved projects – R-A			30	30
Approved projects – Very Low Density Residential			1,036	1,036
Approved projects – Low Density Residential			3,032	3,032
Approved projects – Medium Density Residential		2,607		2,607
Approved projects – High Density Residential		1,213		
Subtotal – Approved Projects	0	3,820	4,098	6,705
Vacant parcels (Table B-4)				
Vacant parcels – Low Density Residential			513	513
Vacant parcels – Medium Density Residential		1,088		1,088
Vacant parcels – High Density Residential		395		395
Vacant parcels – High Density Residential-20	1,942			
Vacant parcels – Very High Density Residential	520			
Subtotal – Vacant Parcels	2,462	1,483	513	1,996
Underutilized Parcels (Table B-5)				
Downtown Commercial parcels	86			
Potential second units	5			5
Total land inventory	2,553	5,303	4,611	8,706
RHNA 2014 - 2021	1,465	685	1,642	3,792
Adequate Sites?	Yes	Yes	Yes	Yes

Source: City of Banning, 6/2013

Table B-3
Approved Residential Projects

APN	Project	GP/Zone	Specific Plan	Acres	Approved Units	Constraints
531-240-008, 009, 010	Tahiti Group	R-A		32.62	30	None
Total R-A				32.62	30	
543-150-001(need replaced parcel(s))	Carri Construction	VLDR		7.42	13	None
535-020-004, 016, 024, 535-030-039	Fiesta Dev.	VLDR		158.5	303	None
543-030-002-3	Haiem	VLDR		10	17	None
538-272-001	Martin	VLDR		4.08	6	None
537-150-005-7, 537-170-002-3, 537-190-001-5, 537-190-019-021	Rolling Hills Ranch	VLDR		145	213	None
543-020-021, 543-030-004, 543-040-001-2, 543-050-001-3	C. W. Teft	VLDR		452.51	484	None
Total VLDR				777.5	1,036	
531-080-010, 406-170-002, 406-200-004, 419-020-008-9, 006, 021,	Pardee-Deutsch	LDR	X	537.2	2,230	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	LDR	X	13.1	53	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	LDR	X	29.4	125	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	LDR	X	11.3	48	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	LDR	X	25.5	108	None
535-180-002-5	Charter Mgmt/Galleher	LDR		2.83	9	None
534-183-014, 534-200-004, 008, 047	CitiCom/William Fox Homes	LDR		40.5	41	None
541-122-010	CTK Inc.	LDR		2.37	7	None
534-253-006-7	HLCD	LDR		6.42	26	None
541-082-016-18	Labastida	LDR		3.31	10	None
535-070-008	Madrid	LDR		19	53	None
534-152-022-025	Rifai	LDR		4.87	19	None

APN	Project	GP/Zone	Specific Plan	Acres	Approved Units	Constraints
535-110-002, 006, 011, 012, 535-311-006-23, 535-312-001-24, 535-070-014	Gilman-St. Boniface	LDR		73	186	None
534-283-011, 014	TMS Homes, LLC.	LDR		7.083	23	None
535-070-004, 006	Madrid	LDR		16.48	44	None
535-030-038 (need replaced parcel(s))	Nordquist	LDR		6.3	19	None
534-171-008, 015, 534-172-002, 004	Vic Seth Const.	LDR		7.98	31	None
Subtotal LDR				807.4	3,032	
531-080-010, 406-170-002, 406-200-004, 419-020-008-9, 006, 021,	Pardee-Deutsch	MDR	X	325.4	1,961	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	MDR	X	24.2	127	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	MDR	X	20.8	109	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	MDR	X	25.9	136	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	MDR	X	12.3	68	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	MDR	X	23.5	170	None
540-250-006	Barbour Villas	MDR			36	None
Subtotal MDR				419.8	2,607	
531-080-010, 406-170-002, 406-200-004, 419-020-008-9, 006, 021,	Pardee-Deutsch	HDR	X	73.8	1,196	None
419-140-062	Careage Dev.	MDR (senior)		1.43	17 (32 beds)	None
Subtotal HDR				75.22	1,213	

*Note: W/WW infrastructure availability present for all approved project sites. Service subject to the payment of City hookup fees and installation/extension.

Table B-4
Residential Vacant Land Inventory

Zoning District / APN	Parcel Size (acres)	Permitted Density (units/ac)	Assumed Density (units/ac)	Units by Income Category		
				Lower	Moderate	Above Moderate
Low Density Residential						
532080001	29.63	0-5	3.75			111
532080004	40.91	0-5	3.75			153
532080006	41.96	0-5	3.75			157
537110007, 009	24.73	0-5	3.75			92
Total LDR						513
Medium Density Residential						
532080004	0.95	0-10	6		5	
532080004	19.28	0-10	6		115	
532080005	21.00	0-10	6		126	
537110003	24.83	0-10	6		148	
537110003, 007, 008	27.08	0-10	6		162	
537110007, 008	18.91	0-10	6		113	
537110007, 009, 011	39.63	0-10	6		237	
537110008	28.54	0-10	6		171	
538101027	0.24	0-10	6		1	
538150014	0.54	0-10	6		3	
538165005	0.23	0-10	6		1	
538173010	0.44	0-10	6		2	
540130025, 026	0.75	0-10	6		4	
Total MDR					1,088	
High Density Residential						
419034008	0.40	11-18	11		4	
534161008	0.42	11-18	11		4	
534161009	0.67	11-18	11		7	
537110003, 005, 006, 008	33.86	11-18	11		372	
540082006 thru 008	0.56	11-18	11		6	
540151021 - 022	0.27	11-18	11		2	
Total HDR					395	
High Density Residential-20						
537-120-034	21.12	20	20	422		
540-083-002	3.02	20	20	60		
541-110-013	1.73	20	20	34		
532-080-004	55.8	20	20	1,116		
419-140-059	3.31	20	20	66		
534-161-010	0.9	20	20	18		
537-110-008	9.75	20	20	195		
541-110-009	1.58	20	20	31		
Total HDR-20				1,942		
Very High Density Residential						
537-190-018	26	19-24	20	520		
Total VHDR				520		
TOTALS – RESIDENTIAL SITES				2,462	1,483	513

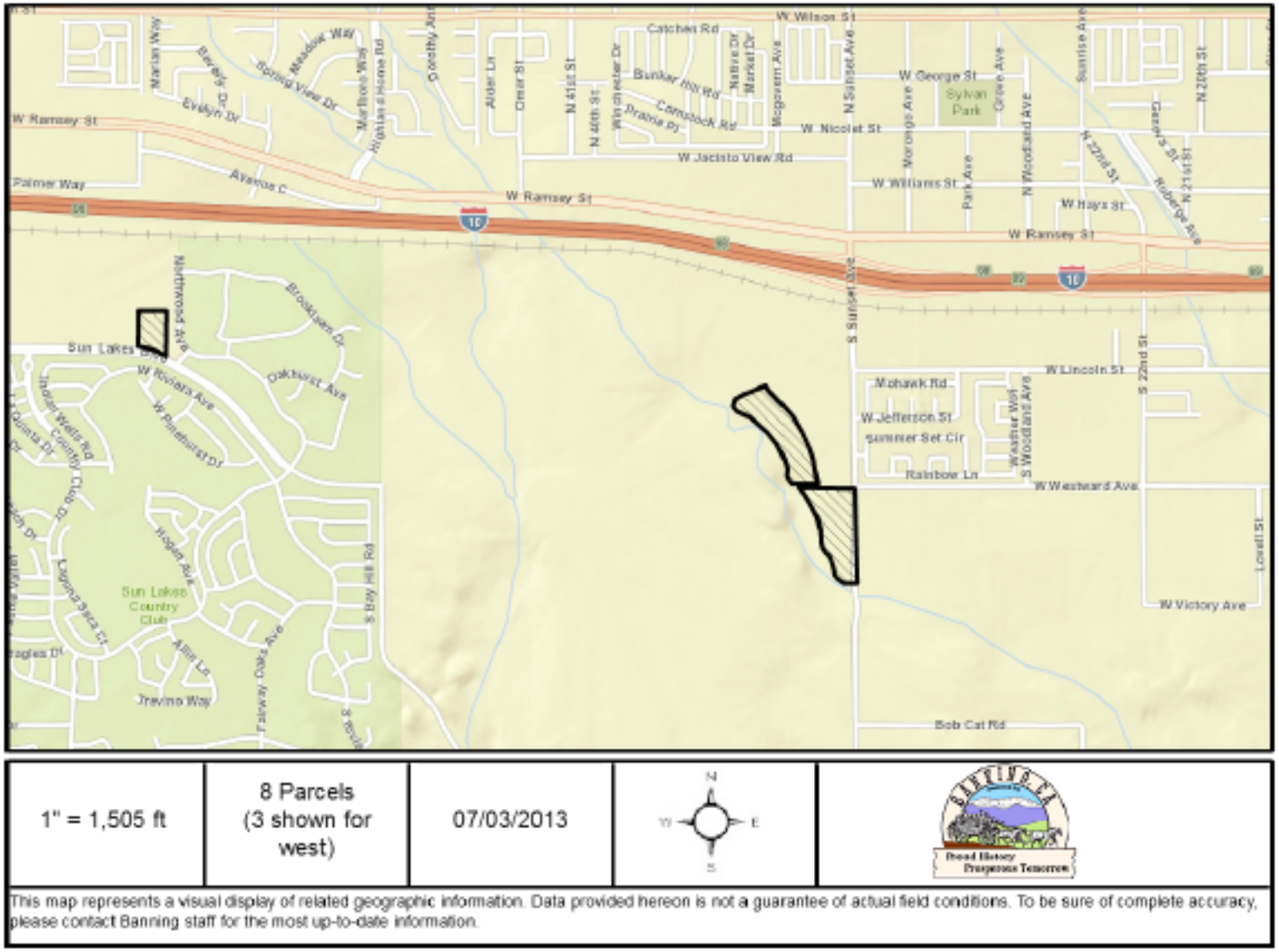
Table B-5
Underutilized Land Inventory

APN	Address	GP/ Zoning	Parcel size (acres)	Potential Units @ 20 du/ac	Existing Use
541-145-012	255 E Ramsey St	DC/DC	0.8	16	Commercial
541-150-004	447 E Ramsey St	DC/DC	1.3	26	Commercial
541-150-010	553 E Ramsey St	DC/DC	2.2	44	Vacant building
Totals			4.3	86	

Figure B-1
HDR-20 Parcels



Figure B-2
HDR-20 Parcels



This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Banning staff for the most up-to-date information.

Figure B-3
VHDR Parcels

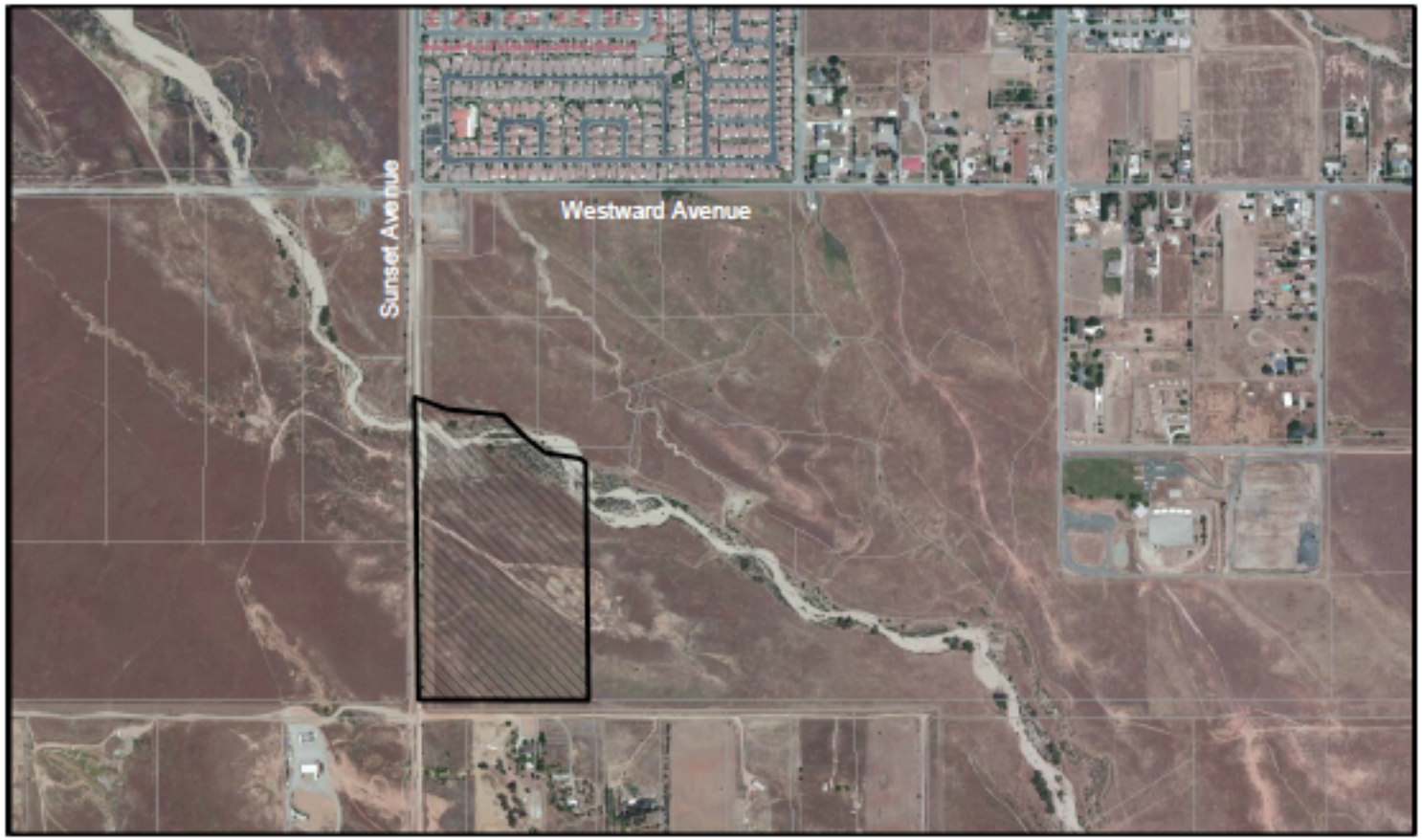


Figure B-4
DC Parcels



1" = 376 ft	255, 447, & 553 E. Ramsey Street	06/26/2013	N W E S	BANNING, CA Proud History Prosperous Tomorrow

This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Banning staff for the most up-to-date information.

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Appendix C

Public Participation Summary

This update to the Banning Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers. Public notices of all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as by direct mail to interested parties and posting the notices on the City's website. The draft Housing Element was made available for review at City Hall and posted on the City's website.

As part of the public review process, the following public meetings were held to review the draft Housing Element.

September 30, 2013	Planning Commission Study Session
_____	City Council Study Session
_____	Planning Commission Hearing
_____	City Council Hearing

Table C-1 provides a list of persons and organizations that were sent direct mail notice of all public meetings on the Housing Element while Table C-2 summarizes comments received and how those comments were addressed.

Table C-1
Public Notice List

Coachella Valley Housing Coalition
45-701 Monroe Street, Suite G
Indio, CA 92201

Habitat for Humanity-San Gorgonio Pass Area
PO Box 269
Banning, CA 92220

Jamboree Housing Corporation
17701 Cowan Ave. Suite 200
Irvine, CA 92614

Affirmed Housing Group
13520 Evening Creek Dr. North, Ste. 160
San Diego, CA 92128

The Olson Company
30200 Old Ranch Pkwy, #250
Seal Beach, CA 90740

So. Calif. Housing Development Corp.
8265 Aspen Street, Suite 100
Rancho Cucamonga, CA 91730

RC Hobbs Company
1110 E. Chapman Ave., Suite 206
Orange, CA 92866

LINC Housing Corporation
110 Pine Avenue, Suite 500
Long Beach, CA 90802

Palm Desert Development Company
Dan Horn
P.O. Box 3958
Palm Desert, CA 92261

Riverside Housing Development Corp.
Bruce Kulpa
4250 Brockton Ave.
Riverside, CA 92501

Inland Fair Housing and Mediation Board
10681 Foothill Blvd, Suite 101,
Rancho Cucamonga, CA 91730

HDSI Management
Noel Sweitzer
3460 S. Broadway
Los Angeles, CA 90007

City of Beaumont
Planning Director
550 East 6th Street
Beaumont, CA 92223

Riverside Co. Economic Develop. Agency
1325 Spruce Street, Suite 400
Riverside, CA 92507

Corporation for Better Housing
15303 Ventura Boulevard, Suite 1100
Sherman Oaks, CA 91403

Table C-2
Summary of Public Comments

Comment	Response

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Appendix J: 2019 Consumer Confidence Report (Water Quality Report)

City of Banning 2020 Urban Water Management Plan

2019 ANNUAL WATER QUALITY REPORT

Consumer Confidence Report for monitoring period of January 1-December 31, 2019



City of Banning
Department of Public Works
Water Division
99 E. Ramsey St.
Banning, CA 92220

2019 Water Quality Summary

The City of Banning's Drinking Water Meets All Federal and State Water Quality Standards

The information contained in this report describes the City of Banning's drinking water sources and quality. This publication conforms to federal and state regulations requiring water utilities to provide detailed information about the water delivered to your home and business. Every effort is taken to present this detailed information in an understandable and transparent matter.

Este informe contiene información importante sobre su agua potable. Tradúzcalo ó hable con alguien que lo entienda bien.

Where Does My Water Come From?

100% of the City of Banning water comes from groundwater sources. Water is extracted from 21 wells throughout the City. The wells are located over the Beaumont, Banning, Banning Water Canyon, Banning Bench and Cabazon basin storage units. Additionally, the City may receive water supplies from three wells within the Beaumont storage unit operated jointly by Beaumont Cherry Valley Water District and the City of Banning.

Testing Process



The City's Water Division prides itself in delivering the highest quality of water possible. Certified operators regularly monitor and collect weekly, monthly, quarterly, and annual samples in the system to assure that the City's water system meets all regulations. The results of Banning's water analysis, as listed in this report, demonstrate the City's efforts in providing excellent water quality. This report shows the results of our monitoring for the period of January 1 - December 31, 2019.

Source Water Assessment

An assessment of the drinking water sources for the City of Banning was completed on January 16, 2010. The sources are considered most vulnerable to the following contaminants detected in the water supply: nitrates. In addition, the sources are considered most vulnerable to the following: naturally occurring rock formations and septic systems. You may request a summary of the assessment be sent to you by contacting Perry Gerdes, Water/Wastewater Superintendent at (951) 849-3273.

Drinking Water Assessment

Your Tap Water Met All EPA and State Drinking Water Standards

Regulations require analysis for approximately 150 regulated and unregulated contaminants. All water supply contaminant data is from the most recent monitoring in compliance with regulations. In some cases, the California State Water Resources Control Board Division of Drinking Water has allowed the city to monitor less frequently for certain contaminants because the city's system is not vulnerable to these contaminants or levels are not expected to fluctuate significantly from year to year.

Contaminants That May Be Present in Source Water

- **Microbial contaminants**, such as viruses and bacteria, that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- **Inorganic contaminants,** such as salts and metals, that can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- **Pesticides and herbicides**, that may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
- **Organic chemical contaminants**, including synthetic and volatile organic chemicals, that are byproducts of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, agricultural application, and septic systems.
- **Radioactive contaminants**, that can be naturally-occurring or be the result of oil and gas production and mining activities.

Many contaminants that pose known human health risks are regulated by the U.S. Environmental Protection Agency (EPA). All water suppliers are required to meet EPA drinking water standards.

Tables 1 thru 6 on pages 4 & 5 list all of the drinking water contaminants detected during the monitoring period. The presence of these contaminants in the water does not necessarily indicate that the water poses a health risk.

Lead-Specific Information for Community Water Systems: If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing; the City of Banning is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, please contact the Water Division @ 951-922-3280 for more information.

TABLE 1 – SAMPLING RESULTS SHOWING THE DETECTION OF COLIFORM BACTERIA

Microbiological Contaminants (complete if bacteria detected)	**Highest % of positive samples in a month**	**No. of months in violation**	**MCL**	**MCLG**	**Typical Source of Bacteria**
Total Coliform Bacteria	2.12	0	5% of monthly samples are positive	0	Naturally present in the environment
Fecal Coliform or *E. coli*	0	0	A routine sample and a repeat sample are total coliform positive, and one of these is fecal coliform or *E. coli* positive	0	Human and animal fecal waste

TABLE 2 – SAMPLING RESULTS SHOWING THE DETECTION OF LEAD AND COPPER

Lead and Copper (sample date July 2018)	**No. of samples collected**	**90th percentile level detected**	**No. sites exceeding AL**	**AL**	**PHG**	**Typical Source of Contaminant**
Lead (mg/L)	31	N/D	0	0.015	0.2	Internal corrosion of household water plumbing systems; discharges from industrial manufacturers; erosion of natural deposits
Copper (mg/L)	31	0.075	0	1.3	0.3	Internal corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives

TABLE 3 – SAMPLING RESULTS FOR SODIUM AND HARDNESS

Chemical or Constituent (and reporting units)	**Sample Date**	**Level Detected**	**Range of Detections**	**MCL**	**PHG (MCLG)**	**Typical Source of Contaminant**
Sodium (ppm)	2017-2019	24	6.9—56	None	None	Salt present in the water and is generally naturally occurring
Hardness (ppm)	2017-2019	131	49—200	None	None	Sum of polyvalent cautions present in the water, generally magnesium and calcium, and are usually naturally occurring

TABLE 4 – DETECTION OF CONTAMINANTS WITH A PRIMARY DRINKING WATER STANDARD

Chemical or Constituent (and reporting units)	**Sample Date**	**Level Detected**	**Range of Detections**	**MCL [MRDL]**	**PHG (MCLG) [MRDLG]**	**Typical Source of Contaminant**
Gross Alpha Particle Activity (pCi/L)	2017-2019	1.41	0.2-4.39	15	(0)	Erosion of natural deposits
Uranium (pCi/L)	2014-2016	0.97	0.2-4.1	20	0.43	Erosion from natural deposits
Aluminum (ppm)	2017-2019	0.003	0-0.057	1	0.6	Erosion of natural deposits; residue from some surface water treatment process
Arsenic (ppb)	2017-2019	0.11	ND-2.0	10	0.004	Erosion of natural deposits; runoff from orchards; glass and electronics production wastes

*****_Any violation of an MCL or AL is asterisked. Additional information regarding the violation is provided later in this report._

TABLE 4 (CONT.) – DETECTION OF CONTAMINANTS WITH A PRIMARY DRINKING WATER STANDARD						
Chemical or Constituent (and reporting units)	**Sample Date**	**Level Detected**	**Range of Detections**	**MCL [MRDL]**	**PHG (MCLG) [MRDLG]**	**Typical Source of Contaminant**
Fluoride (mg/L)	2017-2019	0.45	0.26—0.64	2.0	1	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories
Nitrate (as N) (ppm)	2019	1.2	1.1—2.2	10	10	Runoff and leaching from fertilizer use; leaching from septic tanks and sewage; erosion of natural deposits
Chlorine	2019	0.39	0.35—0.43	4.0 As C12	4.0 As Cl2	Drinking water disinfectant added for treatment
Total Chromium (ppb)	2017-2019	6.8	<1.0—20	50	(100)	Discharge from steel and pulp mills and chrome plating; erosion of natural deposits.
Total Trihalomethanes (ppb)	2019	2.90	0—6.7	80	None	Byproduct of drinking water disinfection

TABLE 5 – DETECTION OF CONTAMINANTS WITH A SECONDARY DRINKING WATER STANDARD					
Chemical or Constituent (and reporting units)	**Sample Date**	**Level Detected**	**Range of Detections**	**MCL**	**Typical Source of Contaminant**
Iron (ppb)	2017-2019	6.32	<100-120	300	Leaching from natural deposits: industrial wastes
Chloride (ppm)	2017-2019	8.2	1.2—17	500	Runoff/leaching from natural deposits; seawater influence
Specific Conductance (µS/cm)	2017-2019	360	290—470	1600	Substances that form ions when in water; seawater influence
Sulfate (ppm)	2017-2019	19.5	3—42	500	Runoff/leaching from natural deposits; industrial wastes
Total Dissolved Solids (TDS) (ppm)	2017-2019	209	170—280	1000	Runoff/leaching from natural deposits
Turbidity (NTU)	2017-2019	0.25	<0.1-0.96	5	Soil runoff

TABLE 6 – DETECTION OF UNREGULATED CONTAMINANTS						
Chemical or Constituent (and reporting units)	**Sample Date**	**Level Detected**	**Range of Detections**	**MCL**	**PHG (MCLG)**	**Typical Source of Contaminant**
Calcium (ppm)	2017-2019	36	11—50	None	None	NA
Bicarbonate (ppm)	2017-2019	164	120—200	None	None	NA
Magnesium (ppm)	2017-2019	10	1.9—19	None	None	NA
PH (Std. Units)	2017-2019	8.0	7.4—8.4	None	None	NA
Chromium 6 (ppb)	2017	1.63	0-19	10	0.02	Discharge from steel and pulp mills and chrome plating

Water Quality Standards: Definitions, Acronyms & Abbreviations

Level Detected: = Average of samples collected at the City's production wells, except for TTHM, HAA5, and Chlorine, which are sampled in the distribution system. For these chemicals, the Level Detected reflects the highest locational running annual average.

Maximum Contaminant Level (MCL): The highest level of a contaminant that is allowed in drinking water. Primary MCLs are set as close to the PHGs (or MCLGs) as is economically and technologically feasible. Secondary MCLs are set to protect the odor, taste, and appearance of drinking water.

Maximum Contaminant Level Goal (MCLG): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are set by the U.S. Environmental Protection Agency (USEPA).

Public Health Goal (PHG): The level of a contaminant in drinking water below which there is no known or expected risk to health. PHGs are set by the California Environmental Protection Agency.

Maximum Residual Disinfectant Level (MRDL): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Primary Drinking Water Standards (PDWS): MCLs and MRDLs for contaminants that affect health along with their monitoring and reporting requirements, and water treatment requirements.

Secondary Drinking Water Standards (SDWS): MCLs for contaminants that affect taste, odor, or appearance of the drinking water. Contaminants with SDWSs do not affect the health at the MCL levels.

Treatment Technique (TT): A required process intended to reduce the level of a contaminant in drinking water.

Regulatory Action Level (AL): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

Variances and Exemptions: State Board permission to exceed an MCL or not comply with a treatment technique under certain conditions.

ND: not detectable at testing limit

ppm: parts per million or milligrams per liter (mg/L)

ppb: parts per billion or micrograms per liter (µg/L)

ppt: parts per trillion or nanograms per liter (ng/L)

pCi/L: picocuries per liter (a measure of radiation)

n/a: not applicable

< : less than

NTU: Nephelometric Turbidity Units

uS/cm: microsiemens per centimeter

Sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Additional Information on Drinking Water

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the USEPA's Safe Drinking Water Hotline (1-800-426-4791).

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. USEPA/Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline (1-800-426-4791).

Water Division News

Project Update: Automatic Metering Infrastructure (AMI) Installation

In October 2019, the City of Banning began installing "Advanced Meters" for our approximately 10,500 water service customers.

The project replaces existing meters with a compatible electronic register and radio so they can be read remotely on a continuous basis. Advanced Meters substantially improve efficiency and reduce costs associated with water meter-reading by allowing the City to read meters remotely rather than manually. Your Advanced Meter will provide more accurate usage readings and detect water leaks, saving you money and ensuring that water is not wasted! Plus, you will no longer need to provide a meter reader access to your property each month. Once the project nears completion, customers will be able to access the customer portal. This will allow users to review detailed usage data and set up usage alerts to better control your bill. For more information, please visit the AMI Project page on the City's website at http://banning.ca.us/597/Advanced-Metering-Infrastructure-AMI.

Integrated Regional Water Management (IRWM) Plan Implementation Grant

On June 2, 2020, the California Department of Water Resources (DWR) announced Final Awards for the Colorado River Basing Funding area for the Proposition1 Round 1 IRWM Implementation Grant program.

The San Gorgonio IRWM Region received an award of $3,537,882. The San Gorgonio IRWM Region includes the City of Banning, Banning Heights Mutual Water Company, Cabazon Water District, High Valleys Water District, Riverside County Flood Control and Water Conservation District, and the San Gorgonio Pass Water Agency.

A portion of the shared grant funding will be utilized for the following upcoming City of Banning projects:

Altitude Valves to Maximize Emergency Storage

Project installs altitude valves at three San Gorgonio Reservoirs. Altitude valves will allow the City to accurately control water levels within its storage tanks and reservoirs to better respond to conditions and demands in the system.



Location #2 Waterline Replacement - City of Banning

Project will improve water conservation within the Banning distribution system by replacing undersized and leaking pipelines. Includes installation of additional fire hydrants for improved fire protection.

For more information, please visit the San Gorgonio IRWM Plan website at https://www.sgirwm.org.

Water Division News cont'd.

Waterwise Landscape Irrigation Guidelines



Did you know that landscape irrigation is estimated to account for about 50% of annual residential water consumption statewide? Unfortunately, half the water used residentially finds its way into the gutter and storm drains due to runoff. In the West, drought and extreme heat have become commonplace; responsible irrigation and reductions in overall water consumption are a necessity in Southern California's inland areas.

- Use smart controllers or drip irrigation whenever possible.
- Consult Native Plant Guides such as ie.watersavingplants.com for ideas of what grows best in local climates.
- Water between 2 a.m. and 6 a.m. Watering within this window of time takes advantage of relatively low winds and less loss of water to evaporation.
- For more water conservation tips and ideas, visit https://www.sgpwa.com/conservation/

Seasonal Watering Guidelines

SUMMER NO MORE THAN EVERY OTHER DAY	**FALL** NO MORE THAN 3 TIMES PER WEEK
SPRING NO MORE THAN 3 TIMES PER WEEK	**WINTER** NO MORE THAN 1 TIME PER WEEK

Public Participation Opportunities

The City of Banning is a non-profit public agency with a five-member council elected by the public. The City Council sets policy and represents customers (ratepayers). At the City Council's regular meetings, time is provided for the public to present its concerns and questions. Council meetings are held twice monthly on the second and fourth Tuesdays at 5:00 p.m. Meetings are held at the City Council Chambers at City Hall, 99 East Ramsey Street, Banning 92220. Due to the COVID-19 pandemic, Council meetings are being held in person with limited seating and via video/teleconference. Please contact the City Clerk's office @ sdelafuente@banningca.gov for more information about Council Meetings.

For more information: If you have any questions about this report, please contact Perry Gerdes, Water/Wastewater Superintendent at (951) 849-3273.

Por Favor: *Este informe contiene informacion importante sobre su agua potable. Traduzcalo o hable con algien que lo entienda bien. Perry Gerdes (951) 849-3273.*

Appendix K: UWMP Notices: 60-Day, 2-Week, & 1-Week

City of Banning 2020 Urban Water Management Plan

City of Banning
Public Works Department

February 1, 2021

Calvin Louie
General Manager
Cabazon Water District
P.O. Box 297
Cabazon, CA 92230

Subject: **City of Banning Urban Water Management Plan - 2020 Update**
Notice Pursuant to Section 10621(b) of the California Water Code

Dear Mr. Louie:

The purpose of this letter is to provide notice that the City of Banning is revising its Urban Water Management Plan (UWMP) in compliance with the Urban Water Management Planning Act and the Water Conservation Act of 2009.

The City of Banning will hold a public hearing to consider, and to receive public comments on its draft 2020 UWMP. The public hearing will be held a minimum of 60 days from the date of this letter at the City's offices (located at 99 East Ramsey Street, Banning CA 92220). A public notice stating the specific date, time, and location of the public hearing will be issued two (2) weeks prior to said hearing.

All interested parties are invited to attend the public hearing and to comment on City's Draft 2020 UWMP. Alternatively, interested parties may submit written comments to the City. At least 30 days prior to the public hearing, a draft copy of the City of Banning's 2020 UWMP will be made available at the City of Banning Public Work's Department, 99 East Street, Banning CA 92220.

Sincerely,

Art Vela, P.E.
Director of Public Works/City Engineer
99 E. Ramsey Street
Banning, CA 92220
(951) 922-3130

City of Banning
Public Works Department

February 1, 2021

Curtis “Stan” Houghton
General Manager
High Valley Water District
47781 Twin Pines Road
Banning, CA 92220

Subject: **City of Banning Urban Water Management Plan - 2020 Update**
Notice Pursuant to Section 10621(b) of the California Water Code

Dear Mr. Houghton:

The purpose of this letter is to provide notice that the City of Banning is revising its Urban Water Management Plan (UWMP) in compliance with the Urban Water Management Planning Act and the Water Conservation Act of 2009.

The City of Banning will hold a public hearing to consider, and to receive public comments on its draft 2020 UWMP. The public hearing will be held a minimum of 60 days from the date of this letter at the City’s offices (located at 99 East Ramsey Street, Banning CA 92220). A public notice stating the specific date, time, and location of the public hearing will be issued two (2) weeks prior to said hearing.

All interested parties are invited to attend the public hearing and to comment on City’s Draft 2020 UWMP. Alternatively, interested parties may submit written comments to the City. At least 30 days prior to the public hearing, a draft copy of the City of Banning’s 2020 UWMP will be made available at the City of Banning Public Work’s Department, 99 East Street, Banning CA 92220.

Sincerely,

Art Vela, P.E.
Director of Public Works/City Engineer
99 E. Ramsey Street
Banning, CA 92220
(951) 922-3130

City of Banning
Public Works Department

February 1, 2021

Dan Jaggers
General Manager
Beaumont Cherry Valley Water District
560 Magnolia Avenue
Beaumont, CA 92223

Subject: **City of Banning Urban Water Management Plan - 2020 Update**
Notice Pursuant to Section 10621(b) of the California Water Code

Dear Mr. Jaggers:

The purpose of this letter is to provide notice that the City of Banning is revising its Urban Water Management Plan (UWMP) in compliance with the Urban Water Management Planning Act and the Water Conservation Act of 2009.

The City of Banning will hold a public hearing to consider, and to receive public comments on its draft 2020 UWMP. The public hearing will be held a minimum of 60 days from the date of this letter at the City's offices (located at 99 East Ramsey Street, Banning CA 92220). A public notice stating the specific date, time, and location of the public hearing will be issued two (2) weeks prior to said hearing.

All interested parties are invited to attend the public hearing and to comment on City's Draft 2020 UWMP. Alternatively, interested parties may submit written comments to the City. At least 30 days prior to the public hearing, a draft copy of the City of Banning's 2020 UWMP will be made available at the City of Banning Public Work's Department, 99 East Street, Banning CA 92220.

Sincerely,

Art Vela, P.E.
Director of Public Works/City Engineer
99 E. Ramsey Street
Banning, CA 92220
(951) 922-3130

City of Banning
Public Works Department

February 1, 2021

David Armstrong
General Manager
South Mesa Water Company
391 West Avenue L
Calimesa, CA 92320-1225

Subject: **City of Banning Urban Water Management Plan - 2020 Update**
Notice Pursuant to Section 10621(b) of the California Water Code

Dear Mr. Armstrong:

The purpose of this letter is to provide notice that the City of Banning is revising its Urban Water Management Plan (UWMP) in compliance with the Urban Water Management Planning Act and the Water Conservation Act of 2009.

The City of Banning will hold a public hearing to consider, and to receive public comments on its draft 2020 UWMP. The public hearing will be held a minimum of 60 days from the date of this letter at the City's offices (located at 99 East Ramsey Street, Banning CA 92220). A public notice stating the specific date, time, and location of the public hearing will be issued two (2) weeks prior to said hearing.

All interested parties are invited to attend the public hearing and to comment on City's Draft 2020 UWMP. Alternatively, interested parties may submit written comments to the City. At least 30 days prior to the public hearing, a draft copy of the City of Banning's 2020 UWMP will be made available at the City of Banning Public Work's Department, 99 East Street, Banning CA 92220.

Sincerely,

Art Vela, P.E.
Director of Public Works/City Engineer
99 E. Ramsey Street
Banning, CA 92220
(951) 922-3130

City of Banning
Public Works Department

February 1, 2021

Deborah Bobik
Office Managner
Banning Heights Mutual Water Company
7091 Bluff Street
Banning, CA 92220

Subject: **City of Banning Urban Water Management Plan - 2020 Update**
Notice Pursuant to Section 10621(b) of the California Water Code

Dear Mrs. Bobik:

The purpose of this letter is to provide notice that the City of Banning is revising its Urban Water Management Plan (UWMP) in compliance with the Urban Water Management Planning Act and the Water Conservation Act of 2009.

The City of Banning will hold a public hearing to consider, and to receive public comments on its draft 2020 UWMP. The public hearing will be held a minimum of 60 days from the date of this letter at the City's offices (located at 99 East Ramsey Street, Banning CA 92220). A public notice stating the specific date, time, and location of the public hearing will be issued two (2) weeks prior to said hearing.

All interested parties are invited to attend the public hearing and to comment on City's Draft 2020 UWMP. Alternatively, interested parties may submit written comments to the City. At least 30 days prior to the public hearing, a draft copy of the City of Banning's 2020 UWMP will be made available at the City of Banning Public Work's Department, 99 East Street, Banning CA 92220.

Sincerely,

Art Vela, P.E.
Director of Public Works/City Engineer
99 E. Ramsey Street
Banning, CA 92220
(951) 922-3130

City of Banning
Public Works Department

February 1, 2021

Jeff Davis
General Manager
San Gorgonio Pass Water Agency
1210 Beaumont Avenue
Beaumont, CA 92223

Subject: **City of Banning Urban Water Management Plan - 2020 Update**
Notice Pursuant to Section 10621(b) of the California Water Code

Dear Mr. Davis:

The purpose of this letter is to provide notice that the City of Banning is revising its Urban Water Management Plan (UWMP) in compliance with the Urban Water Management Planning Act and the Water Conservation Act of 2009.

The City of Banning will hold a public hearing to consider, and to receive public comments on its draft 2020 UWMP. The public hearing will be held a minimum of 60 days from the date of this letter at the City's offices (located at 99 East Ramsey Street, Banning CA 92220). A public notice stating the specific date, time, and location of the public hearing will be issued two (2) weeks prior to said hearing.

All interested parties are invited to attend the public hearing and to comment on City's Draft 2020 UWMP. Alternatively, interested parties may submit written comments to the City. At least 30 days prior to the public hearing, a draft copy of the City of Banning's 2020 UWMP will be made available at the City of Banning Public Work's Department, 99 East Street, Banning CA 92220.

Sincerely,

Art Vela, P.E.
Director of Public Works/City Engineer
99 E. Ramsey Street
Banning, CA 92220
(951) 922-3130

City of Banning
Public Works Department

February 1, 2021

John Covington
Reservation Services Administrator
Morongo Band of Mission Indians
47350 Foothill Road
Banning, CA 92220

Subject: **City of Banning Urban Water Management Plan - 2020 Update**
Notice Pursuant to Section 10621(b) of the California Water Code

Dear Mr. Covington:

The purpose of this letter is to provide notice that the City of Banning is revising its Urban Water Management Plan (UWMP) in compliance with the Urban Water Management Planning Act and the Water Conservation Act of 2009.

The City of Banning will hold a public hearing to consider, and to receive public comments on its draft 2020 UWMP. The public hearing will be held a minimum of 60 days from the date of this letter at the City's offices (located at 99 East Ramsey Street, Banning CA 92220). A public notice stating the specific date, time, and location of the public hearing will be issued two (2) weeks prior to said hearing.

All interested parties are invited to attend the public hearing and to comment on City's Draft 2020 UWMP. Alternatively, interested parties may submit written comments to the City. At least 30 days prior to the public hearing, a draft copy of the City of Banning's 2020 UWMP will be made available at the City of Banning Public Work's Department, 99 East Street, Banning CA 92220.

Sincerely,

Art Vela, P.E.
Director of Public Works/City Engineer
99 E. Ramsey Street
Banning, CA 92220
(951) 922-3130

City of Banning
Public Works Department

February 1, 2021

Joseph Zoba
General Manager
Yucaipa Valley Water District
12770 2nd St (P.O. Box 730)
Yucaipa, CA 92399-0730

Subject: **City of Banning Urban Water Management Plan - 2020 Update**
Notice Pursuant to Section 10621(b) of the California Water Code

Dear Mr. Zoba:

The purpose of this letter is to provide notice that the City of Banning is revising its Urban Water Management Plan (UWMP) in compliance with the Urban Water Management Planning Act and the Water Conservation Act of 2009.

The City of Banning will hold a public hearing to consider, and to receive public comments on its draft 2020 UWMP. The public hearing will be held a minimum of 60 days from the date of this letter at the City's offices (located at 99 East Ramsey Street, Banning CA 92220). A public notice stating the specific date, time, and location of the public hearing will be issued two (2) weeks prior to said hearing.

All interested parties are invited to attend the public hearing and to comment on City's Draft 2020 UWMP. Alternatively, interested parties may submit written comments to the City. At least 30 days prior to the public hearing, a draft copy of the City of Banning's 2020 UWMP will be made available at the City of Banning Public Work's Department, 99 East Street, Banning CA 92220.

Sincerely,

Art Vela, P.E.
Director of Public Works/City Engineer
99 E. Ramsey Street
Banning, CA 92220
(951) 922-3130

City of Banning
Public Works Department

February 1, 2021

Lou Monville
Executive Officer
Riverside County Chapter
Building Industry Association of Southern California
3891 11th Street
Riverside, CA 92501

Subject: **City of Banning Urban Water Management Plan - 2020 Update**
Notice Pursuant to Section 10621(b) of the California Water Code

Dear Mr. Monville:

The purpose of this letter is to provide notice that the City of Banning is revising its Urban Water Management Plan (UWMP) in compliance with the Urban Water Management Planning Act and the Water Conservation Act of 2009.

The City of Banning will hold a public hearing to consider, and to receive public comments on its draft 2020 UWMP. The public hearing will be held a minimum of 60 days from the date of this letter at the City's offices (located at 99 East Ramsey Street, Banning CA 92220). A public notice stating the specific date, time, and location of the public hearing will be issued two (2) weeks prior to said hearing.

All interested parties are invited to attend the public hearing and to comment on City's Draft 2020 UWMP. Alternatively, interested parties may submit written comments to the City. At least 30 days prior to the public hearing, a draft copy of the City of Banning's 2020 UWMP will be made available at the City of Banning Public Work's Department, 99 East Street, Banning CA 92220.

Sincerely,

Art Vela, P.E.
Director of Public Works/City Engineer
99 E. Ramsey Street
Banning, CA 92220
(951) 922-3130

City of Banning
Public Works Department

February 1, 2021

Peter Pitassi
Vice President
Diversified Pacific
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

Subject: **City of Banning Urban Water Management Plan - 2020 Update**
Notice Pursuant to Section 10621(b) of the California Water Code

Dear Mr. Pitassi:

The purpose of this letter is to provide notice that the City of Banning is revising its Urban Water Management Plan (UWMP) in compliance with the Urban Water Management Planning Act and the Water Conservation Act of 2009.

The City of Banning will hold a public hearing to consider, and to receive public comments on its draft 2020 UWMP. The public hearing will be held a minimum of 60 days from the date of this letter at the City's offices (located at 99 East Ramsey Street, Banning CA 92220). A public notice stating the specific date, time, and location of the public hearing will be issued two (2) weeks prior to said hearing.

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Sincerely,

Art Vela, P.E.
Director of Public Works/City Engineer
99 E. Ramsey Street
Banning, CA 92220
(951) 922-3130

City of Banning
Public Works Department

February 1, 2021

Steve Weiss, AICP
Planning Director
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Subject: **City of Banning Urban Water Management Plan - 2020 Update**
Notice Pursuant to Section 10621(b) of the California Water Code

Dear Mr. Weiss:

The purpose of this letter is to provide notice that the City of Banning is revising its Urban Water Management Plan (UWMP) in compliance with the Urban Water Management Planning Act and the Water Conservation Act of 2009.

The City of Banning will hold a public hearing to consider, and to receive public comments on its draft 2020 UWMP. The public hearing will be held a minimum of 60 days from the date of this letter at the City's offices (located at 99 East Ramsey Street, Banning CA 92220). A public notice stating the specific date, time, and location of the public hearing will be issued two (2) weeks prior to said hearing.

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Sincerely,

Art Vela, P.E.
Director of Public Works/City Engineer
99 E. Ramsey Street
Banning, CA 92220
(951) 922-3130

City of Banning
Public Works Department

February 1, 2021

Todd Parton
City Manager
City of Beaumont
550 East Sixth Street
Beaumont, CA 92223

Subject: **City of Banning Urban Water Management Plan - 2020 Update**
Notice Pursuant to Section 10621(b) of the California Water Code

Dear Mr. Parton:

The purpose of this letter is to provide notice that the City of Banning is revising its Urban Water Management Plan (UWMP) in compliance with the Urban Water Management Planning Act and the Water Conservation Act of 2009.

The City of Banning will hold a public hearing to consider, and to receive public comments on its draft 2020 UWMP. The public hearing will be held a minimum of 60 days from the date of this letter at the City's offices (located at 99 East Ramsey Street, Banning CA 92220). A public notice stating the specific date, time, and location of the public hearing will be issued two (2) weeks prior to said hearing.

All interested parties are invited to attend the public hearing and to comment on City's Draft 2020 UWMP. Alternatively, interested parties may submit written comments to the City. At least 30 days prior to the public hearing, a draft copy of the City of Banning's 2020 UWMP will be made available at the City of Banning Public Work's Department, 99 East Street, Banning CA 92220.

Sincerely,

Art Vela, P.E.
Director of Public Works/City Engineer
99 E. Ramsey Street
Banning, CA 92220
(951) 922-3130

City of Banning
Public Works Department

February 1, 2021

Tripointe Homes/ Pardee Homes
1250 Corona Pointe Ct, Suite 600
Corona, CA 92879

Subject: **City of Banning Urban Water Management Plan - 2020 Update**
Notice Pursuant to Section 10621(b) of the California Water Code

Dear Sir/Madam:

The purpose of this letter is to provide notice that the City of Banning is revising its Urban Water Management Plan (UWMP) in compliance with the Urban Water Management Planning Act and the Water Conservation Act of 2009.

The City of Banning will hold a public hearing to consider, and to receive public comments on its draft 2020 UWMP. The public hearing will be held a minimum of 60 days from the date of this letter at the City's offices (located at 99 East Ramsey Street, Banning CA 92220). A public notice stating the specific date, time, and location of the public hearing will be issued two (2) weeks prior to said hearing.

All interested parties are invited to attend the public hearing and to comment on City's Draft 2020 UWMP. Alternatively, interested parties may submit written comments to the City. At least 30 days prior to the public hearing, a draft copy of the City of Banning's 2020 UWMP will be made available at the City of Banning Public Work's Department, 99 East Street, Banning CA 92220.

Sincerely,

Art Vela, P.E.
Director of Public Works/City Engineer
99 E. Ramsey Street
Banning, CA 92220
(951) 922-3130

City of Banning
Public Works Department

February 1, 2021

William Clayton
Recording Secretary
Beaumont Basin Watermaster
560 Magnolia Avenue
Beaumont, CA 92223

Subject: **City of Banning Urban Water Management Plan - 2020 Update**
Notice Pursuant to Section 10621(b) of the California Water Code

Dear Mr. Clayton:

The purpose of this letter is to provide notice that the City of Banning is revising its Urban Water Management Plan (UWMP) in compliance with the Urban Water Management Planning Act and the Water Conservation Act of 2009.

The City of Banning will hold a public hearing to consider, and to receive public comments on its draft 2020 UWMP. The public hearing will be held a minimum of 60 days from the date of this letter at the City's offices (located at 99 East Ramsey Street, Banning CA 92220). A public notice stating the specific date, time, and location of the public hearing will be issued two (2) weeks prior to said hearing.

All interested parties are invited to attend the public hearing and to comment on City's Draft 2020 UWMP. Alternatively, interested parties may submit written comments to the City. At least 30 days prior to the public hearing, a draft copy of the City of Banning's 2020 UWMP will be made available at the City of Banning Public Work's Department, 99 East Street, Banning CA 92220.

Sincerely,

Art Vela, P.E.
Director of Public Works/City Engineer
99 E. Ramsey Street
Banning, CA 92220
(951) 922-3130

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.:

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

04/18, 04/25/2016

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

Date: Apr 25, 2016

At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

BANNING, CITY OF
99 E RAMSEY ST
BANNING, CA 92220

Ad Number: 0010155187-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING
CITY OF BANNING 2015
URBAN WATER MANAGEMENT PLAN

PURSUANT TO LAW, notice is hereby given of a Public Hearing before the City Council and the Banning Utility Authority of the City of Banning to be heard on May 24, 2016 at 5:00 p.m. at the Banning Civic Center Council Chambers, 99 E. Ramsey St., Banning, California, to consider and receive comments on the City of Banning Draft 2015 Urban Water Management Plan.

ALL INTERESTED PARTIES are invited to attend said hearing and present oral or written testimony on the matter or to send written comments to the City Clerk, P.O. Box 998, Banning, CA 92220. The City anticipates that the draft 2015 Urban Water Management Plan will be available for public review beginning April 19, 2016 at the office of the City Clerk or at the Engineering Division of the Public Works Department located at 99 E. Ramsey Street. This document may also be viewed on-line at www.ci.banning.ca.us/draft2015uwmp.

Note: If you challenge this matter in the court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Banning at or prior to the public hearing. Questions regarding this matter should be directed to the City of Banning, Public Works Department at (951) 922-3130.

BY ORDER OF THE CITY CLERK of the City of Banning, California.

s/ Marie A. Calderon, City Clerk
City of Banning, California

DATED: April 13, 2016

PUBLISH: April 18, 2016
April 25, 2016

Printed at: 10:22 am
On: Friday , Apr 15, 2016

Ad #: 0010155187
Order Taker: kgribbin

THE PRESS-ENTERPRISE
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					Total Payments:	0.00

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Address: 99 E RAMSEY ST
BANNING, CA 92220

Account #: 1100143211
Client:
Placed By:
Fax #:

Ad Information

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Publication: PE Riverside, PE.com

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Stop Date: 04/25/2016
Insertions: 2 print / 2 online

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Ad type: C Legal

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Amount Due: **$197.80**

Gross price:	$197.80
Net price:	$197.80
Total Payments:	$0.00
Amount Due:	**$197.80**

Ad Copy:

NOTICE OF PUBLIC HEARING
CITY OF BANNING 2015
URBAN WATER MANAGEMENT PLAN

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BY ORDER OF THE CITY CLERK of the City of Banning, California.

s/ Marie A. Calderon, City Clerk
City of Banning, California

DATED: April 13, 2016

PUBLISH: April 18, 2016
April 25, 2016

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
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PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

05/25, 06/01/2021

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

Date: June 01, 2021
At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

BANNING, CITY OF
99 E RAMSEY ST
BANNING, CA 92220

Ad Number: 0011463005-01

P.O. Number:

Ad Copy:

Notice of Public Hearing
For City of Banning
2020 Urban Water Management Plan

PURSUANT TO LAW: Notice is hereby given of a Public Hearing before the City Council and the Banning Utility Authority of the City of Banning to be heard on Tuesday, June 8th, 2021 at the Banning Civic Center Council Chambers located at 99 East Ramsey Street, Banning CA 92220. The Council Meetings are held at the City Hall Council Chambers at 99 East Ramsey Street, Banning CA 92220. The time of the Public Hearing will be posted on the Council Agenda which will be released a few days prior to the June 8th Council meeting.

The Public Hearing will be held as an agenda item of the Council Meeting to consider comments on the Draft 2020 Urban Water Management Plan (UWMP) and to formally adopt the UWMP by resolution.

ALL INTERESTED PARTIES are invited to attend said hearing and present oral or written comments on the 2020 UWMP. The City of Banning hereby releases its Draft 2020 Urban Water Management Plan (UWMP) for public review. The UWMP will be available through Tuesday, June 8th at City Hall located at 99 East Ramsey Street, Banning CA 92220, and at the City's Water/Wastewater webpage http://banning.ca.us/22/WaterWastewater. Please look towards the bottom of the webpage to find the Draft 2020 UWMP as well as various other water and wastewater reports.

NOTE: If COVID-19 conditions persist, the City will provide accommodations for virtual meeting participation.

THE CITY ENCOURAGES the active involvement of its citizens. If you have any questions concerning the 2020 UWMP, please contact: Luis Cardenas, Senior Civil Engineer, at (951) 922-3143 or by email lcardenas@banningca.gov.

NOTE: If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Banning at or prior to the public hearing. Questions regarding this matter should be directed to the City of Banning, Public Works Department at (951) 922-3130.

BY ORDER OF THE CITY CLERK of the City of Banning, CA

s/ Marie A. Calderon, City Clerk
City of Banning, California

Press-Enterprise: 5/25, 6/01

Appendix L: Beaumont Basin Judgment

City of Banning 2020 Urban Water Management Plan

ORIGINAL COPY

JOSEPH S. AKLUFI (Bar No. 68619)
AKLUFI AND WYSOCKI
3403 Tenth Street, Suite 610
Riverside, California 92501
(909)682-5480 Office
(909)682-2619 Fax

NO FILING FEE REQUIRED PER GOVERNMENT CODE, SEC. 6103

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

FEB - 4 2004

Attorneys for Plaintiff, SAN TIMOTEO WATERSHED MANAGEMENT AUTHORITY

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF RIVERSIDE, RIVERSIDE COURT

SAN TIMOTEO WATERSHED MANAGEMENT AUTHORITY, a public agency,

Plaintiff,

vs.

CITY OF BANNING, a municipal corporation; BEAUMONT-CHERRY VALLEY WATER DISTRICT, an irrigation district; YUCAIPA VALLEY WATER DISTRICT, a county water district; PLANTATION ON THE LAKE LLC, a California limited liability company; SHARONDALE MESA OWNERS ASSOCIATION, an unincorporated association; SOUTH MESA MUTUAL WATER COMPANY, a mutual water company; CALIFORNIA OAK VALLEY GOLF AND RESORT LLC, a California limited liability company; OAK VALLEY PARTNERS LP, a Texas limited partnership; SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL GOLFERS ASSOCIATION OF AMERICA, a California corporation; SUNNY-CAL EGG AND POULTRY COMPANY, a California corporation; MANHEIM, MANHEIM & BERMAN, a California General Partnership; WALTER M. BECKMAN, individually and as Trustee of the BECKMAN FAMILY TRUST dated December 11, 1990; THE ROMAN CATHOLIC BISHOP of San Bernardino,

CASE NO. RIC 389197

JUDGMENT PURSUANT TO STIPULATION ADJUDICATING GROUNDWATER RIGHTS IN THE BEAUMONT BASIN

LAW OFFICES
AKLUFI / WYSOCKI
3403 TENTH STREET, SUITE 610
RIVERSIDE, CALIFORNIA 92501
(909) 682-5480

a California corporation; MERLIN PROPERTIES, LLC; LEONARD M. STEARNS and DOROTHY D. STEARNS, individually and as Trustees of the LEONARD M. STEARNS FAMILY TRUST OF 1991; and DOES 1 through 500, inclusive,

Defendants.

I. INTRODUCTION

1. Pleadings, Parties and Jurisdiction

The complaint herein was filed on February 20, 2003, seeking an adjudication of water rights, injunctive relief and the imposition of a physical solution. The defaults of certain defendants have been entered, and certain other defendants dismissed. Other than defendants who have been dismissed or whose defaults have been entered, all defendants have appeared herein. This Court has jurisdiction of the subject matter of this action and of the parties herein.

2. Stipulation for Judgment

Stipulation for Entry of Judgment has been filed by and on behalf of all defendants who have appeared herein.

3. Definitions

As used in this Judgment, these terms shall have the following meanings:

A. Appropriator or Appropriator Parties: the pumpers identified in Exhibit "C" attached hereto.

B. Appropriator's Production Right: consists of an Appropriator's share of Operating Yield, plus (1) any water acquired by an Appropriator from an Overlying Producer or other Appropriator pursuant to this Judgment, (2) any water

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3403 TENTH ST, SUITE 610
RIVERSIDE, CALIFORNIA 92501
(909) 682-5480

withdrawn from the Appropriator's storage account, (3) and New Yield created by the Appropriator.

C. Appropriative Water: the amount of Safe Yield remaining after satisfaction of Overlying Water Rights.

D. Appropriative Water Right: each Appropriator's share of Appropriative Water, such share expressed as a percentage as shown on Exhibit "C".

E. Beaumont Basin or Beaumont Storage Unit: the area situated within the boundaries shown on Exhibit "A" attached hereto.

F. Conjunctive Use: the storage of water in a Groundwater Basin for use at a later time.

G. Groundwater: water beneath the surface of the ground within the zone below the water table in which soil is saturated with water.

H. Groundwater Basin: an area underlain by one or more permeable formations capable of furnishing a substantial water supply.

I. Groundwater Storage Agreement: a standard form of written agreement between the Watermaster and any Person requesting the storage of Supplemental Water.

J. Groundwater Storage Capacity: the space available in a Groundwater Basin that is not utilized for storage or regulation of Safe Yield and is reasonably available for Stored Water and Conjunctive Use.

K. Minimal Producer: any Producer who pumps 10 or fewer acre feet of Groundwater from the Beaumont Basin per year.

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3403 TENTH ST, SUITE 610
RIVERSIDE, CALIFORNIA 92501
(909) 682-5480

L. New Yield: increases in yield in quantities greater than historical amounts from sources of supply including, but not limited to, capture of available storm flow, by means of projects constructed after February 20, 2003, as determined by the Watermaster.

M. Operating Yield: the maximum quantity of water which can be produced annually by the Appropriators from the Beaumont Basin, which quantity consists of Appropriative Water plus Temporary Surplus.

N. Overdraft: a condition wherein the total annual production from a Groundwater Basin exceeds the Safe Yield thereof.

O. Overlying Parties: the Persons listed on Exhibit "B", who are owners of land which overlies the Beaumont Basin and have exercised Overlying Water Rights to pump therefrom. Overlying Parties include successors in interest and assignees.

P. Overlying Water Rights: the quantities decreed to Overlying Parties in Column 4 of Exhibit "B" to this Judgment.

Q. Overproduction: by an Appropriator, measured by an amount equal to the Appropriator's actual annual production minus the Appropriator's Production Right. By a new overlying producer, an amount equal to what the overlying producer pumped during the year.

R. Party (Parties): any Person(s) named in this action, or who has intervened, or has become subject to this Judgment either through stipulation, trial or otherwise

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3403 TENTH ST, SUITE 610
RIVERSIDE, CALIFORNIA 92501
(909) 682-5480

S. Person: any individual, partnership, association, corporation, governmental entity or agency, or other organization.

T. Physical Solution: the physical solution set forth in Part V of this Judgment.

U. Produce, Producing, Production, Pump or Pumping: the extraction of groundwater.

V. Producer or Pumper: any Person who extracts groundwater.

W. Recycled Water: has the meaning provided in Water Code Section 13050(n) and includes other nonpotable water for purposes of this Judgment.

X. Safe Yield: the maximum quantity of water which can be produced annually from a Groundwater Basin under a given set of conditions without causing a gradual lowering of the groundwater level leading eventually to depletion of the supply in storage. The Safe Yield of the Beaumont Basin is 8650 acre feet per year in each of the ten (10) years following entry of this Judgment.

Y. San Timoteo Watershed Management Authority: a joint powers public agency whose members are the Beaumont-Cherry Valley Water District, the City of Beaumont, the South Mesa Mutual Water Company and the Yucaipa Valley Water District.

Z. Stored Water: Supplemental Water stored in the Beaumont Basin pursuant to a Groundwater Storage Agreement with the Watermaster.

AA. Supplemental Water: water imported into the

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RIVERSIDE, CALIFORNIA 92501
(909) 682-5480

Beaumont Basin from outside the Beaumont Basin including, without limitation, water diverted from creeks upstream and tributary to Beaumont Basin and water which is recycled and useable within the Beaumont Basin.

BB. Temporary Surplus: the amount of groundwater that can be pumped annually in excess of Safe Yield from a Groundwater Basin necessary to create enough additional storage capacity to prevent the waste of water.

CC. Watermaster: the Person appointed by the Court to administer and enforce the Physical Solution.

4. List of Exhibits

The following exhibits are attached to this Judgment and made a part hereof:

Exhibit "A" -- "Location Map of Beaumont Basin"
Exhibit "B" -- "Overlying Owners and Their Water Rights"
Exhibit "C" -- "Appropriators and Their Water Rights"
Exhibit "D" -- "Legal Description of Lands of the Overlying Parties"
Exhibit "E" -- "Location of Overlying Producer Parcels and Boundary of the Beaumont Basin"

II. INJUNCTIONS

1. Injunction Against Unauthorized Production of Beaumont Basin Water

Each party herein is enjoined, as follows:

A. Overlying Parties: Each defendant who is an Overlying Party, and its officers, agents, employees, successors and assigns, is hereby enjoined and restrained from producing groundwater from the Beaumont Basin in any five-year period hereafter in excess of five times the share of the Safe Yield assigned to the Overlying Parties as set

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AKLUFI & WYSOCKI
3403 TENTH ST., SUITE 610
RIVERSIDE, CALIFORNIA 92501
(909) 682-5480

forth in Column 4 of Exhibit "B", as more fully described in the Physical Solution.

B. Appropriator Parties: Each defendant who is an Appropriator Party, and its officers, agents, employees, successors and assigns, is hereby enjoined and restrained from producing groundwater from the Beaumont Basin in any year hereafter in excess of such party's Appropriator's Production Right, except as additional annual Production may be authorized by the provisions of the Physical Solution.

2. Injunction Against Unauthorized Storage or Withdrawal of Stored Water

Each and every Party, and its officers, agents, employees, successors and assigns, is hereby enjoined and restrained from storing Supplemental Water in the Beaumont Basin for withdrawal, or causing withdrawal of water stored by that Party, except pursuant to the terms of a written Groundwater Storage Agreement with the Watermaster and in accordance with Watermaster Rules and Regulations. Any Supplemental Water stored in the Beaumont Basin, except pursuant to a Groundwater Storage Agreement, shall be deemed abandoned and not classified as Stored Water.

III. DECLARATION AND ADJUSTMENT OF RIGHTS

1. Overlying Rights

The Overlying Parties are currently exercising Overlying Water Rights in the Beaumont Basin. As shown on Exhibit "B", the aggregate Projected Maximum Production of water from the Beaumont Basin pursuant to Overlying Water Rights is 8650 acre feet and the Overlying Water Rights are individually decreed, in Column 4 of Exhibit "B", for each Overlying Party. The Overlying Parties

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RIVERSIDE, CALIFORNIA 92501
(909) 682-5480

shall continue to have the right to exercise their respective Overlying Water Right as set forth in Column 4 of Exhibit "B" except to the extent their respective properties receive water service from an Appropriator Party, as contemplated by Paragraph III.3 of this Judgment.

2. Appropriator's Share of Operating Yield

Each Appropriator Party's share of Operating Yield is shown on Exhibit "C". Notwithstanding any other provision of this Judgment, each Appropriator Party may use its Appropriator's Production Right anywhere within its service area.

3. Adjustment of Rights

A. The Overlying Parties shall have the right to exercise their respective Overlying Water Rights except as provided in this Paragraph 3.

B. To the extent any Overlying Party requests, and uses its Exhibit "B", Column 4 water to obtain water service from an Appropriator Party, an equivalent volume of potable groundwater shall be earmarked by the Appropriator Party which will serve the Overlying Party, up to the volume of the Overlying Water Right as reflected in Column 4 of Exhibit "B" attached hereto, for the purpose of serving the Overlying Party. The intent of this provision is to ensure that the Overlying Party is given credit towards satisfying the water availability assessment provisions of Government Code, Section 66473.7 et seq. and Water Code, Section 10910 et seq. or other similar provisions of law, equal to the amount of groundwater earmarked hereunder.

C. When an Overlying Party receives water service as

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3403 TENTH STREET, SUITE 610
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provided for in subparagraph III.3.B the Overlying Party shall forebear the use of that volume of the Overlying Water Right earmarked by the Appropriator Party. The Appropriator Party providing such service shall have the right to produce the volume of water foregone by the Overlying Party, in addition to other rights otherwise allocated to the Appropriator Party.

D. Should the volume of the Overlying Water Right equal or exceed the volume of potable groundwater earmarked as provided in subparagraph 3.B, the Appropriator Party which will serve the Overlying Party shall (i) impose potable water charges and assessments upon the Overlying Party and its successors in interest at the rates charged to the then-existing regular customers of the Appropriator Party, and (ii) not collect from such Overlying Party any development charge that may be related to the importation of water into the Beaumont Basin. The Appropriator Party which will serve the Overlying Party pursuant to Subparagraph III.3.B shall also consider, and negotiate in good faith regarding, the provision of a meaningful credit for any pipelines, pump stations, wells or other facilities that may exist on the property to be served.

E. In the event an Overlying Party receives Recycled Water from an Appropriator Party to serve an overlying use served with groundwater, the Overlying Water Right of the Overlying Party shall not be diminished by the receipt and use of such Recycled Water. Recycled Water provided by an Appropriator Party to an Overlying Party shall satisfy the

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criteria set forth in the California Water Code including, without limitation, the criteria set forth in Water Code Sections 13550 and 13551. The Appropriator Party which will serve the Recycled Water shall have the right to use that portion of the Overlying Water Right of the Overlying Party offset by the provision of Recycled Water service pursuant to the terms of this subparagraph; provided, however, that such right of use by the Appropriator Party shall no longer be valid if the Recycled Water, provided by the Appropriator Party to the Overlying Party, does not satisfy the requirements of Sections 13550 and 13551 and the Overlying Party ceases taking delivery of such Recycled Water.

F. Nothing in this Judgment is intended to impair or adversely affect the ability of an Overlying Party to enter into annexation or development agreements with any Appropriator Party.

G. Oak Valley Partners LP ("Oak Valley") is developing its property pursuant to Specific Plans 216 and 216A adopted by the County of Riverside ("County") in May 1990, and Specific Plan 318 adopted by the County in August, 2001, (Specific Plans 216, 216A and 318 are collectively referred to as the "Specific Plans"). The future water supply needs at build-out of the Specific Plans will greatly exceed Oak Valley's Projected Maximum Production, as reflected in Exhibit "B" to the Judgment, and may be as much as 12,811 acre feet per year. Oak Valley has annexed the portion of its property now within the City of Beaumont into the Beaumont-Cherry Valley Water District ("BCVWD"), and is in

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the process of annexing the remainder portion of its property into the Yucaipa Valley Water District ("YVWD"), in order to obtain retail water service for the development of the Oak Valley property pursuant to the Specific Plans (for purposes of this subparagraph BCVWD and YVWD are collectively referred to as the "Water Districts", and individually as a "Water District"). YVWD covenants to use its best efforts to finalize the annexation of the Oak Valley property within the Calimesa City limits. Oak Valley, for itself and its successors and assigns, hereby agrees, by this stipulation and upon final annexation of its property by YVWD, to forbear from claiming any future, unexercised, overlying rights in excess of the Projected Maximum Production of Exhibit "B" of 1806 acre feet per year. As consideration for the forbearance, the Water Districts agree to amend their respective Urban Water Management Plans ("UWMP") in 2005 as follows: BCVWD agrees that 2,400 acre feet per year of projected water demand shall be included for the portion of Oak Valley to be served by BCVWD in its UWMP, and YVWD agrees to include 8,000 acre feet per year of projected water demand as a projected demand for the portion of Oak Valley to be served by YVWD in its UWMP by 2025. The Water Districts agree to use their best judgment to accurately revise this estimate to reflect the projected water demands for the UWMP prepared in 2010. Furthermore, the Water Districts further agree that, in providing water availability assessments prior to 2010, as required by Water Code §10910 and water supply verifications as required by Government Code §§66455.3 and

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66473.7, or any similar statute, and in maintaining their respective UWMP, each shall consider the foregoing respective projected water demand figures for Oak Valley as proposed water demands. The intent of the foregoing requirements is to ensure that Oak Valley is credited for the forbearance of its overlying water rights and is fully accounted for in each Water District's UWMP and overall water planning. The Water Districts' actions in performance of the foregoing planning obligations shall not create any right or entitlement to, or priority or allocation in, any particular water supply source, capacity or facility, or any right to receive water service other than by satisfying the applicable Water District's reasonable requirements relating to application for service. Nothing in this subparagraph G is intended to affect or impair the provision of earmarked water to Overlying Parties who request and obtain water service from Appropriator Parties, as set forth in subparagraph III.3.B, above.

H. Persons who would otherwise qualify as Overlying Producers based on an interest in land lying within the City of Banning's service area shall not have the rights described in this Paragraph III.3.

4. Exemption for Minimal Producers

Unless otherwise ordered by the Court, Minimal Producers are exempt from the provisions of this Judgment.

IV. CONTINUING JURISDICTION

Full jurisdiction, power and authority is retained and reserved to the Court for purposes of enabling the Court, upon

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application of any Party, by a motion noticed for at least a 30-day period (or consistent with the review procedures of Paragraph VII.6 herein, if applicable), to make such further or supplemental order or directions as may be necessary or appropriate for interim operation of the Beaumont Basin before the Physical Solution is fully operative, or for interpretation, or enforcement or carrying out of this Judgment, and to modify, amend or amplify any of the provisions of this Judgment or to add to the provisions hereof consistent with the rights herein decreed; except that the Court's jurisdiction does not extend to the redetermination of (a) Safe Yield during the first ten years of operation of the Physical Solution, and (b) the fraction of the share of Appropriative Water of each Appropriator.

V. THE PHYSICAL SOLUTION

1. Purpose and Objective

In accordance with the mandate of Section 2 of Article X of the California Constitution, the Court hereby adopts, and orders the parties to comply with, a Physical Solution. The purpose of the Physical Solution is to establish a legal and practical means for making the maximum reasonable beneficial use of the waters of Beaumont Basin, to facilitate conjunctive utilization of surface, ground and Supplemental Waters, and to satisfy the requirements of water users having rights in, or who are dependent upon, the Beaumont Basin. Such Physical Solution requires the definition of the individual rights of all Parties within the Beaumont Basin in a manner which will fairly allocate the native water supplies and which will provide for equitable sharing of costs of Supplemental Water.

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2. Need for Flexibility

The Physical Solution must provide maximum flexibility and adaptability in order that the Watermaster and the Court may be free to use existing and future technological, social, institutional and economic options. To that end, the Court's retained jurisdiction shall be utilized, where appropriate, to supplement the discretion granted herein to the Watermaster.

3. Production and Storage in Accordance With Judgment

This Judgment, and the Physical Solution decreed herein, address all Production and Storage within the Beaumont Basin. Because the Beaumont Basin is at or near a condition of Overdraft, any Production outside the framework of this Judgment and Physical Solution will potentially damage the Beaumont Basin, injure the rights of all Parties, result in the waste of water and interfere with the Physical Solution. The Watermaster shall bring an action or a motion to enjoin any Production that is not in accordance with the terms of this Judgment.

4. General Pattern of Operation

One fundamental premise of the adjudication is that all Producers shall be allowed to pump sufficient water from the Beaumont Basin to meet their respective requirements. Another fundamental premise of the adjudication is that Overlying Parties who pump no more than the amount of their Overlying Water Right as shown on Column 4 of Exhibit "B" hereto, shall not be charged for the replenishment of the Beaumont Basin. To the extent that pumping exceeds five (5) times the share of the Safe Yield assigned to an Overlying Party (Column 4 of Exhibit "B") in any five (5) consecutive years, or the share of Operating Yield

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Right of each Appropriator Party, each such Party shall provide funds to enable the Watermaster to replace such Overproduction.

5. Use of Available Groundwater Storage Capacity

A. There exists in the Beaumont Basin a substantial amount of available Groundwater Storage Capacity. Such Capacity can be reasonably used for Stored Water and Conjunctive Use and may be used subject to Watermaster regulation to prevent injury to existing Overlying and Appropriative water rights, to prevent the waste of water, and to protect the right to the use of Supplemental Water in storage and Safe Yield of the Beaumont Basin.

B. There shall be reserved for Conjunctive Use a minimum of 200,000 acre feet of Groundwater Storage Capacity in the Beaumont Basin provided that such amount may be reduced as necessary to prevent injury to existing water rights or existing uses of water within the Basin, and to prevent the waste of water. Any Person may make reasonable beneficial use of the Groundwater Storage Capacity for storage of Supplemental Water; provided, however, that no such use shall be made except pursuant to a written Groundwater Storage Agreement with the Watermaster. The allocation and use of Groundwater Storage Capacity shall have priority and preference for Producers within the Beaumont Basin over storage for export. The Watermaster may, from time-to-time, redetermine the available Groundwater Storage Capacity.

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VI. ADMINISTRATION

1. Administration and Enforcement by Watermaster

The Watermaster shall administer and enforce the provisions of this Judgment and any subsequent order or instructions of the Court.

2. Watermaster Control

The Watermaster is hereby granted discretionary powers to develop and implement a groundwater management plan and program for the Beaumont Basin, which plan shall be filed with and shall be subject to review and approval by, the Court, and which may include water quantity and quality considerations and shall reflect the provisions of this Judgment. Except for the exercise by Overlying Parties of their respective Rights described in Column 4 of Exhibit "B" hereto in accordance with the provisions of the Physical Solution, groundwater extractions and the replenishment thereof, and the storage of Supplemental Water, shall be subject to procedures established and administered by the Watermaster. Such procedures shall be subject to review by the Court upon motion by any Party.

3. Watermaster Standard of Performance

The Watermaster shall, in carrying out its duties and responsibilities herein, act in an impartial manner without favor or prejudice to any Party or purpose of use.

4. Watermaster Appointment

The Watermaster shall consist of a committee composed of persons nominated by the City of Banning, the City of Beaumont, the Beaumont-Cherry Valley Water District, the South Mesa Mutual Water Company and the Yucaipa Valley Water District, each of

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which shall have the right to nominate one representative to the Watermaster committee who shall be an employee of or consultant to the nominating agency. Each such nomination shall be made in writing, served upon the other parties to this Judgment and filed with the Court, which shall approve or reject such nomination. Each Watermaster representative shall serve until a replacement nominee is approved by the Court. The nominating agency shall have the right to nominate that representative's successor.

5. Powers and Duties of the Watermaster

Subject to the continuing supervision and control of the Court, the Watermaster shall have and may exercise the following express powers, and shall perform the following duties, together with any specific powers, authority, and duties granted or imposed elsewhere in this Judgment or hereafter ordered or authorized by the Court in the exercise of its continuing jurisdiction:

A. Rules and Regulations: The adoption of appropriate rules and regulations for the conduct of Watermaster affairs, copies of which shall be provided to all interested parties.

B. Wellhead Protection and Recharge: The identification and management of wellhead protection areas and recharge areas.

C. Well Abandonment: The administration of a well abandonment and well destruction program.

D. Well Construction: The development of minimum well construction specifications and the permitting of new wells.

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E. Mitigation of Overdraft: The mitigation of conditions of uncontrolled overdraft.

F. Replenishment: The acquisition and recharge of Supplemental Water.

G. Monitoring: The monitoring of groundwater levels, ground levels, storage, and water quality.

H. Conjunctive Use: The development and management of conjunctive-use programs.

I. Local Projects: The coordination of construction and operation, by local agencies, of recharge, storage, conservation, water recycling, extraction projects and any water resource management activity within or impacting the Beaumont Basin.

J. Land Use Plans: The review of land use plans and coordination with land use planning agencies to mitigate or eliminate activities that create a reasonable risk of groundwater contamination.

K. Acquisition of Facilities: The purchase, lease and acquisition of all necessary real and personal property, including facilities and equipment.

L. Employment of Experts and Agents: The employment or retention of such technical, clerical, administrative, engineering, accounting, legal or other specialized personnel and consultants as may be deemed appropriate. The Watermaster shall maintain records allocating the cost of such services as well as all other expenses of Watermaster administration.

M. Measuring Devices: Except as otherwise provided

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by agreement the Watermaster shall install and maintain in good operating condition, at the cost of the Watermaster, such necessary measuring devices or meters as Watermaster may deem appropriate. Such devices shall be inspected and tested as deemed necessary by the Watermaster and the cost thereof borne by the Watermaster. Meter repair and retesting will be a Producer expense.

N. Assessments: The Watermaster is empowered to levy and collect the following assessments:

(1) Annual Replenishment Assessments

The Watermaster shall levy and collect assessments in each year, in amounts sufficient to purchase replenishment water to replace Overproduction by any Party.

(2) Annual Administrative Assessments

a. Watermaster Expenses: The expenses of administration of the Physical Solution shall be categorized as either "General Watermaster Administration Expenses", or "Special Project Expenses".

i. General Watermaster Administration Expenses: shall include office rent, labor, supplies, office equipment, incidental expenses and general overhead. General Watermaster Administration Expenses shall be assessed by the Watermaster equally against the Appropriators who have appointed representatives to the Watermaster.

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ii. Special Project Expenses: shall include special engineering, economic or other studies, litigation expenses, meter testing or other major operating expenses. Each such project shall be assigned a task order number and shall be separately budgeted and accounted for. Special Project Expenses shall be allocated to the Appropriators, or portion thereof, on the basis of benefit.

O. Investment of Funds; Borrowing: The Watermaster may hold and invest Watermaster funds as authorized by law, and may borrow, from time-to-time, amounts not exceeding annual receipts.

P. Contracts: The Watermaster may enter into contracts for the performance of any of its powers.

Q. Cooperation With Other Agencies: The Watermaster may act jointly or cooperate with other local, state and federal agencies.

R. Studies: The Watermaster may undertake relevant studies of hydrologic conditions and operating aspects of the management program for the Beaumont Basin.

S. Groundwater Storage Agreements: The Watermaster shall adopt uniform rules and a standard form of agreement for the storage of Supplemental Water, provided that the activities undertaken pursuant to such agreements do not injure any Party.

T. Administration of Groundwater Storage Capacity: Except for the exercise by the Overlying Parties of their

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respective Overlying Water Rights described in Part III, above, in accordance with the provisions of the Physical Solution, all Groundwater Storage Capacity in the Beaumont Basin shall be subject to the Watermaster's rules and regulations, which regulations shall ensure that sufficient storage capacity shall be reserved for local projects. Any Person or entity may apply to the Watermaster to store water in the Beaumont Basin.

U. Accounting for Stored Water: The Watermaster shall calculate additions, extractions and losses and maintain an annual account of all stored water in the Beaumont Basin, and any losses of water supplies or Safe Yield resulting from such stored water.

V. Accounting for New Yield: Recharge of the Beaumont Basin with New Yield water shall be credited to the Party that creates the New Yield. The Watermaster shall make an independent scientific assessment of the estimated New Yield created by each proposed project. New Yield will be allocated on an annual basis, based upon monitoring data and review by the Watermaster.

W. Accounting for Acquisitions of Water Rights: The Watermaster shall maintain an accounting of acquisitions by Appropriators of water otherwise subject to Overlying Water Rights as the result of the provision of water service thereto by an Appropriator.

X. Annual Administrative Budget: The Watermaster shall prepare an annual administrative budget for public review, and shall hold a public hearing on each such budget

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prior to adoption. The budget shall be prepared in sufficient detail so as to make a proper allocation of the expenses and receipts. Expenditures within budgeted items may thereafter be made by the Watermaster as a matter of course.

Y. Redetermining the Safe Yield: The Safe Yield of the Beaumont Basin shall be redetermined at least every 10 years beginning 10 years after the date of entry of this Judgment.

6. Reports and Accounting

(a) Production Reports: Each Pumper shall periodically file, pursuant to Watermaster rules and regulations, a report showing the total production of such Pumper from each well during the preceding report period, and such additional information as the Watermaster may reasonably require.

(b) Watermaster Report and Accounting: The Watermaster shall prepare an annual report of the preceding year's operations, which shall include an audit of all assessments and Watermaster expenditures.

7. Replenishment

Supplemental Water may be obtained by the Watermaster from any source. The Watermaster shall seek the best available quality of Supplemental Water at the most reasonable cost for recharge in the Basin. Sources may include, but are not limited to:

(a) Recycled Water;

(b) State Water Project Water;

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(c) Other imported water.

Replenishment may be accomplished by any reasonable method including:

(a) Spreading and percolation, or injection of water in existing or new facilities; and/or

(b) In-lieu deliveries for direct surface use, in lieu of groundwater extraction.

VII. MISCELLANEOUS PROVISIONS

1. Designation of Address for Notice and Service

Each Party shall designate, in writing to the plaintiff, the name and address to be used for purposes of all subsequent notices and service herein, such designation to be delivered to the plaintiff within 30 days after the Judgment has been entered. The plaintiff shall, within 45 days after judgment has been entered, file the list of designees with the Court and serve the same on the Watermaster and all Parties. Such designation may be changed from time-to-time by filing a written notice of such change with the Watermaster. Any Party desiring to be relieved of receiving notices of Watermaster activity may file a waiver of notice on a form to be provided by the Watermaster. The Watermaster shall maintain, at all times, a current list of Parties to whom notices are to be sent and their addresses for purposes of service. The Watermaster shall also maintain a full current list of names and addresses of all Parties or their successors, as filed herein. Copies of such lists shall be available to any Person. If no designation is made, a Party's designee shall be deemed to be, in order of priority: (i) the Party's attorney of record; or (ii) if the Party does not have an

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attorney of record, the Party itself at the address on the Watermaster list.

2. Intervention After Judgment

Any Person who is neither a Party to this Judgment nor a successor or assignee of a Party to this Judgment may seek to become a party to this Judgment by filing a petition in intervention.

3. Interference with Pumping

Nothing in this judgment shall be deemed to prevent any party from seeking judicial relief against any other party whose pumping activities constitute an unreasonable interference with the complaining party's ability to extract groundwater.

4. Successors and Assigns

This Judgment and all provisions herein shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto.

5. Severability

The provisions of this Judgment are severable. If any provision of this Judgment is held by the Court to be illegal, invalid or unenforceable, that provision shall be excised from the Judgment. The remainder of the terms of the Judgment shall remain in full force and effect and shall in no way be affected, impaired or invalidated by such excision. This Judgment shall be reformed to add, in lieu of the excised provision, a provision as similar in terms to the excised provision as may be possible and be legal, valid and enforceable.

6. Review Procedures

Any action, decision, rule or procedure of the Watermaster

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pursuant to this Judgment shall be subject to review by the Court on its own motion or on timely motion by any Party, as follows:

A. Effective Date of Watermaster Action: Any order, decision or action of the Watermaster pursuant to this Judgment on noticed specific agenda items shall be deemed to have occurred on the date of the order, decision or action.

B. Notice of Motion: Any Party may, by a regularly-noticed motion, petition the Court for review of the Watermaster's action or decision pursuant to this Judgment. The motion shall be deemed to be filed when a copy, conformed as filed with the Court, has been delivered to the Watermaster, together with the service fee established by the Watermaster sufficient to cover the cost to photocopy and mail the motion to each Party. The Watermaster shall prepare copies and mail a copy of the motion to each Party or its designee according to the official service list which shall be maintained by the Watermaster according to Part VII, paragraph 1, above. A Party's obligation to serve the notice of a motion upon the Parties is deemed to be satisfied by filing the motion as provided herein. Unless ordered by the Court, any petition shall not operate to stay the effect of any Watermaster action or decision which is challenged.

C. Time for Motion: A motion to review any Watermaster action or decision shall be filed within 90 days after such Watermaster action or decision, except that motions to review Watermaster assessments hereunder shall be filed within 30 days of mailing of notice of the assessment.

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D. De Novo Nature of Proceeding: Upon filing of a petition to review a Watermaster action, the Watermaster shall notify the Parties of a date when the Court will take evidence and hear argument. The Court's review shall be de novo and the Watermaster decision or action shall have no evidentiary weight in such proceeding.

E. Decision: The decision of the Court in such proceedings shall be an appealable Supplemental Order in this case. When the same is final, it shall be binding upon the Watermaster and the Parties.

Dated: FEB - 4 2004

GARY TRANBARGER

JUDGE OF THE SUPERIOR COURT

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Appendix M: Riverside County Climate Action Plan Update 2019

City of Banning 2020 Urban Water Management Plan

RIVERSIDE COUNTY CLIMATE ACTION PLAN UPDATE 2019
COUNTY OF RIVERSIDE

ADDENDUM TO THE RIVERSIDE COUNTY GENERAL PLAN ENVIRONMENTAL IMPACT REPORT No. 521

October 9, 2019

State Clearinghouse No. 200904105

Lead Agency:

County of Riverside
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502

Prepared by:

LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507

RIVERSIDE COUNTY CLIMATE ACTION PLAN UPDATE 2019

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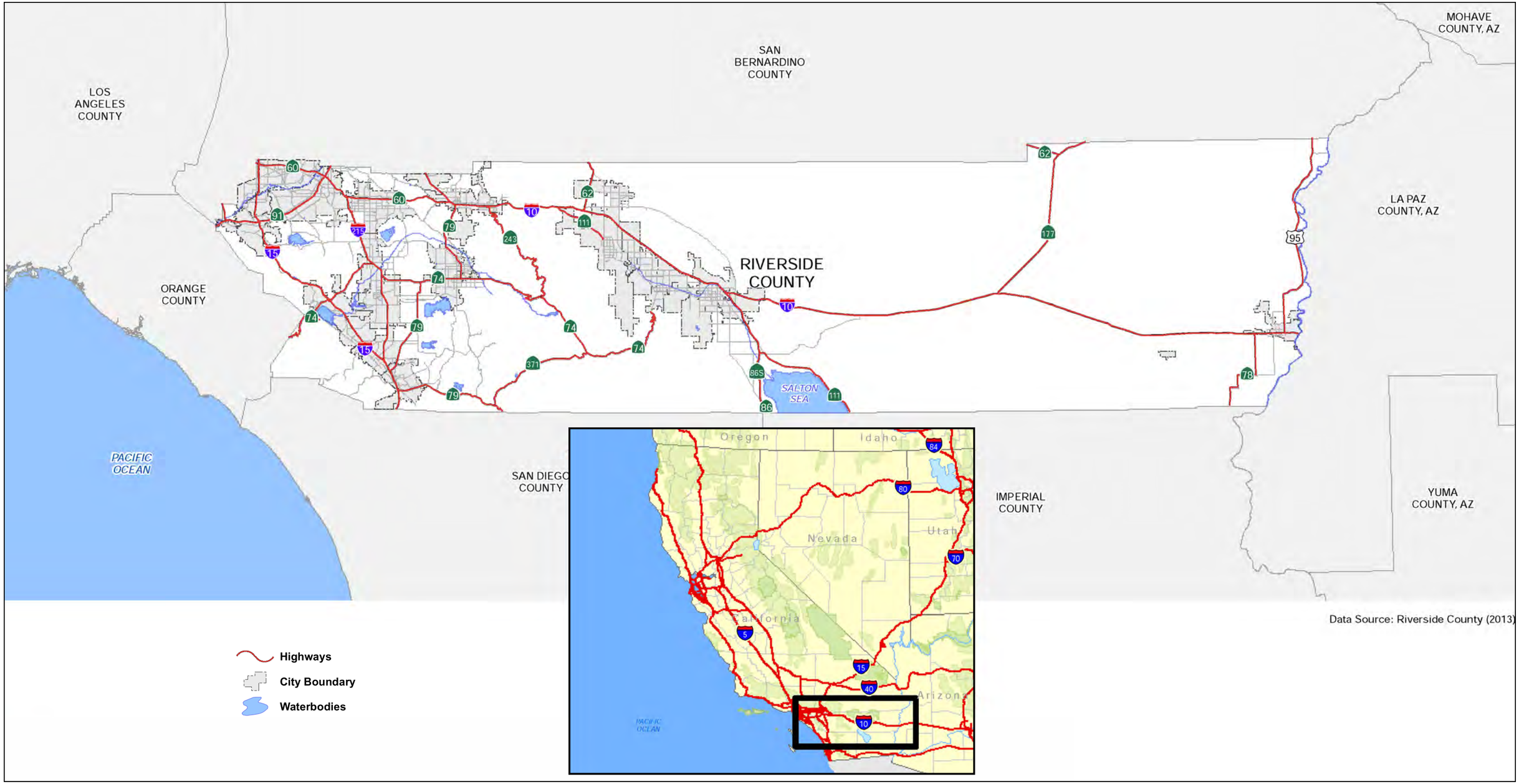
SECTION 1.0 INTRODUCTION

1.1 SUMMARY

Project Title:	Riverside County Climate Action Plan Update 2019 Project General Plan Amendment No. GPA 960
Lead Agency Name and Address:	County of Riverside Transportation and Land Use Agency (TLMA), Planning Department 4080 Lemon Street, 12th Floor Riverside, California 92502
Contact Person and Phone Number:	Phayvanh Nanthavongdouangsy, Principal Planner, (951) 955-6573
Project Location:	Throughout County of Riverside (see Figure 1)
Project Sponsor's Name and Address:	County of Riverside Transportation and Land Use Agency (TLMA) Planning Department 4080 Lemon Street, 12th Floor Riverside, California 92502
General Plan Designation:	Multiple (no change)
Zoning Designation:	Multiple (no change)

1.2 BACKGROUND

In 2015, the County of Riverside (County) completed a comprehensive update of its General Plan and certified an Environmental Impact Report No. 521 (2015 General Plan Amendment EIR), State Clearinghouse (SCH) No. 200904105. The County's General Plan update included a Sustainability and Global Environmental Stewardship vision culminating in the 2015 County of Riverside Climate Action Plan (2015 CAP); this is referred to as the Approved Project. The 2015 CAP established the County's sustainability and conservation measures based on an unincorporated Riverside County baseline inventory of greenhouse gas (GHG) emissions from 2008 and developed a year 2020 GHG emissions reduction target of 15 percent below 2008 baseline levels in accordance with the State reduction goals in Assembly Bill (AB) 32. The emissions categories included in the 2008 baseline GHG inventory are transportation, energy (electricity and natural gas), area sources, purchased water, solid waste, and agriculture.



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SOURCE: Riverside County Planning Department

I:\COR1801\G\Regional_Project_Location.cdr (10/1/2019)

FIGURE 1

Riverside County Climate Action Plan Update 2019

Regional and Project Location

In 2016, Petitioners the Sierra Club, Center for Biological Diversity, and San Bernardino Audubon Society challenged particular aspects of the 2015 CAP related to commitments to solar, electric vehicles (EV), energy efficient traffic signals, and future updates of the CAP. In 2017, the County and the Petitioners entered into a Settlement Agreement[1] with commitments to solar, EV chargers, LED traffic signals, and periodic updates that enhance the CAP goals and maintain the County's Land Use authority. In accordance with the Settlement Agreement, the County amended the 2015 CAP in July 2018 to include provisions for onsite renewable energy in the reduction measures and updated CAP Appendix F screening tables.

The County is updating the CAP (2019 CAP Update) to integrate its past and current efforts with future efforts to reduce Greenhouse Gas (GHG) emissions and promote sustainability in its operations and growth. To that end, the 2019 CAP Update considers the previous GHG reduction targets identified in the 2015 CAP and proposes new targets that are consistent with updates in State climate change regulations in order to meet the requirements of Senate Bill (SB) 32. The CAP Update also takes into consideration the Partial Settlement Agreement, which includes specific considerations for EV charging stations, on-site renewable energy generation, and high efficiency traffic signal lights, as well as a requirement for the County to update the GHG inventory every four years, review the effectiveness of specific measures in the CAP, and revise associated point values in the screening tables according to available evidence. If measures included in the previous CAP are found to be ineffective, they would be removed or revised in the subsequent CAP Update pursuant to the Partial Settlement Agreement.

It is important to note the 2019 CAP Update is not a plan to develop specific projects. Rather, the 2019 CAP Update establishes a framework under which future projects will be designed for the purposes of reducing GHG emissions. Although the 2019 CAP Update is designed as a stand-alone GHG policy document, it would be utilized as a companion document to the County General Plan to provide a more comprehensive and detailed framework for land-based policy decisions to reduce GHG emissions from existing and future development. Any future projects proposed pursuant to the 2019 CAP Update would be developed in accordance with General Plan Policies for energy conservation while maximizing efficient use of resources, maintaining a high quality of life, enhancing job opportunities, promoting sustainability, and facilitating access to transportation facilities.

The 2019 CAP Update includes an update to the County's GHG inventory for the year 2017 and sets a target to reduce communitywide GHG emissions by 15 percent from 2008 baseline levels by 2020, 49 percent by 2030, and 83 percent by 2050.[2] GHG reduction measures prescribed in the 2019 CAP Update build upon those adopted under the County's 2015 CAP to ensure that the County meets the reduction targets established pursuant to SB 32. The proposed 2019 CAP Update, or Riverside County

[1] Partial Settlement Agreement, 2017. Petitioners: Sierra Club, Center for Biological Diversity, San Bernardino Audubon Society and Respondents: County of Riverside and Riverside County Board of Supervisors.

[2] State goals pursuant to Senate Bill 32 are to achieve 1990 levels of emissions by 2020 (15 percent below 2008 baseline levels), 40 percent below 1990 levels of emissions by 2030 (49 percent below 2008 baseline levels) and 80 percent below 1990 levels of emissions by 2050 (83 percent below 2008 baseline levels).

Climate Action Plan Update Project, constitutes the 2019 CAP Update analyzed in this Addendum.

1.3 BASIS FOR AN ADDENDUM

The proposed changes set forth in the 2019 CAP Update are summarized in Section 2.0. Prior to approval of subsequent actions that constitute a "project" under the California Environmental Quality Act (CEQA), such as the 2019 CAP Update, the County is required to determine whether the environmental effects of such actions are within the scope of prior environmental analysis, or whether additional environmental analysis is required. That decision is influenced by whether the subsequent actions result in new significant impacts or increase the severity of previously identified significant impacts.

CEQA requires that the proposed 2019 CAP Update be reviewed to determine the environmental effects that would result if the project is approved and implemented. California Public Resources Code Section 21166 and *CEQA Guidelines* (Title 14 of the California Code of Regulations) Sections 15162 and 15164 set forth the criteria for determining whether a subsequent EIR, subsequent negative declaration, addendum, or no further documentation be prepared in support of further agency action on the project. Pursuant to *CEQA Guidelines* Section 15162:

> *(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
>
> > *(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
> >
> > *(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
> >
> > *(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
> >
> > > *(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
> > >
> > > *(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.

In determining whether an Addendum is the appropriate document to analyze the proposed 2019 CAP Update, *CEQA Guidelines* Section 15164 (Addendum to an EIR or Negative Declaration) states:

a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

The County has evaluated the potential environmental impacts of the proposed 2019 CAP Update as set forth below in Section 4.0. The County, acting as the Lead Agency, has determined that none of the CEQA conditions listed above applies. An Addendum to the prior environmental documentation (2015 General Plan Amendment EIR No. 521, SCH No. 200904105) is appropriate for the proposed 2019 CAP Update, and an Addendum is appropriate for compliance with CEQA as described in the *CEQA Guidelines*. An Addendum does not need to be circulated for public review, but rather

can be attached to the prior environmental documentation [*CEQA Guidelines* §15164(c)]. Prior to initiating the 2019 CAP Update, the County will consider this Addendum together with the previously certified EIR (2015 General Plan Amendment EIR No. 521, SCH No. 200904105) and will make a decision regarding the 2019 CAP Update [*CEQA Guidelines* §15164(d)].

SECTION 2.0 2019 CAP UPDATE PROJECT DESCRIPTION

2.1 LOCATION AND EXISTING USES

The 2019 CAP Update is an update to the County's 2015 CAP for implementation of updated GHG reduction measures throughout the unincorporated portions of Riverside County. No change to the County's existing land uses and zoning are proposed under the 2019 CAP Update.

2.2 PROJECT CHARACTERISTICS

The 2019 CAP Update updates the previous GHG reduction targets identified in the 2015 CAP (i.e., Approved Project) in accordance with State policies in order to meet the requirements of SB 32. Whereas the Approved Project established a year 2020 GHG emissions reduction target of 15 percent below 2008 baseline levels in accordance with the State reduction goals in AB 32, the proposed 2019 CAP Update establishes a target to reduce communitywide GHG emissions by 15 percent from 2008 levels by 2020, 49 percent by 2030, and 83 percent by 2050 in accordance with SB 32.[3] The 2019 CAP Update incorporates the State's GHG reduction measures (R1 Measures) that were included in the 2015 CAP and designed to be implemented statewide.[4] Additionally, the 2019 CAP Update builds upon the countywide GHG reduction measures (R2 and R3 Measures)[5] adopted under the 2015 CAP and proposes new and enhanced measures in order to achieve the updated reduction targets established pursuant to SB 32. Table A compares the 2015 CAP and 2019 CAP Update R1, R2, and R3 Measures as organized by source category (i.e., Transportation, Energy Efficiency, Clean Energy, Advanced Measures, Water, and Solid Waste).

Table A: 2019 CAP Update and 2015 CAP GHG Reduction Measures Comparison

2019 CAP Update	2015 CAP
Transportation [T]	
R2-T1: Alternative Transportation Options • All 2015 CAP measures. • **Reduced parking in transit-serving areas.**	R1-T1: Assembly Bill 1493: Pavley I. R1-T2: Assembly Bill 1493: Pavley II. R1-T3: EO S-1-07 (Low Carbon Fuel Standard). R2-T2: Increased Residential Density. R2-T3: Mixed Use Development. R2-T6: Provide a Comprehensive System of

[3] The post-2030 reduction target identified in the 2019 CAP Update may need adjustments based on State updates and guidance when the State sets new reduction goals as continuing technological change occurs in the fields of energy efficiency, alternative energy generation, vehicles, fuels, methane capture, and other areas. Riverside County would have implemented the first two phases of the 2019 CAP Update by 2030 and would have a better understanding of the effectiveness and efficiency of the CAP's reduction strategies to which adjustments could be considered toward achieving the current 2050 GHG reduction target. The County will then be able to take the local, regional, State, and federal context into account and may consider updating the GHG reduction targets for the period between 2030 and 2050. Note: Per the Partial Settlement Agreement, the County has to reconsider the CAP every four years.

[4] R1 Measures include periodically updated Title 24 Standards, Renewable Portfolio Standards, and Low Carbon Fuel Standards and are accounted for in the Adjusted Business-As-Usual (ABAU) forecasts.

[5] R2 Measures are countywide measures that can be quantified. R3 Measures are countywide measures that support other R2 Measures (such as educational programs or regional coordination), but that are not quantified.

Table A: 2019 CAP Update and 2015 CAP GHG Reduction Measures Comparison

2019 CAP Update	2015 CAP
	Facilities for Non-Motorized Transportation. R2-T9: Increase Public Transit. R3-T1: Regional Land Use & Transportation Coordination.
Energy Efficiency [EE] (Residential)	
R2-EE1: Energy Efficiency Training, Education, and Recognition in the Residential Sector. • All 2015 CAP measures.	R1-E1: California Building Code Title 24. R3-E1: Energy Efficient Development and Renewable Energy Deployment. Facilitation and Streamlining. R3-E2: Energy Efficiency Training and Public Education.
R2-EE2: Increase Community Participation in Existing Energy Efficiency Programs. • All 2015 CAP measures.	R3-E4: Cross-Jurisdictional Coordination.
R2-EE3: Home Energy Evaluations.	Not Applicable.
R2-EE4: Residential Home Energy Renovations. • All 2015 CAP measures. • **Upgrade online permitting to include renovations.**	R1-E4: Electricity Energy Efficiency (AB 32). R1-E5: Natural Gas Energy Efficiency (AB 32). R2-E3: Residential Retrofit Implementation Program. R2-E4: Residential Renewable Energy Retrofits.
R2-EE5: Exceed Energy Efficiency Standards in New Residential Units. • All 2015 CAP measures. • **Upgrade online permitting to include new construction energy efficiency programs.**	R2-E1: Residential Energy Efficiency Program. R2-E2: Residential Renewable Energy Program.
Energy Efficiency [EE] (Non-Residential)	
R2-EE6: Energy Efficiency Training, Education, and Recognition in Commercial Sector. • All 2015 CAP measures.	R1-E1: California Building Code Title 24. R3-E1: Energy Efficient Development and Renewable Energy Deployment Facilitation and Streamlining. R3-E2: Energy Efficiency Training and Public Education.
R2-EE7: Increase Business Participation in Existing Energy Efficiency Programs. • All 2015 CAP measures.	R3-E4: Cross-Jurisdictional Coordination.
R2-EE8: Non-Residential Building Energy Audits.	Not Applicable.
R2-EE9: Non-Residential Building Retrofits. • All 2015 CAP measures. • **Upgrade online permitting to include retrofits.**	R1-E4: Electricity Energy Efficiency (AB 32). R1-E5: Natural Gas Energy Efficiency (AB 32). R2-E7: Commercial/Industrial Energy Efficiency and Renewable Energy Retrofits.
R2-EE10: Energy Efficiency Enhancement of Existing and New Infrastructure.	R2-E8: Induction Streetlight Retrofits.

Table A: 2019 CAP Update and 2015 CAP GHG Reduction Measures Comparison

2019 CAP Update	2015 CAP
• All 2015 CAP measures.	
R2-EE11: Exceed Energy Efficiency Standards in New Commercial Units. • All 2015 CAP measures. • **Upgrade online permitting to include new construction energy efficiency programs.**	R2-E5: Commercial Energy Efficiency Program. R2-E6: Construction Commercial/Industrial Renewable Energy Program.
Clean Energy [CE]	
R2-CE1: Increase Clean Energy Use. • All 2015 CAP measures. • **Require solar panel installation on new residential and commercial buildings.** • **Require energy storage system installation as feasible. .**	R1-E6 Increased Combined Heat and Power (AB 32). R3-E3: Energy Efficiency and Solar Energy Financing.
R2-CE2: Community Choice Aggregation Program.	Not Applicable.
Advanced [L]	
R2-L1: Tree Planting for Shading and Energy Saving. • All 2015 CAP measures.	R3-L1: Expand County Tree Planting.
R2-L2 Light-Reflecting Surfaces for Energy Saving. • All 2015 CAP measures.	R3-L2: Heat Island Plan.
Water [W]	
R2-W1: Water Efficiency through Enhanced Implementation of Senate Bill X7-7. • All 2015 CAP measures.	R2-W1: Water Use Reduction Initiative.
R2-W2: Exceed Water Efficiency Standards. • All 2015 CAP measures. • **Promote rainwater harvesting rebates and demonstrations.**	R2-W1: Water Use Reduction Initiative. R2-W2: Increase Reclaimed Water Use.
Solid Waste [S]	
R2-S1: Reduce Waste to Landfills. • All 2015 CAP measures.	R1-S1: Solid Waste Measures. R2-S1: County Diversion Program. R2-S2: Construction Diversion Program. R3-S2: Waste Education Program. R3-S3: On-Site Diversion and Conversion at County Landfills.

Sources: County of Riverside Climate Action Plan. Riverside County Planning Department. 2015.
County of Riverside Climate Action Plan Update. Riverside County Planning Department. 2019.

- R1 Measures include periodically updated Title 24 Standards, Renewable Portfolio Standards, and Low Carbon Fuel Standards and are accounted for in the Adjusted Business-As-Usual (ABAU) forecasts.
- R2 Measures are countywide measures that can be quantified.
- R3 Measures are countywide measures that support other R2 Measures (such as educational programs or regional coordination), but that are not quantified.
- **Bold** indicates new 2019 CAP Update measure previously not prescribed in the 2015 CAP.

As stated previously, the 2019 CAP Update builds upon the countywide GHG reduction measures (R2 and R3 Measures) adopted under the 2015 CAP and proposes new and enhanced measures in order to achieve the updated reduction targets established pursuant to SB 32. Accordingly, implementation of the updated countywide GHG reduction measures (R2 and R3 Measures) associated with the 2019 CAP Update is the primary focus of this Addendum.

2.3 REGULATORY REQUIREMENTS, PERMITS, AND APPROVALS

The following discretionary approvals from the County will be required for this project:

- Addendum to the previously certified EIR (2015 General Plan Amendment EIR No. 521, SCH No. 200904105) pursuant to *CEQA Guidelines* Sections 15162 and 15164.
- Adoption of the 2019 CAP Update.

IMPORTANT NOTE: In the following analysis, each environmental topic will be evaluated by first describing the impacts of the 2015 General Plan Amendment EIR No. 521, SCH No. 200904105 ("*Approved Project Analysis*") and then an analysis of the proposed changes to the project ("*2019 CAP Update Analysis*").

SECTION 3.0 ENVIRONMENTAL DETERMINATION

3.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Population and Housing
☐ Agriculture Resources	☐ Hazards/Hazardous Materials	☐ Public Services
☐ Air Quality	☐ Hydrology/Water Quality	☐ Recreation
☐ Biological Resources	☐ Land Use and Planning	☐ Transportation/Circulation
☐ Cultural Resources	☐ Mineral Resources	☐ Utilities and Service Systems
☐ Geology and Soils	☐ Noise	☐ Mandatory Findings of Significance

3.2 DETERMINATION

On the basis of this initial evaluation:

I find that the Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. ☐

I find that the project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

I find that the project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required. ☒

Signature	Date
Printed Name	County of Riverside Agency

SECTION 4.0 ENVIRONMENTAL CHECKLIST AND DISCUSSION

4.1 LAND USE AND PLANNING

Would the project:

a)	Physically divide an established community?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.1.a) Approved Project Analysis. Future development associated with the 2015 General Plan Amendment has the potential to increase urban uses in Riverside County. However, the changes that would occur are not anticipated to physically divide established communities. State regulations such as planning and zoning codes and the Subdivision Map Act (CGC Section 66410, *et seq.*) dictate how and where development can and cannot occur. Additionally, General Plan Policies LU 1.5, LU 3.1, LU 5.4, LU 7.6, LU 9.1, LU 9.4, LU 21.4, LU 25.2, C 3.17, C 4.6, C 4.8, C 6.3, C 7.3, C 7.6, C 8.7, C 15.3, C 15.4, OS 17.1, OS 17.2, OS 17.3, and OS 18.1 would reduce land use impacts to established communities resulting from division. Implementation of these regulations and policies would protect established communities, prevent disturbance or division, and would ensure associated impacts to established communities remain *less-than-significant*. No mitigation was required.

2019 CAP Update Analysis. The proposed 2019 CAP Update does not include any site-specific designs or proposals, nor does it grant any entitlements for development that would have the potential to physically divide an existing community. As indicated in Table A, the 2019 CAP Update would be a policy document that promotes development and redevelopment of underutilized parcels and incorporates measures for enhancing alternative transportation and transit-oriented design features to increase community access to public transit and other forms of alternative transportation (Measure R2-T1). Implementation of General Plan policies would ensure impacts from physical division of established communities would be the same as those identified for the Approved Project (i.e., *less-than-significant*). No mitigation measures were identified in the 2015 General Plan Amendment EIR and no new mitigation measures are required for the 2019 CAP Update with regard to physical division of established communities.

b)	Conflict with any applicable land use plan, policy or regulation or agency with jurisdiction over the project (including, but not limited to, the general plan) adopted for the purpose of avoiding or mitigating an environmental effect?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.1.b) Approved Project Analysis. Through the process of updating the County General Plan, its implementation would better align with various agency plans to foster orderly development of land uses compatible with surrounding uses. For example, the State Aeronautics Act requires the County to ensure consistency between applicable Airport Land Use Plans (ALUPs) and all discretionary development proposals. Pursuant to County Ordinance No. 448—Airport Approaches Zoning and Ordinance No. 576—Regulating County Airports, implementation of the General Plan would ensure enhanced coordination between future projects in the County and the ALUPs for the Flabob, Blythe, and Riverside Municipal Airports. Furthermore, compliance with General Plan Policies LU 1.8, 5.4, 15.2, 15.8, 31.1 and 31.2, as well as OS 17.1, 17.2, 17.3, and 18.1 would further ensure compatibility among land uses throughout the County.

As indicated in Section 4.7, implementation of the General Plan would be consistent with the Western Riverside County and Coachella Valley Multiple Species Habitat Conservation Plans, as well as others. Additionally, development and implementation of the 2015 CAP in accordance with the General Plan would ensure compliance with State regulations (e.g., AB 32) designed to reduce GHG emissions. Through compliance with regulatory ordinances and General Plan Policies, impacts related to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project would be a *less-than-significant*. No mitigation was required.

2019 CAP Update Analysis. Discretionary projects in the County must be developed consistent with the County General Plan and all other applicable land use plans, such as the ALUPs and Western Riverside County and Coachella Valley Multiple Species Habitat Conservation Plans with or without development and implementation of the 2019 CAP Update. Although the 2019 CAP Update is designed as a stand-alone GHG policy document, it would be utilized as a companion document to the County General Plan to provide a more comprehensive and detailed framework for land use-based policy decisions to reduce GHG emissions from existing and future development. Any future projects proposed pursuant to the 2019 CAP Update would be developed in accordance with General Plan policies for land use compatibility and to maximize efficient use of resources, maintain a high quality of life, enhance job opportunities, promote sustainability, and facilitate access to transportation facilities. Therefore, the 2019 CAP Update would be consistent with the General Plan. In the same manner as the Approved Project, impacts to land use plans, policies, or regulations of agencies with jurisdiction of the project from implementation of the 2019 CAP Update would be *less-than-significant,* and no mitigation is required.

c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.1.c) Approved Project Analysis. The Riverside County General Plan does not include changes that would affect the Habitat Conservation Plans (HCPs) or Natural Community Conservation Plans (NCCPs) within Riverside County. Future development and General Plan

implementation would be required to conform to all HCP requirements and develop mitigation for any biological effects before construction of projects. Therefore, the Riverside County General Plan would not conflict with any applicable HCP or NCCP. Impacts would be *less-than-significant* and no mitigation was required.

2019 CAP Update Analysis. All discretionary projects in the County must be developed consistent with the County General Plan and all other applicable land use plans, such as the ALUPs and Western Riverside County and Coachella Valley Multiple Species Habitat Conservation Plans with or without development and implementation of the 2019 CAP Update. In the same manner as the Approved Project, the 2019 CAP Update will be subject to existing regulations, as well as applicable policies outlined in the County's General Plan to ensure future development consistent with applicable HCPs and NCCPs. Therefore, impacts related to conflicts with HCPs or NCCPs from implementation of the 2019 CAP Update would be the same as those for the Approved Project (i.e., *less-than-significant*) and no mitigation is required.

4.2 POPULATION AND HOUSING

Would the project:

a)	Induce substantial population growth in an area, either directly (e.g. by proposing new homes and businesses) or indirectly (e.g. through extension of roads or other infrastructure)?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.2.a) Approved Project Analysis. The 2015 General Plan Amendment EIR indicates buildout of the 2015 General Plan Amendment would result in reduction in population growth, housing, and jobs both compared to the original General Plan and existing regional plans, including Southern California Association of Government's (SCAG) Regional Transportation Plan (RTP). The land use changes associated with the Approved Project would limit and slightly reduce the development capacity of the County, yielding 1.4 percent less population growth than previously projected. The dwelling units would decrease by 2 percent and jobs would be reduced by 5.6 percent, which would indirectly limit population growth. Compliance with existing General Plan Policies LU 5.1, 5.2, 8.1, and 9.4, C 1.1, 1.4, 1.5, 2.4, 3.16, and 7.9 would further reduce or avoid impacts associated with the implementation of Approved Project. Therefore impacts would be *less-than-significant* and no mitigation was required.

2019 CAP Update Analysis. Although the 2019 CAP Update is designed as a stand-alone GHG policy document, it would be utilized as a companion document to the County General Plan to provide a more comprehensive and detailed framework for land use-based policy decisions to reduce GHG emissions from existing and future development. Any future projects proposed pursuant to the 2019 CAP Update would be developed in accordance with General Plan Policies LU 5.1, 5.2, 8.1, and 9.4, C 1.1, 1.4, 1.5, 2.4, 3.16, and 7.9 and for energy conservation while maximizing efficient use of resources, maintaining a high quality of life, enhancing job opportunities, promoting sustainability, and facilitating access to

transportation facilities. Moreover, the 2019 CAP Update does not include any site-specific designs or proposals, nor does it propose to grant any entitlements for development that would have a direct effect on population or employment in the County. Accordingly, direct and indirect effects related to population growth and growth inducement from implementation of the 2015 General Plan Amendment would occur with or without incorporation of the 2019 CAP Update, and impacts from the proposed 2019 CAP Update would be the same as the Approved Project (i.e., *less-than-significant*). No mitigation is required.

b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.2.b) Approved Project Analysis. The 2015 General Plan Amendment EIR indicates buildout of the 2015 General Plan Amendment would alter housing capacity and may affect future development through redevelopment of existing uses, particularly in rural and agricultural areas, as well as on underutilized urban and suburban parcels. Countywide, the buildout capacity of the General Plan would accommodate more dwelling units than needed on a demographic level, but its implementation would neither displace substantial numbers of existing housing units or people nor necessitate construction of replacement housing elsewhere because new development would predominantly occur on vacant or sparsely developed land. Compliance with General Plan Policies LU 8.1 and 9.4, and C 2.4 and 7.9 would further reduce or avoid impacts associated with the Approved Project. Therefore, impacts would be *less-than-significant*, and no mitigation was required.

2019 CAP Update Analysis. Consistent with the Approved Project, future development that would implement GHG reduction measures of the 2019 CAP Update would not displace substantial numbers of existing housing units or people, nor would it necessitate construction of replacement housing elsewhere. Compliance with General Plan Policies LU 8.1 and 9.4, and C 2.4 and 7.9 would further reduce or avoid impacts associated with implementation of the 2019 CAP Update.

Since the 2019 CAP Update does not include any site-specific designs or proposals, or grant any entitlements for development that would have a direct effect on population or employment in the County, direct and indirect effects related to displacement of housing or people from implementation of the 2015 General Plan Amendment would occur with or without incorporation of the 2019 CAP Update. Therefore, impacts associated with the proposed 2019 CAP Update would be the same as those identified for the Approved Project (i.e., *less-than-significant*). No mitigation is required.

c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.2.c) Approved Project Analysis. The 2015 General Plan Amendment EIR indicates that General Plan buildout could result in redevelopment of existing uses, particularly in rural areas (e.g., agricultural lands and large-lot rural residential areas) and on underutilized urban and suburban parcels. However, none of the areas proposed for land use changes contain substantial numbers of existing homes whose loss would displace substantial numbers of residents. Further, compliance with General Plan Policies LU 8.1 and 9.4, and C 2.4 and 7.9 would further reduce or avoid significant impacts associated with the Approved Project. Therefore, impacts would be *less-than-significant*, and no mitigation was required.

2019 CAP Update Analysis. Consistent with the Approved Project, future development that would implement GHG reduction measures of the 2019 CAP Update would not displace substantial numbers of people nor necessitate construction of replacement housing elsewhere. Compliance with General Plan Policies LU 8.1 and 9.4, and C 2.4 and 7.9 would further reduce or avoid impacts associated with implementation of the 2019 CAP Update.

Since the 2019 CAP Update does not include any site-specific designs or proposals, or grant any entitlements for development that would have a direct effect on population or employment in the County, direct and indirect effects related to displacement of housing or people from implementation of the 2015 General Plan Amendment would occur with or without incorporation of the 2019 CAP Update. Therefore, impacts associated with the proposed 2019 CAP Update would be the same as those identified for the Approved Project (i.e., *less-than-significant*). No mitigation is required.

4.3 AESTHETICS

Would the project:

a)	Have a substantial adverse effect on a scenic vista?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.3.a) Approved Project Analysis. Scenic vistas throughout the County generally include publicly accessible views of open space areas, including water bodies, ridgelines, mountain-tops, skylines and other natural features. Although development within the County as facilitated under the 2015 General Plan Amendment EIR could obstruct views of scenic

vistas, compliance with existing regulations (e.g., the County's Zoning Code, Caltrans Scenic Highway Program, and the County's General Plan) would maintain and enhance scenic vistas in and around the County. This requirement is codified in existing Mitigation Measure 4.4.1A of the 2015 General Plan Amendment EIR.

A small subset of parcels and policy items arising from the 2015 General Plan Amendment is likely to require additional measures to protect scenic vistas as part of any future development proposals. Accordingly, Mitigation Measure 4.4.1A is supplemented with Mitigation Measure 4.4.A-N1 to ensure adequate legal and physical access, as well as adequate and accessible circulation facilities, is provisioned for future projects to meet the demand of proposed land uses. Through implementation of Mitigation Measures 4.4.1A and 4.4.A-N1, new development would be subject to restrictions designed to preserve the character of the County's natural open space, considerations for the maintenance of specific view corridors, and standards for hillside development and building heights in order to prevent inappropriate development in scenic areas. Therefore, impacts on scenic vistas would be *less-than-significant with mitigation incorporated*.

2019 CAP Update Analysis. The proposed 2019 CAP Update does not include any site-specific designs or proposals, nor does it propose to grant any entitlements for development that would have the potential to degrade the aesthetic quality of the environment or adversely affect visual resources within the County. As indicated in Table A, the 2019 CAP Update would be a policy document that promotes development and redevelopment of underutilized parcels and incorporates alternative transportation and transit-oriented design features to enhance the usage of alternative transportation including public transit (Measure R2-T1). However, select strategies and measures proposed in the 2019 CAP Update (refer to Table A) designed to aid future projects in reducing the County's GHG emissions could result in changes to community aesthetics. For example, requiring solar panels on new residential and commercial buildings (2019 CAP Update Measure R2-CE1) could potentially alter scenic views from homes or businesses located behind the rooftop panels. It could also result in energy-efficiency retrofits in existing residential, commercial, and municipal buildings (2019 CAP Update Measures R2-EE4 and R2-EE9) that would potentially alter scenic views throughout the County. However, details of the potential construction activities are unknown, and future development projects will need to comply with CEQA. Furthermore, implementation of solar panels and energy-efficiency retrofits is not expected to be obtrusive so as to significantly affect views from viewsheds located uphill or behind the rooftop panels.

Installation of solar panels is conditioned by the Solar Rights Act,[6] which prohibits homeowners associations (HOAs) and local Governments from broadly banning solar energy systems for aesthetic reasons, whether through an explicit ban or through onerous architectural restrictions that greatly reduce the performance of solar energy systems or increase their costs. Additionally, implementation of Mitigation Measure 4.4.1A would ensure applicable retrofits would be subject to development review to conserve scenic vistas in accordance with County Design Guidelines.

[6] California Civil Code Sections 714 and 714.1, California Civil Code Section 801, California Civil Code Section 801.5, California Government Code Section 65850.5, California Health and Safety Code Section 17959.1, California Government Code Section 66475.3 and California Government Code Section 66473.1.

Pursuant to Mitigation Measure 4.4.1A, any future discretionary projects that would implement the GHG reduction measures outlined in the 2019 CAP Update would be subject to all applicable State and County regulations, requirements, and General Plan Policies, as well as subject to further CEQA analysis of project- and site-specific impacts, which would occur with or without implementation of the 2019 CAP Update. For parcels at which a project could potentially result in a major visible effect to an existing viewshed or significant aesthetic feature, implementation of Mitigation Measure 4.4.A-N1 would ensure adequate legal and physical access, as well as adequate and accessible circulation facilities, to meet the demand of proposed land uses while preventing inappropriate development in scenic areas. Implementation of Mitigation Measures 4.4.1A and 4.4.A-N1, as well as the County's zoning regulations, standard development conditions, and design guidelines, address site and structure design. Pursuant to the Solar Rights Act and Mitigation Measures 4.4.1A and 4.4.A-N1 of the 2015 General Plan Amendment EIR, implementation of the 2019 CAP Update would not have a significant impact on scenic vistas. Therefore, in the same manner as the Approved Project, impacts to scenic vistas from implementation of the 2019 CAP Update would be reduced to *less-than-significant with mitigation incorporated.*

b)	Substantially damage trees, rock outcroppings, and historic buildings within a State scenic highway?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.3.b) Approved Project Analysis. Scenic resources throughout the County generally include individual trees or boulders, outcroppings, undisturbed natural areas (e.g., riparian areas, and oak woodlands), open space, view corridors associated with designated scenic routes, and points of historic or cultural significance. Additionally, scenic resources can comprise the built environment such as windmills, architecturally unique or historic structures, agricultural areas (e.g., vineyards and citrus groves), and other human-made features.

Future discretionary projects would be required to be consistent with the County's Ordinances pertaining to land use, road improvements, design guidelines, and tree preservation; County General Plan Policies OS 9.3, OS 9.4, LU 4.5, and C 20.1 for the preservation of historic buildings and trees/vegetation; and the California Scenic Highway Program. Accordingly, Mitigation Measure 4.4.1A would apply to future discretionary projects along scenic highways not only on vacant properties where scenic resources typically remain undisturbed or minimally altered, but also on developed parcels where historic buildings and scenic structures could be subject to impact from development. Compliance with applicable regulatory ordinances, General Plan Policies, and Mitigation Measure 4.4.1A would ensure development facilitated under the 2015 General Plan Amendment would not adversely affect scenic resources along State scenic highways. Therefore, impacts would be *less-than-significant with mitigation incorporated*.

2019 CAP Update Analysis. As codified in Mitigation Measure 4.4.1A, all future discretionary projects that would implement 2019 CAP Update GHG reduction measures would be subject to County's Ordinances pertaining to land use, road improvements, design guidelines, and tree preservation; County General Plan Policies OS 9.3, OS 9.4, LU 4.5, and C 20.1 for the preservation of historical buildings and trees/vegetation; and the California Scenic Highway Program. Furthermore, project-level proposals would be subject to site-specific CEQA analysis of project-specific impacts. Accordingly, Mitigation Measure 4.4.1A would apply to future discretionary projects implementing the 2019 CAP Update along scenic highways not only on vacant properties whereat scenic resources typically remain undisturbed or minimally altered, but also on developed parcels whereat historic buildings and scenic structures could be subject to impact from development. Compliance with applicable regulatory ordinances, General Plan Policies, and Mitigation Measure 4.4.1A would ensure implementation of the 2019 CAP Update would not adversely affect scenic resources along State scenic highways. Therefore, in the same manner as the Approved Project, impacts to scenic resources within a State Scenic Highway from implementation of the 2019 CAP Update would be reduced to *less-than-significant with mitigation incorporated.*

c)	Substantially degrade the existing visual character or aesthetic quality of a site and its surroundings?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.3.c) Approved Project Analysis. The County's overall visual character is a mix of urban, suburban, and rural land uses, as large undeveloped parcels are distributed throughout the planning area and contribute to open views toward the surrounding mountains and hillsides. Implementation of the 2015 General Plan Amendment would convert open space and agricultural lands into urban landscapes. It is expected that the character of new development facilitated under the 2015 General Plan Amendment would be similar to the existing urban landscape. Nevertheless, a substantial change in the character of the landscape would occur when open space, agricultural, and vacant land is developed into urban land uses.

Although development within the planning area is expected to result in a substantial change in the character of the landscape, compliance with existing regulations (e.g., the County's Zoning Ordinance and Caltrans Scenic Highway Program), as well as implementation of the applicable policies outlined in the County's General Plan would maintain and enhance the quality of the visual character throughout the County. This requirement is codified in existing Mitigation Measure 4.4.1A of the 2015 General Plan Amendment EIR. A small subset of parcels and policy items arising from 2015 General Plan Amendment is likely to require additional measures to protect scenic vistas as part of any future development proposals. Accordingly, Mitigation Measure 4.4.1A is supplemented with Mitigation Measure 4.4.A-N1 to ensure adequate legal and physical access, as well as adequate and accessible circulation facilities are provisioned for future projects to meet the demand of proposed land uses. Through implementation of Mitigation Measures 4.4.1A and 4.4.A-N1, new

development would be subject to restrictions designed to preserve the character of the County's natural open space, considerations for the maintenance of specific view corridors, and standards for hillside development and building heights in order to prevent inappropriate development in scenic areas. Therefore, impacts on visual character and aesthetic quality would be *less-than-significant with mitigation incorporated*.

2019 CAP Update Analysis. In the same manner as the Approved Project, the 2019 CAP Update will be subject to existing regulations (e.g., the County's Zoning Ordinance and Caltrans Scenic Highway Program), as well as applicable policies outlined in the County's General Plan to maintain and enhance the quality of the visual character throughout the County as future development consistent with the 2019 CAP Update occurs.

As detailed in response to Checklist Question 4.1.a, the 2019 CAP Update would be a policy document that promotes development and redevelopment of underutilized parcels and incorporates alternative transportation and transit-oriented design features to enhance the usage of alternative transportation including public transit (Measure R2-T1). However, select strategies and measures proposed in the 2019 CAP Update (refer to Table A) designed to aid future projects in reducing the County's GHG emissions could result in changes to community aesthetics. For example, requiring solar panels on new residential and commercial buildings (2019 CAP Update Measure R2-CE1) and energy-efficiency retrofits in existing residential, commercial, and municipal buildings (2019 CAP Update Measures R2-EE4 and R2-EE9) throughout the County could potentially alter scenic views from homes or businesses located behind the rooftop panels. However, the placement of solar panels for residential use and energy-efficiency retrofits in existing residential, commercial, and municipal buildings is not expected to be obtrusive so as to significantly affect views from viewsheds located uphill or behind the rooftop panels.

Installation of solar panels is conditioned by the Solar Rights Act,[7] which prohibits homeowners associations (HOAs) and local Governments from broadly banning solar energy systems for aesthetic reasons, whether through an explicit ban or through onerous architectural restrictions that greatly reduce the performance of solar energy systems or increase their costs. Additionally, implementation of Mitigation Measure 4.4.1A would ensure applicable retrofits would be subject to development review to conserve visual resources in accordance with County Design Guidelines.

Pursuant to Mitigation Measure 4.4.1A, any future discretionary projects that would implement the GHG reduction measures outlined in the 2019 CAP Update would be subject to all applicable State and County regulations, requirements, and General Plan Policies, as well as subject to further CEQA analysis of project- and site-specific impacts, which would occur with or without implementation of the 2019 CAP Update. For parcels at which a project could potentially result in a major effect to visual character, implementation of Mitigation Measure 4.4.A-N1 would ensure adequate legal and physical access, as well as adequate and accessible circulation facilities, to meet the demand of proposed land uses while preventing inappropriate development in scenic areas. Implementation of Mitigation Measures 4.4.1A and 4.4.A-N1, as well as the County's zoning regulations, standard

[7] California Civil Code Sections 714 and 714.1, California Civil Code Section 801, California Civil Code Section 801.5, California Government Code Section 65850.5, California Health and Safety Code Section 17959.1, California Government Code Section 66475.3 and California Government Code Section 66473.1.

development conditions, and design guidelines, address site and structure design. Pursuant to the Solar Rights Act and Mitigation Measures 4.4.1A and 4.4.A-N1 of the 2015 General Plan Amendment EIR, implementation of the 2019 CAP Update would not have a significant impact on visual resources. Therefore, in the same manner as the Approved Project, impacts to visual character from the proposed 2019 CAP Update would be reduced to *less-than-significant with mitigation incorporated.*

d)	Create a new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.3.d) Approved Project Analysis. The County comprises a mix of urban, suburban, and rural land uses, as large undeveloped and agricultural parcels are distributed throughout the planning area. Rural land uses contain few major sources of substantial light and glare. However, the existing urban and suburban areas of the County already generate substantial light and glare that affect nighttime views in surrounding suburban and rural areas.

Implementation of the 2015 General Plan Amendment would increase existing levels of light and glare and extend areas affected by nighttime sky glow to include areas currently devoid of significant sources of light and/or glare. However, regulatory County Ordinances designed to implement standards for lighted signage, roadway lighting, light pollution from various land uses, outdoor lighting, and general design guidelines are implemented to reduce light pollution. Additionally, General Plan Policy LU 14.6 prohibits off-site outdoor advertising displays that are visible from designated and eligible scenic highways, and Policy LU 4.1 requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area through consideration of lighting and other impacts on surrounding properties. In conjunction with regulations and policies, the 2015 General Plan Amendment EIR adopted Mitigation Measures 4.4.2A through 4.4.2E to enforce lighting standards for various land uses (4.4.2A), roadways (4.4.2B), for exterior illumination (4.4.2C), and for the protection of the dark sky in consideration of operations at the Palomar Observatory (4.4.2D and 4.4.2E). Through compliance with regulatory ordinances, General Plan Polices, and Mitigation Measures 4.4.2A through 4.4.2E, impacts from new sources of substantial light or glare would be reduced to *less-than-significant with mitigation incorporated.*

2019 CAP Update Analysis. Implementation of the 2019 CAP Update would not result in the development of major light sources. Installation of cool roofs and cool pavement (light-reflecting surfaces pursuant to 2019 CAP Update Measure R2-L2) and solar panels on homes and businesses (2019 CAP Update Measure R2-CE1) are encouraged to reduce the urban heat island effect and the County's dependence on energy sources that produce GHGs. Cool roofs and cool pavement are built from materials with high thermal emittance and high solar reflectance—or albedo—to help reflect sunlight (and the associated energy) away from a building or roadway. The cool roofing and paving materials are lighter in color and more

reflective than traditional roofing and paving materials; however, their reflective properties do not produce substantial glare.

Solar panels can reflect sunlight when the sun is at an angle to the solar panel in relationship to the viewer. However, the reflectance would be temporary and not occur at night. Small-scale solar installments would not result in substantial sources of daytime glare. Thus, their placement and orientation on individual properties would not result in a substantial adverse effect on daytime or nighttime views in the area.

Large solar arrays may result in noticeable glare during the day that could affect neighboring land uses and/or motorists. Accordingly, the 2019 CAP Update would be required to incorporate County Ordinances for the implementation of standards for lighted signage, roadway lighting, light pollution from various land uses, outdoor lighting, and general design guidelines to reduce light pollution and glare. Additionally, General Plan Policy LU 4.1 requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area through consideration of lighting and other impacts on surrounding properties. In conjunction with County regulations and policies, the 2015 General Plan Amendment EIR's Mitigation Measures 4.4.2A through 4.4.2E would be incorporated to enforce lighting standards for various land uses (4.4.2A), roadways (4.4.2B), for exterior illumination (4.4.2C), and for the protection of the dark sky in consideration of operations at the Palomar Observatory (4.4.2D and 4.4.2E). Every discretionary project for which the County would be the lead agency would be subject to project- and site-specific CEQA review in the context of these ordinances, policies, and mitigation measures in order to ensure impacts from light and glare are considered and mitigated. Therefore, in the same manner as the Approved Project, impacts from new sources of substantial light or glare from implementation of the 2019 CAP Update would be reduced to *less-than-significant with mitigation incorporated.*

e)	Interfere with the nighttime use of the Palomar Astronomical Observatory, as protected through the Riverside County Ordinance No. 665?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.3.e) Approved Project Analysis. Implementation of the 2015 General Plan Amendment would increase existing levels of light and glare and extend areas affected by nighttime sky glow to include areas currently devoid of significant sources of light and/or glare. However, regulatory County Ordinances designed to implement standards for lighted signage, roadway lighting, light pollution from various land uses, outdoor lighting, and general design guidelines are implemented to reduce light pollution. Additionally, General Plan Policy LU 14.6 prohibits off-site outdoor advertising displays that are visible from designated and eligible scenic highways, and Policy LU 4.1 requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area through consideration of lighting and other impacts on surrounding properties. In conjunction with regulations and policies, the 2015 General Plan Amendment EIR adopted

Mitigation Measures 4.4.2A through 4.4.2E to enforce lighting standards for various land uses (4.4.2A), roadways (4.4.2B), for exterior illumination (4.4.2C), and for the protection of the dark sky in consideration of operations at the Palomar Observatory (4.4.2D and 4.4.2E). Through compliance with regulatory ordinances, General Plan Polices, and Mitigation Measures 4.4.2A through 4.4.2E, interference with the nighttime use of the Palomar Astronomical Observatory would be *less-than-significant with mitigation incorporated.*

2019 CAP Update Analysis. Implementation of the 2019 CAP Update would not result in the development of major light sources. Installation of cool roofs and cool pavement (light-reflecting surfaces pursuant to 2019 CAP Update Measure R2-L2) and solar panels on homes and businesses (2019 CAP Update Measure R2-CE1) can reflect sunlight when the sun is at an angle in relationship to the viewer. However, the reflectance would be temporary and not occur at night. Likewise, large solar arrays may result in noticeable glare during the day but would not reflect substantial light at night.

Similar to the Approved Project, the 2019 CAP Update would be required to incorporate County Ordinances for the implementation of standards for lighted signage, roadway lighting, light pollution from various land uses, outdoor lighting, and general design guidelines to reduce light pollution and glare. Additionally, General Plan Policy LU 4.1 requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area through consideration of lighting and other impacts on surrounding properties. In conjunction with County regulations and policies, the 2015 General Plan Amendment EIR's Mitigation Measures 4.4.2A through 4.4.2E shall be incorporated to enforce lighting standards for various land uses (4.4.2A), roadways (4.4.2B), for exterior illumination (4.4.2C), and for the protection of the dark sky in consideration of operations at the Palomar Observatory (4.4.2D and 4.4.2E). Every discretionary project for which the County would be the lead agency would be subject to project- and site-specific CEQA review in the context of these ordinances, policies, and mitigation measures in order to ensure interference with the nighttime use of the Palomar Astronomical Observatory would be considered and mitigated. Therefore, in the same manner as the Approved Project, interference with the nighttime use of the Palomar Astronomical Observatory from implementation of the 2019 CAP Update would be reduced to *less-than-significant with mitigation incorporated.*

4.4 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.

Would the project:

a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Natural Resources Agency, to non-agricultural use?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.4.a) Approved Project Analysis. Implementation of the 2015 General Plan Amendment would result in conversion of approximately 32 acres of Prime Farmland and Farmland of Statewide Importance to non-agricultural uses, which is considered a negligible amount of land when considering the 187,800 acres of land under agricultural production countywide. Additionally, approximately 210 acres of Farmland of Local Importance would be converted to non-agricultural uses, while approximately 220 acres of lands, including existing fish farms (aquaculture), would be redesignated as agricultural land uses.

However, the amount of agricultural land currently designated as Prime, Unique, Statewide, and Locally Important Farmland (approximately 336,800 acres) far exceeds the amount of corresponding farmland (approximately 190,000 acres) designated by the General Plan and 2015 General Plan Amendment. Therefore, implementation of the 2015 General Plan Amendment will likely result in conversion of additional Prime, Unique, Statewide, and Locally Important Farmland to non-agricultural uses. Furthermore, growth facilitated under the 2015 General Plan Amendment would result in indirect impacts to farmland through conversion of agricultural uses to urban uses. Although the 2015 General Plan Amendment and 2015 General Plan Amendment EIR detail regulations and policies designed to establish agricultural preserves, collaboration between agencies, preservation incentives, the right to farm, and compatible land uses, impacts to farmland from implementation of the 2015 General Plan Amendment would remain *significant and unavoidable*.

2019 CAP Update Analysis. Although the Approved Project concluded impacts to farmland from implementation of the 2015 General Plan Amendment would remain significant and unavoidable, future development in accordance with the 2019 CAP Update does not change any of the land use designations of the Approved Project that would adversely affect farmland. Therefore, the 2019 CAP Update would not result in any new impacts previously not identified under the Approved Project. No mitigation is required.

b)	Conflict with existing agricultural zoning, agricultural use, or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve? Cause Development of non-agricultural uses within 300 feet of agriculturally zoned property? Or involve other changes in the existing environment which, due	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

to their location or nature, could result in conversion of Farmland to non-agricultural use?

4.4.b) Approved Project Analysis. As detailed in response to Checklist Question 4.4.a, land use and policy changes proposed by the 2015 General Plan Amendment could result in conflicts with existing agricultural zoning, agricultural uses, and lands subject to a Williamson Act contract if future development is proposed in proximity to agricultural uses, which could potentially result in urban uses within 300 feet of agriculturally zoned property. The Approved Project's growth could result in development that would convert agricultural lands to urban uses. Future development accommodated by the 2015 General Plan Amendment would likely result in significant conversion of agricultural lands to non-agricultural uses. Since no feasible mitigation is available to reduce this impact to a less-than-significant level, impacts would remain *significant and unavoidable.*

2019 CAP Update Analysis. Although the Approved Project concluded impacts to farmland from implementation of the 2015 General Plan Amendment would remain significant and unavoidable, future development in accordance with the 2019 CAP Update does not change any of the land use designations of the Approved Project that would adversely affect farmland. Therefore, the 2019 CAP Update would not result in any new impacts previously not identified under the Approved Project. No mitigation is required.

c)	Result in the loss of forest land or conversion of forest land to non-forest use? Conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland zoned Timberland Production? Or involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.4.c) Approved Project Analysis. The forest lands and commercial/industrial timber utilizations in Riverside County are quite limited. Implementation of the 2015 General Plan Amendment would not conflict with forest land zoning, timberland or Timberland Production Zones since they are non-existent in the County. In addition, the Woody Biomass Program operating on the basis of slash and overgrowth removal would not be adversely affected by the 2015 General Plan Amendment.

Future development through implementation of the 2015 General Plan Amendment could result in conversion of forest land to non-forest uses. Growth accommodated by the 2015 General Plan Amendment would indirectly result in additional development that would cause forest land conversion. However, due to the low densities of residential units allowed, it is possible that any timber or tree removal necessary for potential future single-family residential use of the sites with forestry resources could be accomplished under the 3-acre timber clearing exemptions. Therefore, direct impacts associated with these land use changes would be less than significant. To minimize direct or indirect impacts to forestry resources, County ordinances and General Plan policies designed to protect forest land resources, regulate removal of trees, require coordination between agencies, promote conservation and compliance with regulations, and establish natural edge buffers would be implemented to ensure impacts to forest land and timberland remain *less-than-significant*. No mitigation was required.

2019 CAP Update Analysis. Future development in accordance with the 2019 CAP Update does not change any of the land use designations of the Approved Project that would adversely affect forest land and timberland. Consistent with the Approved Project, impacts to forest land and timberland would be *less-than-significant* with the implementation of County ordinances and General Plan policies designed to protect forest land resources, regulate removal of trees, require coordination between agencies, promote conservation and compliance with regulations, and establish natural edge buffers. No mitigation is required.

4.5 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a)	Conflict with or obstruct implementation of the applicable air quality plan?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☐	☒

4.5.a) Approved Project Analysis. The 2015 General Plan Amendment EIR addressed consistency with the South Coast Air Quality Management District's (SCAQMD) 2007 Air Quality Management Plan (2007 AQMP) and Mojave Desert Air Quality Management District's (MDAQMD) guidelines. Consistency with the AQMP for the Basin means that a project would be consistent with the goals, objectives, and assumptions in the respective plan to achieve the federal and State air quality standards. For a project to be consistent with the AQMP adopted by the SCAQMD, the pollutants emitted from the project should not exceed the SCAQMD daily threshold or cause a significant impact on air quality, or the project must already have been included in the AQMP projections. For a project to be consistent with MDAQMD guidelines, a General Plan Amendment or similar land use plan change should not increase dwelling unit density, vehicle trips, or vehicle miles traveled.

The 2015 General Plan Amendment EIR concluded that with implementation of and compliance with regulatory programs, Riverside County ordinances, General Plan and General Plan Amendment policies, as well as General Plan Amendment EIR Mitigation Measures 4.7.A-N1 and 4.7.A-N2, air pollutant emissions from future development accommodated by 2015 General Plan Amendment would be reduced but still exceed regulatory thresholds. Exceedance of regulatory thresholds would conflict with the implementation of the applicable air quality plans. Implementation of 2015 CAP GHG reduction measures would provide additional reductions in criteria air pollutants; however, it would not reduce criteria pollutant impacts to below regulatory thresholds. The impact was determined to remain *significant and unavoidable*.

2019 CAP Update Analysis. The current regional air quality management plan is the Final 2016 AQMP adopted by the SCAQMD on March 10, 2017. The Final 2016 AQMP proposes policies and measures currently contemplated by responsible agencies to achieve federal and State standards for healthful air quality in the Basin and those portions of the Salton Sea Air Basin that are under SCAQMD's jurisdiction. The Basin is currently a federal and State nonattainment area for particulate matter less than 10 microns in size (PM_{10}), particulate matter less than 2.5 microns in size ($PM_{2.5}$), and ozone (O_3).

The proposed changes in the 2019 CAP Update include new and enhanced GHG reduction measures compared to 2015 CAP. The new and enhanced GHG reduction measures are expected to result in fewer vehicle miles traveled (VMT), higher energy efficiency, and

correspondingly more reductions in criteria pollutant emissions than originally anticipated in the 2015 General Plan Amendment EIR. However, it would not reduce criteria pollutant impacts to below regulatory thresholds.

Consistent with the Approved Project, the 2019 CAP Update would implement Mitigation Measures 4.7.A-N1 and 4.7.A-N2, as prescribed in the 2015 General Plan Amendment EIR, to ensure the implementation of GHG reduction measures and help reduce emissions of criteria pollutants from implementation of future development. Therefore, emissions resulting from implementation of the 2019 CAP Update would not themselves create any significant impact, as implementation of GHG reduction measures identified in the CAP Update would result in reduced impacts on air quality. However, impacts associated with implementation of 2019 CAP Update in conjunction with buildout of the County General Plan would remain *significant and unavoidable*.

b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☐	☒

4.5.b) Approved Project Analysis. Both short-term impacts caused by construction activities and long-term impacts caused by occupancy and operation of the Approved Project were analyzed in the 2015 General Plan Amendment EIR and are described below.

Short-Term Impacts

Implementation of the General Plan Amendment will result in development of new commercial, industrial, and residential land uses and infrastructure improvements, the construction of which would generate emissions of criteria air pollutants. Due to the programmatic nature of the General Plan Amendment, analysis of the Approved Project's criteria pollutant construction emissions generated through its implementation was determined to be speculative but expected to exceed SCAQMD and MDAQMD thresholds, and mitigation was identified.

Compliance with General Plan and General Plan Amendment Policies and EIR Mitigation Measures 4.6.B-N1, 4.6.B-N2, and 4.6.B-N3, as prescribed in the 2015 General Plan Amendment EIR, would help reduce emissions of criteria pollutants during construction of future projects facilitated through implementation of the General Plan Amendment. However, such emissions were determined to exceed SCAQMD and MDAQMD thresholds because construction-related emissions would be speculative and the rate of development cannot be anticipated. No additional feasible mitigation was identified and construction-related emissions generated through implementation of the General Plan Amendment would violate air quality standard or contribute substantially to existing or projected air quality violations. The impact was determined to remain *significant and unavoidable*.

Long-Term Impacts

Regional area and mobile-source emissions were modeled using the California Emissions Estimator Model (CalEEMod) and based on General Plan land use types and sizes, anticipated increases in trip generation, and default settings and parameters for the analysis period and planning area location. CalEEMod accounts for area-source emissions from the use of natural gas, fireplaces, and consumer products, as well as mobile-source vehicle trip emissions.

Due to the programmatic nature of the General Plan Amendment, analysis of criteria pollutant emissions generated through operation of projects facilitated through implementation of the General Plan Amendment would be speculative. SCAQMD and MDAQMD thresholds would be exceeded during long-term operation of future land uses consistent with the General Plan Amendment and mitigation was required.

Compliance with General Plan and General Plan Amendment Policies, adherence to SCAQMD and MDAQMD rules and regulations, and implementation of EIR Mitigation Measures 4.7.A-N1, 4.7.A-N2, 4.6.B-N4, and 4.6.B-N5 would help reduce emissions of criteria pollutants during operation of future projects facilitated through implementation of the General Plan Amendment. However, implementation of the General Plan Amendment would result in emissions of criteria pollutants in excess of SCAQMD and MDAQMD thresholds, which are designed to be applied to individual projects rather than programmatic activities such as the General Plan Amendment. Although *CEQA Guidelines* require the County to evaluate all future discretionary projects proposed under the General Plan Amendment for emissions of criteria pollutants against applicable SCAQMD and MDAQMD thresholds, no additional feasible mitigation was identified. The impact was determined to remain *significant and unavoidable*.

2019 CAP Update Analysis. Implementation of the 2019 CAP Update could result in construction of energy-generating facilities such as photovoltaic/solar arrays or installation of cool roofs that would be installed on rooftops of new or existing buildings. It could also result in energy-efficiency retrofits in existing residential, commercial, and municipal buildings throughout the County. These potential construction and retrofit activities would be undertaken per the 2019 CAP Update and be subject to CEQA compliance. However, the potential construction activities associated with the CAP Update as descried above are expected to be minor and unlikely to require use of large construction equipment. Therefore, air quality impacts associated with construction and retrofit activities undertaken as part of 2019 CAP Update would not be significant. However, impacts associated with construction-related emissions generated through implementation of the 2019 CAP Update in conjunction with buildout of the County General Plan would still remain *significant and unavoidable*.

The proposed changes in the 2019 CAP Update include new and enhanced GHG reduction measures compared to 2015 CAP. Implementation of the 2019 CAP Update would not add any new vehicle trips or otherwise increase VMT. Compared to the Approved Project, the 2019 CAP Update would further decrease VMT and the associated vehicle emissions from the 2014 General Plan Amendment, thereby improving air quality. The 2019 CAP Update implementation would further reduce reliance on traditional, more-polluting forms of energy by increasing use of cleaner, alternative energy sources. The change in energy sources

would reduce emissions associated with energy production. The 2019 CAP Update would further promote the renovation of existing structures with energy-efficiency retrofits and renewable energy. Therefore, the 2019 CAP Update is expected to result in more reductions in criteria pollutant emissions than originally anticipated in the certified 2015 General Plan Amendment EIR. However, it would not reduce impacts to regulatory thresholds.

In the same manner as the Approved Project, the 2019 CAP Update would be consistent with General Plan and General Plan Amendment Policies, SCAQMD and MDAQMD rules and regulations, and Mitigation Measures 4.6.B-N1, 4.6.B-N2, 4.6.B-N3, 4.6.B-N4, 4.6.B-N5, 4.7.A-N1, and 4.7.A-N2 to help reduce emissions of criteria pollutants from implementation of future development. Therefore, air quality impacts associated with 2019 CAP Update would not themselves be significant. However, air quality impacts associated with implementation of the 2019 CAP Update in conjunction with buildout of the County General Plan would remain *significant and unavoidable*.

c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☐	Reduced Impact ☒

4.5.c) Approved Project Analysis. As described in response to Checklist Question 4.5.a and 4.5.b above, General Plan and General Plan Amendment Policies, adherence to SCAQMD rules and regulations, and implementation of existing Mitigation Measures 4.5.1A, 4.5.1B, 4.5.1C, 4.6.B-N1, 4.6.B-N2, 4.6.B-N3, 4.7.A-N1, 4.7.A-N2, 4.6.B-N4 and 4.6.B-N5 would reduce construction and operation-related air quality impacts. However, even with these mitigation measures, future construction and operational emissions would likely exceed SCAQMD and MDAQMD thresholds. The impact was determined to be *significant and unavoidable*.

2019 CAP Update Analysis. The proposed changes in the 2019 CAP Update include new and enhanced GHG reduction measures compared to 2015 CAP, which are expected to result more reductions in criteria pollutant emissions than originally anticipated in the 2015 General Plan Amendment EIR. However, implementation of the 2019 CAP Update would not reduce cumulative impacts from General Plan buildout to below regulatory thresholds. The 2019 CAP Update would implement existing Mitigation Measures 4.5.1A, 4.5.1B, 4.5.1C, 4.6.B-N1, 4.6.B-N2, 4.6.B-N3, 4.7.A-N1, 4.7.A-N2, 4.6.B-N4 and 4.6.B-N5, as prescribed in the 2015 General Plan Amendment EIR, to ensure the implementation of GHG reduction measures and help reduce emissions of criteria pollutants from implementation of future development. Therefore, cumulative air quality impacts associated with the 2019 CAP Update would not themselves be significant. However, cumulative air quality impacts associated with implementation of the 2019 CAP Update in conjunction with buildout of the County General Plan would remain *significant and unavoidable*.

d)	Expose sensitive receptors to substantial pollutant concentrations?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☐	☒

4.5.d) Approved Project Analysis. As described in response to Checklist Question 4.5.a and 4.5.b above, the existing ordinances, policies and programs to implement and comply with SCAQMD and MDAQMD rules would reduce construction and operation-related impacts. However, the project would result in the future development of numerous projects each contributing incrementally to air pollutant emissions affecting sensitive receptors. Thus, it is possible that the project would result in cumulatively significant impacts to sensitive receptors, even if individual projects were each less than significant. Exposure of sensitive receptors to emissions of substantial concentrations of criteria air pollutants and precursors would be a significant impact and mitigation was identified.

Compliance with existing regulations, existing and new General Plan policies, and County ordinances would reduce operation-related impacts by reducing air pollutant emissions from stationary and mobile sources. Even with the implementation of Mitigation Measures 4.6.D-N1 and 4.6.D-N2, cumulative operational emissions resulting from future development would likely exceed both the SCAQMD and MDAQMD thresholds. The impact was determined to be *significant and unavoidable*.

2019 CAP Update Analysis. As described in response to Checklist Question 4.5.b above, the anticipated construction activities required for additional retrofits and renovations under the 2019 CAP Update would not involve large internal-combustion equipment that would contribute substantial air pollutant emissions that could affect sensitive receptors. Implementation of the 2019 CAP Update would not add any new vehicle trips or otherwise increase VMT. Compared to the Approved Project, the 2019 CAP Update would further decrease VMT and the associated vehicle emissions from the 2015 General Plan Amendment, thereby improving air quality. The 2019 CAP Update implementation would further reduce reliance on traditional, more-polluting forms of energy by increasing use of cleaner, alternative energy sources. The change in energy sources would reduce emissions associated with energy production. The 2019 CAP Update would further promote the renovation of existing structures with energy-efficiency retrofits and renewable energy. Therefore, the 2019 CAP Update would afford more reductions in criteria air pollutants and precursors and more reductions in impacts to sensitive receptors than the Approved Project. However, implementation of the 2019 CAP Update would not reduce pollutant impacts to sensitive receptors from General Plan buildout to below regulatory thresholds.

The 2019 CAP Update would be consistent with General Plan and General Plan Amendment Policies, SCAQMD and MDAQMD rules and regulations, and Mitigation Measures 4.6.D-N1 and 4.6.D-N2 to help reduce emissions of toxic air contaminants from implementation of future development. Therefore, pollutant impacts to sensitive receptors from implementation of the 2019 CAP Update would not themselves be significant. However,

pollutant impacts associated with implementation of the 2019 CAP Update in conjunction with buildout of the County General Plan would remain *significant and unavoidable*.

e)	Create objectionable odors affecting a substantial number of people?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.5.e) Approved Project Analysis. SCAQMD Rule 402 (Nuisance), Rule 410 (odors from transfer stations and material recovery stations) and Rule 1179 (Public owned treatment works operations) place conditions and compliance measures for odor emissions from the identified sources in order to reduce exposure to the surrounding area. Implementation of and compliance with the regulatory programs, General Plan policies as well as Mitigation Measures 4.6.E-N1, 4.6.E-N2 and 4.6.E-N3, would ensure that future development accommodated by General Plan Amendment would have *less-than-significant* odor impacts.

2019 CAP Update Analysis. The 2019 CAP Update does not propose strategies or measures that would directly or indirectly result in the creation of objectionable odors. Implementation of 2019 CAP Update strategies would include construction activities such as installation of renewable energy facilities (i.e., solar panels) and various energy retrofits (e.g., cool roofs, insulation, etc.), all of which would be subject to SCAQMD rules, County Ordinances, General Plan policies, and Mitigation Measures 4.6.E-N1, 4.6.E-N2 and 4.6.E-N3 to minimize objectionable odors. The 2019 CAP Update does not include projects such as landfills, airports, industrial facilities, agricultural uses, etc. known to generate objectionable odors. Therefore, implementation of the 2019 CAP Update would not create objectionable odors beyond those that would be anticipated under the Approved Project. Impacts would be the same as those identified for the Approved Project (i.e., *less-than-significant*).

4.6 GREENHOUSE GAS EMISSIONS

Would the project:

a)	Generate greenhouse gas emissions, either directly or indirectly, that in conjunction with other global greenhouse gas emissions may have a substantial adverse physical effect on the environment?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☒	☐	☐

4.6.a) Approved Project Analysis. The 2015 General Plan Amendment EIR indicated there was no statewide GHG emissions threshold used to determine potential GHG emissions impacts of a project. Senate Bill (SB) 32 requires the California Air Resources Board (CARB) to reduce statewide GHG emissions to 1990 levels by 2020. As part of this

legislation, CARB was required to prepare a "Scoping Plan" that demonstrates how the State will achieve this goal. The Scoping Plan was adopted in 2011, and in it, local governments were described as "essential partners" in meeting the statewide goal, recommending a GHG reduction level 15 percent below 2005–2008 levels, depending on when a full emissions inventory is available, by 2020. Accordingly, Executive Order S-3-05 establishes a more aggressive emissions reduction goal for the year 2050 of 80 percent below 1990 emissions levels. However, when analyzing long-range plans, such as general plans, the planning horizon will often surpass the 2020 timeframe for implementation of AB 32.

The 2015 General Plan Amendment EIR indicated that with the implementation of and compliance with the existing regulatory programs, County ordinances, General Plan policies, and Mitigation Measures 4.7.A-N1, 4.7.A-N2, and 4.7.A-N3, development authorized pursuant to the General Plan Amendment would generate GHG emissions of 6.03 million metric tons carbon dioxide equivalent (MMT CO_2e) per year. In addition, to ensure that GHG emissions continue on a downward trajectory, the County would commence planning for the post-2020 period starting at the approximate midway point between plan implementation and the reduction target and after development of key ordinances and implementation of cost-effective measures. The new plan would include a specific target for GHG reductions for 2035 and 2050. The targets would be consistent with broader State and federal reduction targets and with the scientific understanding of the needed reductions by 2050. The County would adopt the new plan by January 1, 2020.

Achievement of the 2050 reduction target (80 percent below 1990 levels of emissions by 2050) in Executive Order S-3-05 would require the State and the County to reduce emissions by approximately 95 percent below the 2008 baseline levels of GHG emissions by 2050 while also accommodating considerable population and economic growth within the unincorporated areas. It would require near carbon neutral energy and transportation by 2050. Carbon neutral (no emissions) energy would require significant changes to the electric generating system in the United States where renewable energy and energy storage supply nearly all the electricity in the system and transportation eliminates fossil fueled trucks and passenger vehicles. This future system of carbon neutral energy and transportation sectors was technologically infeasible at the time of the 2015 General Plan Amendment EIR. Therefore, the County provides Mitigation Measure 4.7.A-N3 that allows the County to work in sync with the State in providing post-2020 reductions and reduction targets. Mitigation Measure 4.7.A-N3 requires the County to update the CAP by January 1, 2020, and include in that updated CAP reduction targets for 2035 and 2050, and post-2020 reduction measures designed to achieve the reduction targets and keep the County on the emissions reduction path.

Because achievement of the 2050 reduction target in Executive Order S-3-05 is technologically infeasible to achieve, the 2015 General Plan Amendment EIR concluded that impacts on GHG emissions were considered *significant and unavoidable*.

2019 CAP Update Analysis. Since the adoption of 2015 CAP and 2015 General Plan Amendment EIR, on April 29, 2015, California Governor Jerry Brown announced through EO B-30-15 the GHG emissions target of reducing GHG emissions to 40 percent below 1990 levels by 2030. This emissions reduction target is an interim-year goal to make it possible to reach the ultimate goal of reducing emissions 80 percent under 1990 levels by 2050. The order directs CARB to provide a plan with specific regulations to reduce statewide sources of

GHG emissions. On January 20, 2017, CARB released the 2017 Scoping Plan Update. The 2017 Scoping Plan Update provides strategies for achieving the 2030 target established by EO B-30-15 and codified in SB 32. The 2017 Scoping Plan Update recommends local plan-level GHG emissions reduction goals.

The 2019 CAP Update focuses on the 2030 GHG emissions reduction target and provides a framework for long-term GHG emissions reductions toward the ultimate 2050 goal. Based on the 2019 CAP Update, GHG emissions in the County were 4,905,518 MT CO_2e in 2017, which was a 30 percent decrease from baseline (2008) emissions of 7,012,938 MT CO_2e. Unmitigated GHG emissions in the unincorporated portions of the County would total 5,158,305 MT CO_2e in 2020, a 5 percent increase over 2017 emissions, which would meet the 15 percent below baseline levels reduction target. By 2030, communitywide emissions are expected to increase to 30 percent over 2017 levels to 6,368,781 MT CO_2e. Consistent with EO B-30-15 and SB 32, the County has identified a 49 percent community reduction target below baseline emissions by 2030. By 2050, communitywide emissions are expected to increase to 130 percent over 2017 levels to 11,305,026 MT CO_2e. Consistent with AB 32, the County has identified an 83 percent community reduction target below baseline emissions by 2050.

By implementing existing State reduction programs (i.e., Renewable Portfolio Standard [RPS], updates to Title 24 Energy Efficiency Standards, and the implementation of the Low Carbon Fuel Standard [LCFS] and Clean Car Fuel Standard, commonly referred to as the Pavley Standard), the County is projected to reduce emissions to 4,861,256 MT CO_2e by 2020, which makes emissions in 2020 approximately 1 percent lower than 2017 levels, and to 4,102,109 MT CO_2e in 2030, which is 16 percent lower than 2017 levels. In the long-term, the existing State reduction programs would reduce GHG emissions to 4,175,146 MT CO_2e by 2050, which is 15 percent lower than 2017 levels.

Implementation of the GHG emissions reduction measures from the 2019 CAP Update is projected to result in a further emissions reduction of 1,667,460 MT CO_2e by 2030 and 3,612,416 MT CO_2e by 2050. Total adjusted community emissions, which include reductions from both the 2019 CAP Update measures and the State and local reduction programs, would be 2,434,649 MT CO_2e by 2030, which exceeds the 49 percent below 2008 levels reduction target of 3,576,598 MT CO_2e for 2030, and 562,730 MT CO_2e by 2050, which exceeds the 83 percent below 2008 levels reduction target of 1,192,199 MT CO_2e for 2050. Therefore, GHG emissions would meet the applicable AB 32, SB 32, and EO B-30-15 targets.

Proposed 2019 CAP Update measures would achieve these reductions by decreasing energy consumption in existing and new residential and commercial buildings, increasing water efficiency, increasing awareness of sustainability issues, reducing landfilled waste, promoting clean energy use, expanding sustainable transportation options, optimizing vehicular travel, and applying CEQA screening tables on new developments.

Consistent with Mitigation Measure 4.7.A-N3 in the 2015 General Plan Amendment EIR, the 2019 CAP Update serves as the post-2020 Climate Action Plan update and includes specific targets for GHG reductions for 2030 and 2050 consistent with broader State and federal reduction targets and with the scientific understanding of the needed reductions by 2050.

Consistent with the Partial Settlement Agreement,[8] the 2019 CAP Update includes specific considerations for EV charging stations, on-site renewable energy generation, and high efficiency traffic signal lights. Additionally, the 2019 CAP Update serves as an update to the County's GHG inventory in accordance with the Partial Settlement Agreement's four-year (quadrennial) inventory update requirement in order to review the effectiveness of specific measures in the CAP and revise associated point values in the screening tables according to available evidence. If measures included in the prior CAP are found to be ineffective, they are removed or revised in the subsequent CAP Update pursuant to the Partial Settlement Agreement.

Accordingly, the 2019 CAP Update incorporates Mitigation Measure 4.7.A-N3 of the 2015 General Plan Amendment, facilitates County monitoring of CAP reduction measures, and includes provisions for revisions and/or amendments to the CAP as needed based upon the results of monitoring to ensure achievement of the 2030 Reduction Target. Though compliance with the Partial Settlement Agreement's quadrennial GHG inventory update requirement, the CAP will ensure a post-2030 GHG reduction plan commensurate with concurrent technology, regulations, and baseline conditions to establish a specific target for GHG reductions for 2050. The target must be consistent with broader State and federal reduction targets including Executive Order S-3-05 and with the scientific understanding of the needed reductions by 2050. Through the process of updating the CAP every four years, GHG reduction measures will continue refinement to achieve the 2050 reduction target, and an updated monitoring system will ensure that the updated targets are achieved.

The 2019 CAP Update includes new and enhanced GHG reduction measures compared to 2015 CAP, which would further reduce GHG emissions within unincorporated portions of the County. Because quadrennial updates to the County CAP and refinement of GHG reduction measures are required in accordance with the Partial Settlement Agreement and Mitigation Measure 4.7.A-N3 prescribed in the 2015 General Plan EIR, implementation of the 2019 CAP Update would not generate new significant impacts or increase the severity of previously identified significant impacts. However, the 2050 reduction target could not be achieved until the State adopts a plan with regulations geared toward achieving 2050 emissions and the County adopts a subsequent CAP update designed to comply with those regulations. Therefore, GHG impacts from implementation of the 2019 CAP Update would be less severe than those identified for the Approved Project but still remain *significant and unavoidable*.

b)	Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☐	☒

[8] Partial Settlement Agreement, 2017. Petitioners: Sierra Club, Center for Biological Diversity, San Bernardino Audubon Society and Respondents: County of Riverside and Riverside County Board of Supervisors.

4.6.b) Approved Project Analysis. The 2015 General Plan Amendment EIR indicated that, with the implementation of and compliance with the existing regulatory programs, General Plan and General Plan Amendment policies, and 2015 CAP, as well as Mitigation Measures 4.7.A-N1 and 4.7.A-N2, development authorized pursuant to the General Plan Amendment would have less than significant impacts related to reducing GHG emissions to achieve the AB 32 and SB 375 reduction targets. However, implementation of and compliance with the existing regulatory programs, General Plan and General Plan Amendment policies, and the 2015 CAP, as well as new Mitigation Measures 4.7.A-N1 and 4.7.A-N2, would not achieve the 2050 goal in Executive Order S-3-05 and achievement of that goal was technologically infeasible at the time of the 2015 General Plan Amendment EIR. Mitigation Measure 4.7.A-N3 commits the County to developing a post-2020 CAP that demonstrates achievement of 2035 and 2050 reduction targets and that the post-2020 CAP is adopted by January 1, 2020. This allows time for the development of policies and technologies needed to achieve the 2050 goal and the County time to provide a post-2020 CAP in sync with the State goals and reductions.

Because achievement of the 2050 reduction target in Executive Order S-3-05 is technologically infeasible to achieve, the 2015 General Plan Amendment EIR concluded that impacts related to GHG emissions were *significant and unavoidable*.

2019 CAP Update Analysis. As described in response to Checklist Question 4.6.a above, consistent with Mitigation Measure 4.7.A-N3 in the 2015 General Plan Amendment EIR and the Partial Settlement Agreement, the 2019 CAP Update serves as the post-2020 Climate Action Plan update, facilitates County monitoring of CAP reduction measures, and includes provisions for revisions and/or amendments to the CAP as needed based upon the results of monitoring to ensure achievement of the 2030 Reduction Target. Though compliance with the Partial Settlement Agreement's quadrennial GHG inventory update requirement, the CAP will ensure a post-2030 GHG reduction plan commensurate with concurrent technology, regulations, and baseline conditions to establish a specific target for GHG reductions for 2050. The target must be consistent with broader State and federal reduction targets including Executive Order S-3-05 and with the scientific understanding of the needed reductions by 2050. Through the process of updating the CAP every four years, GHG reduction measures will continue refinement to achieve the 2050 reduction target, and an updated monitoring system will ensure that the updated targets are achieved.

The 2019 CAP Update includes new and enhanced GHG reduction measures compared to 2015 CAP, which would further reduce GHG emissions within the County and would not conflict with any applicable plans, policies, or regulations. Because quadrennial updates to the County CAP and refinement of GHG reduction measures are required in accordance with the Partial Settlement Agreement and Mitigation Measure 4.7.A-N3 prescribed in the 2015 General Plan EIR to achieve GHG reduction targets pursuant to SB 32, implementation of the 2019 CAP Update would not generate new significant impacts or increase the severity of previously identified significant impacts. However, the 2050 reduction target could not be achieved until the State adopts a plan with regulations geared toward achieving 2050 emissions and the County adopts a subsequent CAP update designed to comply with those regulations. Therefore, GHG impacts from implementation of the 2019 CAP Update would be less severe than those identified for the Approved Project but still remain *significant and unavoidable.*

4.7 BIOLOGICAL RESOURCES

Would the project:

a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.7.a) Approved Project Analysis. Implementation of the General Plan would increase developed uses in Riverside County, affecting riparian or other sensitive habitats in various areas. Western Riverside County has nine sensitive habitat types. Seven of the nine sensitive habitats, totaling approximately 7 percent of western Riverside County's sensitive habitat, have the potential to be affected by development. There are eight major natural communities within areas not subject to habitat conservation plans (the eastern third of the County), of which three have the potential to be impacted. Collectively, potential impacts could occur to grasslands, playas, riparian scrub, woodlands and forests, Riversidean alluvial fan sage scrub communities, and aquatic habitats (water) if development is not implemented in accordance with regulatory policies, General Plan Policies, and mitigation measures.

Compliance with existing regulatory policies, which include Sections 401, 402 and 404 of the Federal Clean Water Act, Section 1600 *et seq.* of the California Fish and Game Code, and the multiple-species habitat conservation plans for western Riverside County and the Coachella Valley, would reduce impacts to habitats from development. Additionally, General Plan policies (LU 7.7, 9.1, 9.2, C 20.9, OS 5.1, 5.2, 5.3, 5.5, 5.6, 6.1, 6.2, 9.3, 9.4, 17.1, 17.2, 18.1, 18.3, 18.4, and 20.2) and Mitigation Measures 4.8.A-N1 and 4.8.A-N2 require site-specific evaluations of future projects implemented under the General Plan. In accordance with these policies and mitigation measures, projects found to impact riparian habitats and sensitive natural communities must incorporate project- and site-specific mitigation measures to reduce impacts pursuant to CEQA. Through compliance with applicable regulatory policy, habitat conservation plans, General Plan Policies, and Mitigation Measures 4.8.A-N1 and 4.8.A-N2, impacts on riparian habitats and sensitive natural communities would be *less-than-significant with mitigation incorporated.*

2019 CAP Update Analysis. Discretionary projects in the County must be developed consistent with all applicable regulatory policies, habitat conservation plans (e.g., Western Riverside County and Coachella Valley Multiple Species Habitat Conservation Plans), General Plan policies, and mitigation measures designed to protect riparian habitats and sensitive natural communities with or without development and implementation of the 2019 CAP Update. Although the 2019 CAP Update is designed as a stand-alone GHG policy document, it would be utilized as a companion document to the County General Plan to provide a more comprehensive and detailed framework for land use-based policy decisions to reduce GHG emissions from existing and future development. Any future projects proposed pursuant to

the 2019 CAP Update would be developed in accordance with General Plan policies for habitat conservation while maximizing efficient use of resources, maintaining a high quality of life, enhancing job opportunities, promoting sustainability, and facilitating access to transportation facilities.

If future projects facilitated under the 2019 CAP Update occur on sites containing riparian habitats and sensitive natural communities, project- and site-specific assessments would be required in accordance with Mitigation Measures 4.8.A-N1 and 4.8.A-N2 to ensure appropriate project-level mitigation is implemented as necessary. Therefore, future development implemented in accordance with the 2019 CAP Update would have impacts similar to those (i.e., *less-than-significant with mitigation incorporated*) identified under the Approved Project regarding riparian habitats and sensitive natural communities.

b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.7.b) Approved Project Analysis. Implementation of the General Plan would increase developed uses in Riverside County, which could affect endangered, candidate, and/or special-status species protected under federal, State, and local laws. Grading and other land-disturbing activities from implementation of the General Plan would cause direct impacts to these species. Indirect impacts such as disturbed breeding, feeding, nesting, or foraging behaviors; loss of foraging habitat; loss of food sources; loss of burrows; and loss of nesting or roosting habitat would also occur due to construction.

The Federal and California Endangered Species Acts (FESA and CESA), Federal Clean Water Act (CWA), Migratory Bird Treaty Act (MBTA), California Fish and Game Code, Native Plant Protection Act, and the Natural Community Conservation Planning Act (Multiple Species Habitat Conservation Plans for western Riverside County, the Coachella Valley, and Stephens' kangaroo rat) are regulatory policies designed to protect candidate, sensitive, and special-status species.

There are 349 species in Riverside County of special or sensitive status under FESA, CESA, and/or California Native Plant Society (CNPS) designation. Species that are listed as endangered or threatened under FESA and species proposed or candidates for listing under CESA are also considered. Species that are covered by regional habitat conservation plans within Riverside County are also included. Of the 349 protected species, 146 species are addressed under the Multiple Species Habitat Conservation Plan for western Riverside County and 27 under the Multiple Species Habitat Conservation Plan for Coachella Valley. Through implementation of these plans, impacts to covered species would be less than significant.

Future projects would be required to be consistent with applicable federal, State, and local regulations, as well as General Plan Policies C 20.9, OS 5.1, 5.6, 6.2, 9.3, 9.4, 20.2, 5.3, 17.1, 17.2, 18.1, and 18.3. Additionally, Mitigation Measure 4.8.B-N1 requires site-specific evaluations of future projects implemented under the General Plan. With implementation of and compliance with applicable regulations, habitat conservation plans, General Plan Policies, and Mitigation Measure 4.8.B-N1, impacts to endangered, candidate, and/or special-status species would be *less-than-significant with mitigation incorporated.*

2019 CAP Update Analysis. Discretionary projects in the County must be developed consistent with all applicable regulatory policies, habitat conservation plans (e.g., Western Riverside County and Coachella Valley Multiple Species Habitat Conservation Plans), General Plan policies, and mitigation measures designed to protect endangered, candidate, and/or special-status species with or without development and implementation of the 2019 CAP Update. Although the 2019 CAP Update is designed as a stand-alone GHG policy document, it would be utilized as a companion document to the County General Plan to provide a more comprehensive and detailed framework for land-based policy decisions to reduce GHG emissions from existing and future development. Any future projects proposed pursuant to the 2019 CAP Update would be developed in accordance with General Plan policies for species protection while maximizing efficient use of resources, maintaining a high quality of life, enhancing job opportunities, promoting sustainability, and facilitating access to transportation facilities.

If future projects facilitated under the 2019 CAP Update occur on sites containing endangered, candidate, and/or special-status species, project- and site-specific assessments would be required in accordance with Mitigation Measure 4.8.B-N1 to ensure appropriate project-level mitigation is implemented as necessary. Therefore, future development implemented in accordance with the 2019 CAP Update would have impacts similar to those (i.e., *less-than-significant with mitigation incorporated*) identified under the Approved Project regarding endangered, candidate, and/or special status-species.

c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.7.c) Approved Project Analysis. Implementation of the General Plan would increase urban uses in Riverside County, affecting federally protected wetlands through removal, filling, and hydrological interruption. These effects can occur during construction activities such as clearing and grubbing, grading, paving, and building for new development, redevelopment and construction of roads, flood control projects, and other infrastructure.

Unincorporated areas of Riverside County comprise approximately 471,400 acres of wetlands. Implementation of the General Plan would affect approximately 5,000 acres of these wetlands through future development near or within the watershed of any of these

areas. Impacts to wetlands would be addressed through federal, State, and County regulations, Multiple Species Habitat Conservation Plans for western Riverside County and the Coachella Valley, General Plan Policies (LU 7.7, 9.1, 9.2, OS 5.1, 5.2, 5.5, 5.6, 6.1, 6.2, 17.1, 17.2, 18.1, 18.3, and 18.4), and Mitigation Measures 4.8.C-N1 and 4.8.C-N2. In accordance with these regulations, policies, and mitigation measures, project- and site-specific evaluations of riparian/riverine areas and federally-protected wetlands would be required and appropriate mitigation prescribed (up to and including permitting pursuant to Sections 404 and 401 of the CWA and Section 1600 et seq. of the California Fish and Game Code) where impacts would be determined to be significant. Compliance with the CWA, California Fish and Game Code Sections 1600 through 1603, Multiple Species Habitat Conservation Plans for western Riverside County and the Coachella Valley, General Plan policies, and Mitigation Measures 4.8.C-N1 and 4.8.C-N2 would reduce impacts to riparian/ riverine areas and federally-protected wetlands to *less-than-significant with mitigation incorporated.*

2019 CAP Update Analysis. Discretionary projects in the County must be developed consistent with all applicable regulatory policies, habitat conservation plans (e.g., Western Riverside County and Coachella Valley Multiple Species Habitat Conservation Plans), General Plan policies, and mitigation measures designed to protect riparian/riverine areas and federally-protected wetlands with or without development and implementation of the 2019 CAP Update. Although the 2019 CAP Update is designed as a stand-alone GHG policy document, it would be utilized as a companion document to the County General Plan to provide a more comprehensive and detailed framework for land-based policy decisions to reduce GHG emissions from existing and future development. Any future projects proposed pursuant to the 2019 CAP Update would be developed in accordance with General Plan Policies for riparian/riverine/wetlands protection while maximizing efficient use of resources, maintaining a high quality of life, enhancing job opportunities, promoting sustainability, and facilitating access to transportation facilities.

If future projects facilitated under the 2019 CAP Update occur on sites containing riparian/ riverine areas and federally-protected wetlands, project- and site-specific assessments would be required in accordance with Mitigation Measures 4.8.C-N1 and 4.8.C-N2 to ensure appropriate project-level mitigation is implemented as necessary up to and including permitting pursuant to Sections 404 and 401 of the CWA and Section 1600 et seq. of the California Fish and Game Code. Therefore, future development implemented in accordance with the 2019 CAP Update would have impacts similar to those (i.e., *less-than-significant with mitigation incorporated*) identified under the Approved Project regarding riparian/ riverine areas and federally-protected wetlands.

d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.7.d) Approved Project Analysis. Implementation of the General Plan would increase urban uses in the County, affecting the movement and migration of wildlife species, as well as wildlife corridors and the use of native wildlife nursery sites. Impacts to wildlife movement and migration would be mitigated with corridors and linkages established through project-specific compliance with Multiple Species Habitat Conservation Plans for western Riverside County, Coachella Valley, and the Stephens' kangaroo rat. Within the conservation plan areas, development would result in lower densities, so no significant interference with wildlife movement, corridors, or nursery sites would occur in areas not subject to habitat conservation plans.

The Western Riverside County Multiple Species Habitat Conservation Plan includes 20 core areas and 10 noncontiguous habitat blocks linked together by 19 linkages and 29 constrained linkages. Development within these areas has the potential for direct and indirect impacts. Direct impacts to wildlife corridors occur from blockage of linkages that affects movement and results in loss of visual continuity within a linkage or corridor. Programs are in place within both Multiple Species Habitat Conservation Plans (for Western Riverside County and the Coachella Valley) that prevent adverse effects on wildlife movement and corridors. With the conservation measures incorporated for corridors, the two conservation plans ensure protection so that future development within the County would not substantially interfere with wildlife movement or corridors.

Direct impacts to nursery sites would include removal of habitat to accommodate land development and infrastructure. Indirect impacts may result from noise, lighting, and changes in drainage patterns, introduction of pests or domestic animals, and other edge effects. The Multiple Species Habitat Conservation Plans for western Riverside County and the Coachella Valley are designed by State and federal permitting authorities to require adequate buffer zones and implementation of site design principles to minimize indirect impacts that could result from noise, lighting, and changes in drainage patterns, and/or introduction of pests or domestic animals.

Impacts to movement and migration of wildlife species, wildlife corridors, and the use of native wildlife nursery sites would be addressed through federal, State, and County regulations, Multiple Species Habitat Conservation Plans for western Riverside County and the Coachella Valley, General Plan policies, and Mitigation Measures 4.8.B-N1 and 4.8.D-N1. In accordance with these regulations, policies, and mitigation measures, project- and site-specific evaluations of movement and migration of wildlife species, wildlife corridors, and the use of native wildlife nursery sites would be required and appropriate mitigation prescribed where impacts would be determined to be significant. Compliance with the FESA,

MBTA, CESA, CWA, California Fish and Game Code Sections 1600 through 1603, Multiple Species Habitat Conservation Plans for western Riverside County, the Coachella Valley, and Stephens' kangaroo rat, General Plan Policies (LU 7.7, 9.1, 9.2, OS 5.1, 5.2, 5.5, 5.6, 6.1, 6.2, 17.1, 17.2, 18.1, 18.3 and 18.4), and Mitigation Measures 4.8.B-N1 and 4.8.D-N1 would reduce impacts to movement and migration of wildlife species, wildlife corridors, and the use of native wildlife nursery sites to *less-than-significant with mitigation incorporated.*

2019 CAP Update Analysis. Discretionary projects in the County must be developed consistent with all applicable regulatory policies, habitat conservation plans (e.g., Western Riverside County and Coachella Valley Multiple Species Habitat Conservation Plans), General Plan policies, and mitigation measures designed to protect movement and migration of wildlife species, wildlife corridors, and the use of native wildlife nursery sites with or without development and implementation of the 2019 CAP Update. Although the 2019 CAP Update is designed as a stand-alone GHG policy document, it would be utilized as a companion document to the County General Plan to provide a more comprehensive and detailed framework for land-based policy decisions to reduce GHG emissions from existing and future development. Any future projects proposed pursuant to the 2019 CAP Update would be developed in accordance with General Plan Policies for protection of wildlife migration, corridor, and nursery sites while maximizing efficient use of resources, maintaining a high quality of life, enhancing job opportunities, promoting sustainability, and facilitating access to transportation facilities.

If future projects facilitated under the 2019 CAP Update occur on sites containing wildlife migration, corridor, and nursery sites, project- and site-specific assessments would be required in accordance with Mitigation Measures 4.8.B-N1 and 4.8.D-N1 to ensure appropriate project-level mitigation is implemented as necessary up to and including provision of buffer zones and implementation of site design principles to minimize direct and indirect effects. Therefore, future development implemented in accordance with the 2019 CAP Update would have impacts similar to those (i.e., *less-than-significant with mitigation incorporated*) identified under the Approved Project regarding wildlife migration, corridor, and nursery sites.

e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.7.e) Approved Project Analysis. Implementation of the General Plan would increase urban uses in Riverside County. There is a potential for development to conflict with local policies protecting biological resources, such as Riverside County's Oak Tree Management Guidelines. Development could affect approximately 5,300 acres of oak woodlands. Impacts to oak trees would occur mainly within land administered by the Western Riverside County Multiple Species Habitat Conservation Plan, comprising approximately 8 percent of the total oak habitat within the County. Accordingly, the Riverside County's Oak Tree Management

Guidelines would be implemented within the oak resource areas. Additionally, Riverside County Ordinance No. 559, which regulates tree removal, would further ensure the preservation of Riverside County's timberlands. Compliance with the Riverside County Oak Tree Management Guidelines, Riverside County Ordinance No. 559, and General Plan Policies OS 9.3 and 9.4 would ensure conflicts with local policies or ordinances protecting biological resources would be *less-than-significant.* No mitigation is required.

2019 CAP Update Analysis. Discretionary projects in the County must be developed consistent with applicable habitat conservation plans (e.g., Western Riverside County and Coachella Valley Multiple Species Habitat Conservation Plans) designed to protect biological resources with or without development and implementation of the 2019 CAP Update. Although the 2019 CAP Update is designed as a stand-alone GHG policy document, it would be utilized as a companion document to the County General Plan to provide a more comprehensive and detailed framework for land-based policy decisions to reduce GHG emissions from existing and future development.

All future projects facilitated under the 2019 CAP Update would be subject to compliance with Riverside County's Oak Tree Management Guidelines and Ordinance No. 559 for the preservation of the County's timberlands on which projects would be conditioned for approval. Additionally, any future projects proposed pursuant to the 2019 CAP Update would be developed in accordance with the Western Riverside County and/or Coachella Valley Multiple Species Habitat Conservation Plans for protection of biological resources while maximizing efficient use of resources, maintaining a high quality of life, enhancing job opportunities, promoting sustainability, and facilitating access to transportation facilities. Therefore, future development implemented in accordance with the 2019 CAP Update would have impacts similar to those (i.e., *less-than-significant*) identified under the Approved Project regarding biological resources protected under local regulations. No mitigation was identified in the 2015 General Plan Amendment EIR, and no mitigation is required for the proposed 2019 CAP Update.

f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.7.f) Approved Project Analysis. Implementation of the General Plan would increase urban uses in areas covered by the Multiple Species Habitat Conservation Plans for western Riverside County, the Coachella Valley, and Stephens' kangaroo rat. These habitat conservation plans are part of Riverside County's General Plan Open Space and Conservation Element. Policies within the General Plan (i.e., C 20.9, OS 5.1, 5.3, 5.6, 6.2, 9.3, 9.4, 17.1, 17.2, 18.1, 18.3, and 20.2) require consistency with habitat conservation plans to ensure no conflicts occur between proposed development and measures to protect biological resources. Implementation of the General Plan does not affect or make any changes to the County's habitat conservation plans or to how they are implemented.

Furthermore, compliance with the County's habitat conservation plans is mandatory through Riverside County-required conditions of approval for all discretionary projects. Therefore, development in accordance with the County General Plan inherently is consistent with the Multiple Species Habitat Conservation Plans for western Riverside County, the Coachella Valley, and Stephens' kangaroo rat. Impacts would be *less-than-significant* and no mitigation was required.

2019 CAP Update Analysis. All discretionary projects in the County must be developed consistent with the County General Plan and Multiple Species Habitat Conservation Plans for western Riverside County, Coachella Valley, and Stephens' kangaroo rat with or without development and implementation of the 2019 CAP Update. In the same manner as the Approved Project, the 2019 CAP Update will be subject to existing regulations, as well as applicable policies outlined in the County's General Plan to ensure future development consistent with applicable habitat conservation plans and natural community conservation plans. Compliance with the County's habitat conservation plans is mandatory through Riverside County-required conditions of approval for all discretionary projects. Therefore, impacts to conflicts with habitat conservation plans or natural community conservation plans from implementation of the 2019 CAP Update would be the same as those for the Approved Project (i.e., *less-than-significant*) and no mitigation is required.

4.8 CULTURAL RESOURCES

Would the project:

a)	Cause a substantial adverse change in the significance of historical resources as defined in CCR §15064.5?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.8.a) Approved Project Analysis. Buildout of the 2015 General Plan Amendment has the potential to affect four known historical resources as defined in §15064.5 of the *CEQA Guidelines*, as well as possibly several currently unknown historical resources throughout unincorporated portions of Riverside County. As future development in accordance with the 2015 General Plan Amendment occurs, projects would be subject to compliance with the National Historic Preservation Act (NHPA), Native American Graves Protection and Repatriation Act (NAGPRA), actions by the U.S. Army Corps of Engineers (Appendix C of Title 33 CFR Section 325), Traditional Tribal Cultural Places Act (Government Code Section 65352.3), Public Resources Code Section 5097, CEQA, and Riverside County Ordinance No. 578 – Historic Preservation Districts in order to ensure that substantial adverse changes in the significance of historical resources would be less than significant. Additionally, General Plan Policies OS 19.2 through 19.5 and LU 4.5 will require projects to undergo site and plan check review by the County Planning Department to ensure protection for sensitive historical resources through the development process of each project. Finally, Mitigation Measure 4.7.1B prescribes provisions for avoidance of cultural resources where feasible. Through adherence to federal, State, and local regulations, General Plan policies, and

Mitigation Measure 4.7.1B, impacts to historical resources from implementation of the 2015 General Plan Amendment would be reduced to *less-than-significant* levels.

2019 CAP Update Analysis. Consistent with the Approved Project, future development that would implement GHG reduction measures of the 2019 CAP Update could result in changes that affect historic structures or the historic character of neighborhoods or districts. Actions that could directly affect historical structures include energy retrofits (2019 CAP Update Measures R2-EE4 for residential and R2-EE9 and R2-EE11 for non-residential facilities) on existing historic structures and other buildings located within the setting and context of historic districts. Additionally, the required installation of solar panels on new residential and commercial buildings (2019 CAP Update Measure R2-CE1) could potentially alter the integrity of a historic building or district's setting, design, materials, workmanship, or other physical identity that conveys the values that render a cultural resource significant under CEQA. However, details of the potential construction activities are unknown and the *CEQA Guidelines* require a project that would have potentially adverse impacts on historical resources to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Future development projects that would implement the GHG reduction measures outlined in the 2019 CAP Update would require permits from the County, which would include a development review process to preserve the historic integrity of significant cultural resources in accordance with County Design Guidelines. This requirement is codified in General Plan Policies OS 19.2 through 19.5 and LU 4.5 and would ensure solar panels and energy retrofits prescribed under the 2019 CAP Update would be reviewed on a project- and site-specific basis in accordance with applicable federal, State, and local regulations, as well as Mitigation Measure 4.7.1B, to reduce impacts on historical resources. Therefore, impacts would be the same as those identified for the Approved Project (i.e., *less-than-significant with mitigation incorporated*).

b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CCR §15064.5?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.8.b) Approved Project Analysis. Buildout of the 2015 General Plan Amendment has the potential to affect several known and unknown archaeological resources throughout unincorporated portions of Riverside County. As future development in accordance with the General Plan occurs, projects would be subject to compliance with the National Historic Preservation Act (NHPA), Native American Graves Protection and Repatriation Act of 1990 (NAGPRA), actions by the U.S. Army Corps of Engineers (Appendix C of Title 33 CFR Section 325), Traditional Tribal Cultural Places Act (Government Code Section 65352.3), Public Resources Code Section 5097, CEQA, and Riverside County Ordinance No. 578 – Historic Preservation Districts in order to ensure that substantial adverse changes in the significance of archaeological resources would be less than significant. Additionally, General Plan Policies

OS 19.2 through 19.5 and LU 4.5 will require projects to undergo site and plan check review by the County Planning Department to ensure protection for sensitive archaeological resources through the development process of each project. Mitigation Measure 4.7.1B prescribes provisions for avoidance of cultural resources where feasible. Where avoidance is determined infeasible, Mitigation Measure 4.9.B-N1 is prescribed to ensure cultural resources are managed through consultation with Native American tribal (or other appropriate ethnic/cultural group) representative(s), the Riverside County Archaeologist, the Planning Director, and project applicant prior to commencement of further ground disturbance in the immediate vicinity. Through adherence to federal, State, and local regulations, General Plan policies, and Mitigation Measures 4.7.1B and 4.9.B-N1, impacts to archaeological resources from implementation of the 2015 General Plan Amendment would be reduced to *less-than-significant with mitigation incorporated* .

2019 CAP Update Analysis. Consistent with the Approved Project, future development that would implement GHG reduction measures of the 2019 CAP Update would result in ground-disturbing activities that could affect archaeological resources. However, the 2019 CAP Update does not propose project- or site-specific developments, so ground-disturbing activities of future development projects would occur with or without implementation of the 2019 CAP Update. Actions that could directly affect archaeological resources include grading, excavation, or other ground-disturbing activities.

Future development projects that would implement the GHG reduction measures outlined in the 2019 CAP Update would require permits from the County, which would include a development review process to consider archaeological resources that may be encountered during project construction. This requirement is codified in General Plan Policies OS 19.2 through 19.5 and LU 4.5 and would ensure unanticipated encounters with archaeological resources are managed pursuant to applicable federal, State, and local regulations, as well as Mitigation Measures 4.7.1B and 4.9.B-N1 on a project- and site-specific basis to reduce impacts on archaeological resources. Additionally, consultation with interested Native American tribes would be required pursuant to California Public Resources Code 21080.3.1 and 21080.3.2 for projects so defined under California Public Resources Code § 21065. Therefore, impacts would be the same as those identified for the Approved Project (i.e., *less-than-significant with mitigation incorporated*).

c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.8.c) Approved Project Analysis. Implementation of the 2015 General Plan Amendment would not directly destroy a unique paleontological resource or site or unique geologic feature, but future development projects facilitated under the 2015 General Plan Amendment as proposed could result in ground-disturbing activities that affect paleontological resources or unique geologic features. Actions that could directly affect

paleontological resources or unique geologic features include grading, excavation, or other ground-disturbing activities.

As future development in accordance with the 2015 General Plan Amendment occurs, projects would be subject to compliance with the Paleontological Resources Preservation Act (PRPA), actions by the U.S. Army Corps of Engineers (Appendix C of Title 33 CFR Section 325), Public Resources Code Section 5097, and CEQA in order to ensure that impacts to unique paleontological resources and geological features would be less than significant. Additionally, General Plan Policies OS 19.6 through 19.9 will require projects to undergo site and plan check review by the County Planning Department to ensure protection for paleontological resources through the development process of each project. Through adherence to federal, State, and local regulations, and General Plan Policies, impacts to paleontological resources or unique geologic features from implementation of the General Plan would be *less-than-significant*. No mitigation is required.

2019 CAP Update Analysis. Consistent with the Approved Project, future development that would implement GHG reduction measures of the 2019 CAP Update would result in ground-disturbing activities that could affect paleontological resources. However, the 2019 CAP Update does not propose project- or site-specific developments, so ground-disturbing activities of future development projects would occur with or without implementation of the 2019 CAP Update. Actions that could directly affect paleontological resources include grading, excavation, or other ground-disturbing activities.

Future development projects that would implement the GHG reduction measures outlined in the 2019 CAP Update would require permits from the County, which would include a development review process to consider paleontological resources that may be encountered during project construction. This requirement is codified in General Plan Policies OS 19.6 through 19.9 and would ensure unanticipated encounters with paleontological resources are managed pursuant to applicable federal, State, and local regulations on a project- and site-specific basis to reduce impacts on paleontological resources. Therefore, impacts would be the same as those identified for the Approved Project (i.e., *less-than-significant*). No mitigation measures were identified in the 2015 General Plan Amendment EIR and no new mitigation measures are required for the 2019 CAP Update regarding paleontological resources.

d)	Disturb any human remains, including those interred outside of formal cemeteries?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.8.d) Approved Project Analysis. The County is home to multiple Native American tribes, who had inhabited the area for many hundreds, if not thousands, of years. Development proposed under the County General Plan could result in major earthmoving

activities in previously undisturbed areas or in areas known to contain archaeological resources and possible human remains.

As future development in accordance with the 2015 General Plan Amendment occurs, projects would be subject to compliance with the NHPA, NAGPRA, actions by the U.S. Army Corps of Engineers (Appendix C of Title 33 CFR Section 325), Traditional Tribal Cultural Places Act (Government Code Section 65352.3), Public Resources Code Section 5097, CEQA, California Health and Safety Code Section 7050.5, and California Public Resources Code Section 5097.98 in order to ensure that any encounters with human remains and/or burial goods are managed with dignity and respect. Additionally, General Plan Policies OS 19.2 through 19.5 will require projects to undergo site and plan check review by the County Planning Department to ensure protection for burials and associated grave goods through the development process of each project. Mitigation Measure 4.7.1A requires compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98 in order to ensure appropriate lineal descendants are engaged for the respectful and dignified handling of human remains and associated grave goods. Additionally, Mitigation Measure 4.7.1B prescribes provisions for avoidance of cultural resources where feasible. Through adherence to federal, State, and local regulations, General Plan policies, and Mitigation Measures 4.7.1A and 4.7.1B, impacts to human remains from implementation of the General Plan would be reduced to *less-than-significant with mitigation incorporated* .

2019 CAP Update Analysis. Consistent with the Approved Project, future development that would implement GHG reduction measures of the 2019 CAP Update would result in ground-disturbing activities that could affect human remains and associated grave goods. However, the 2019 CAP Update does not propose project- or site-specific developments, so ground-disturbing activities of future development projects would occur with or without implementation of the 2019 CAP Update. Actions that could directly affect human remains and associated grave goods include grading, excavation, or other ground-disturbing activities.

Future development projects that would implement the GHG reduction measures outlined in the 2019 CAP Update would require permits from the County, which would include a development review process to ensure protection for burials and associated grave goods that may be encountered during project construction. This requirement is codified in General Plan Policies OS 19.2 through 19.5 and would ensure unanticipated encounters with human remains are managed pursuant to applicable federal, State, and local regulations, as well as Mitigation Measures 4.7.1A and 4.7.1B on a project- and site-specific basis to reduce impacts on human remains. Therefore, impacts would be the same as those identified for the Approved Project (i.e., *less-than-significant with mitigation incorporated*).

4.9 ENERGY RESOURCES

Would the project:

a)	Require or result in substantial adverse physical impacts associated with the provision of new or physically altered utilities, such as electricity production or transmission facilities, the need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.9.a) Approved Project Analysis. Per the 2015 General Plan Amendment EIR, future land use and policy changes associated with 2015 General Plan Amendment buildout would result in less intense development than planned by the original General Plan. Therefore, the Approved Project would not result in an increased demand for electricity over current plans. The site-specific land use changes proposed under the Approved Project may introduce new development or intensify existing development on vacant or less developed lands, but the increase in demand for provision of utilities would be minimal and insignificant. The Approved Project would not trigger the need for new or altered facilities or result in any substantial impacts due to construction of new facilities.

Compliance with applicable State and County regulations (e.g., Compliance with Title 24 Energy Efficiency and other energy efficiency and conservation standards), energy conservation measures identified in the County's 2015 CAP, General Plan Policies OS 10.1, 10.2, 11.2, 11.3, 11.4, 12.1 through 12.4, and 16.1 through 16.13, AQ 4.2 through 4.4, 5.2 through 5.4, 20.10 through 20.12, 20.18 through 20.21, and 20.8, and Mitigation Measures 4.8.1A and 4.8.1B would reduce impacts to electricity resources and infrastructure arising out of increased energy demands to *less-than-significant with mitigation incorporated.*

2019 CAP Update Analysis. Consistent with the Approved Project, buildout of the 2015 General Plan Amendment with implementation of the 2019 CAP Update would have similar impacts associated with increased demands for electricity. The 2019 CAP Update identifies the GHG reduction measures related to energy efficiency. The R1 and R2 energy efficiency measures (refer to Table A) require project developers in both residential and commercial sectors to comply with the latest federal, State, and County energy efficiency and conservation regulations and standards. The R2 energy efficiency measures also provide strategies for reduction of energy consumption, as well as energy efficiency enhancements at the local level. Therefore, implementation of the 2019 CAP Update GHG reduction measures and compliance with relevant State and County regulations, General Plan Policies OS 10.1, 10.2, 11.2, 11.3, 11.4, 12.1 through 12.4 and 16.1 through 16.13, AQ 4.2 through 4.4, 5.2 through 5.4, 20.10 through 20.12, 20.18 through 20.21, and 20.8, and Mitigation Measures 4.8.1A and 4.8.1B would reduce impacts to electricity resources and infrastructure arising out of increased energy demands to *less-than-significant with mitigation*

incorporated. Therefore, impacts on demand and consumption of electricity, as well as on the infrastructure and facilities that supply the electricity, associated with the 2019 CAP Update would be the same as those identified for the Approved Project (i.e., *less-than-significant with mitigation incorporated*).

b)	Require or result in substantial adverse physical impacts associated with the provision of new or physically altered utilities, such as natural gas production or transmission facilities, the need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.9.b) Approved Project Analysis. Per the 2015 General Plan Amendment EIR, future land use and policy changes associated with 2015 General Plan Amendment buildout would result in less intense development than planned by the original General Plan. Therefore, the Approved Project would not result in an increased demand for natural gas over current plans. The site-specific land use changes proposed under the Approved Project may introduce new development or intensify existing development on vacant or less developed lands, but these demands would lead to minimal and insignificant increase in demand for natural gas supplies. The Approved Project would not trigger the need for new or altered facilities or result in any substantial impacts due to construction of new facilities.

Compliance with various State and County regulations (e.g., Compliance with Title 24 Energy Efficiency and other energy efficiency and conservation standards), energy conservation measures identified in the County's 2015 CAP, General Plan Policies OS 5.2 through 5.4, 12.1 through 12.4, 16.1, 16.2, 16.4 through 16.7, 16.10 through 16.12, AQ 4.2 through 4.4, 18.3 through 18.5, 20.11, 20.12, 20.21, and 20.28, and Mitigation Measures 4.8.1A and 4.8.1B would reduce impacts associated with demands and consumption of natural gas to *less-than-significant with mitigation incorporated*.

2019 CAP Update Analysis. Consistent with the Approved Project, buildout of the 2015 General Plan Amendment with the implementation of 2019 CAP Update would have similar impacts on demand for and consumption of natural gas, as well as on the infrastructure and facilities that supply the gas. The 2019 CAP Update identifies GHG Reduction Measures related to energy efficiency. The R1 and R2 energy efficiency measures (refer to Table A) require the project developers in both residential and commercial sectors to comply with the latest federal, State, and County energy efficiency and conservation regulations and standards. The R2 energy efficiency measures also provide local strategies for energy conservation. Therefore, implementation of the 2019 CAP Update GHG reduction measures and compliance with applicable State and County regulations, General Plan Policies OS 5.2 through 5.4, 12.1 through 12.4, 16.1, 16.2, 16.4 through 16.7, 16.10 through 16.12, AQ 4.2 through 4.4, 18.3 through 18.5, 20.11, 20.12, 20.21, and 20.28, and Mitigation Measures 4.8.1A and 4.8.1B would reduce impacts associated with demands and consumption of natural gas to *less-than-significant with mitigation incorporated.* Therefore, impacts arising

from increased demands of natural gas and services associated with the 2019 CAP Update would be the same as those identified for the Approved Project (i.e., *less-than-significant with mitigation incorporated*).

c)	Result in an inefficient, wasteful or unnecessary consumption of energy?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.9.c) Approved Project Analysis. Per the 2015 General Plan Amendment EIR, buildout of the 2015 General Plan Amendment would result in less intense future development, leading to no relative increase in energy demands. The Approved Project would comply with policies and programs directly targeting energy efficiency and conservation in order to reduce GHG emissions by roughly 30 percent. Implementation of these policies and measures would ensure development associated with 2015 General Plan Amendment buildout would be more energy efficient.

Compliance with applicable State and County regulations (e.g., Compliance with Title 24 Energy Efficiency and other energy efficiency and conservation standards), General Plan Policies OS 11.1 through 11.4, 12.1 through 12.4, 16.1 through 16.13, AQ 4.2 through 4.4, 5.2 through 5.4, 13.1, 18.3 through 18.5, 20.10 through 20.12, 20.18, 20.19, 20.21, 20.27, and 20.28, and Mitigation Measure 4.8.1B, which requires all development projects to implement current Title 24 Standards, would ensure impacts related to the usage of energy, energy efficiency, and energy conservation are reduced to *less-than-significant with mitigation incorporated*.

2019 CAP Update Analysis. Consistent with the Approved Project, buildout of the 2015 General Plan Amendment with the implementation of 2019 CAP Update would have similar, less than significant impacts related to the usage of energy, energy efficiency, and energy conservation. The 2019 CAP Update proposes R1 and R2 GHG reduction measures (refer to Table A), which require the project developers in both residential and commercial sectors to comply with the latest federal, State, and County energy efficiency and conservation regulations and standards. The R2 energy efficiency reduction measures also provide strategies for local energy efficiency and conservation enhancements. Therefore, implementation of the 2019 CAP Update GHG Reduction Measures and compliance with applicable State and County regulations, General Plan Policies OS 11.1 through 11.4, 12.1 through 12.4 and 16.1 through 16.13, AQ 4.2 through 4.4, 5.2 through 5.4, 13.1, 18.3 through 18.5, 20.10 through 20.12, 20.18, 20.19, 20.21, 20.27, and 20.28, and Mitigation Measure 4.8.1B, which requires all development projects to implement current Title 24 Standards, would ensure impacts related to the usage of energy, energy efficiency, and energy conservation associated with the 2019 CAP Update are the same as those identified for the Approved Project (i.e*., less-than-significant with mitigation incorporated*).

4.10 FLOOD AND DAM INUNDATION EFFORTS

Would the project:

a)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.10.a) Approved Project Analysis. The 2015 General Plan Amendment EIR indicates future development in accordance with the 2015 General Plan Amendment could introduce people, property, homes, public facilities, roads, and other infrastructure to areas of mapped 100-year floods and other delineated flood hazard areas. These areas are extensively regulated pursuant to the National Flood Insurance Act, National Flood Insurance Reform Act, Cobey-Alquist Floodplain Management Act, Federal Emergency Management Agency (FEMA) Floodplain Mapping Program, National Pollution Discharge Elimination System (NPDES), Riverside County Ordinance Nos. 458, 348, 457, and 659, General Plan Policies S 4.1, 4.2, 4.3, 4.4, 4.8, 4.9, 4.10, and 4.18, and Mitigation Measures 4.9.2A, 4.9.2B, 4.9.2C, and 4.9.2D. Compliance with these regulations and mitigation measures would aid in reducing flood hazard impacts and ensure that people and property would not be exposed to significant 100-year flood hazards. Through compliance with the above-listed regulations, General Plan policies, and mitigation measures, impacts from flood hazards from implementation of the General Plan would be *less-than-significant with mitigation incorporated*.

2019 CAP Update Analysis. Buildout of the 2015 General Plan Amendment with the implementation of 2019 CAP Update would have impacts similar to those identified for the Approved Project regarding exposure of people, property, homes, public facilities, roads, and other infrastructure to areas of mapped 100-year floods and other delineated flood hazard areas. Consistent with the Approved Project, compliance with applicable federal, State, and County regulations, and implementation of General Plan policies and Mitigation Measures 4.9.2A, 4.9.2B, 4.9.2C, and 4.9.2D would ensure that people and property would not be exposed to significant 100-year flood hazards. Therefore, impacts resulting from housing development within flood hazard areas associated with the 2019 CAP Update would be the same as those identified for the Approved Project (i.e., *less-than-significant with mitigation incorporated*).

b)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.10.b) Approved Project Analysis. The 2015 General Plan Amendment EIR indicates buildout of the 2015 General Plan Amendment would potentially result in development in 100-year flood hazard areas. Flooding may occur that could inundate and cause water damage to structures. Impacts related to flooding may include the loss of life and/or property; health and safety hazards; disruption of commerce, water, power, and telecommunications services; loss of agricultural lands; and infrastructure damage. Without compliance with regulations and requirements to prevent improper development, this impact could be potentially significant. The 2015 General Plan Amendment EIR finds that compliance with existing regulations, including National Flood Insurance Act and National Flood Insurance Reform Act, Riverside County Ordinance Nos. 458 and 461, General Plan Policies S 4.2 through 4.9 and 4.18, and Mitigation Measures 4.9.1A, 4.9.1B, 4.9.1C, and 4.9.1D would ensure proper development standards in flood hazard areas to reduce impacts to *less-than-significant* levels.

2019 CAP Update Analysis. Consistent with the Approved Project, buildout of the 2015 General Plan Amendment with the implementation of 2019 CAP Update may result in placement of structures within 100-year flood hazard areas, creating the potential for impeding or redirecting flood flows. As a result, people, structures, and property could be exposed to increased flooding risks. Consistent with the Approved Project, implementation of applicable federal, State, and County regulations, General Plan policies, and Mitigation Measures 4.9.1A, 4.9.1B, 4.9.1C, and 4.9.1D would ensure that development in accordance with the 2019 CAP Update would implement proper development standards in flood hazard areas to reduce impacts to less than significant levels. Therefore, impacts from impediment of flows resulting from development in accordance with the 2019 CAP Update within flood hazard areas would be the same as those identified for the Approved Project (i.e., *less-than-significant with mitigation incorporated*).

c)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.10.c) Approved Project Analysis. The 2015 General Plan Amendment EIR indicates buildout of the 2015 General Plan Amendment would potentially result in placement of structures, including residential properties, within dam inundation zones, alluvial fan

flooding zones, and other areas of potential flood hazard. Such development would be at greater risk of flood hazards should a dam, levee, debris basin, or other critical flood control structure fail. As a result, people, structures, and property could be exposed to increased flooding risks due to failure of flood control structures. The 2015 General Plan Amendment EIR further finds that compliance with relevant federal, State, and County regulations, including National Flood Insurance Act and National Flood Insurance Reform Act, Riverside County Ordinance Nos. 458, 348, 457, 659, and 461, and General Plan Policy S 4.2 would ensure potential impacts from levee or dam failure remain *less-than-significant.* No mitigation was required.

2019 CAP Update Analysis. Consistent with the Approved Project, buildout of the 2015 General Plan Amendment with the implementation of 2019 CAP Update may expose people or structures to significant risk or loss due to flooding, including flooding as a result of the failure of a levee or dam. Compliance with relevant federal, State, and County regulations and General Plan Policy S 4.2 would ensure adverse effects associated with dam inundation remain *less-than-significant*. No mitigation was identified in the 2015 General Plan Amendment EIR and no mitigation is required for the proposed 2019 CAP Update.

d)	Substantially alter the existing drainage pattern of a site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.10.d) Approved Project Analysis. The 2015 General Plan Amendment EIR indicates buildout of the 2015 General Plan Amendment would result in alteration of drainage patterns, streams, and river courses. There could also be increases in surface runoff through the introduction of impermeable surfaces (roofs, pavements, roads, etc.). This may cause hydrological changes that could expose people, structures, and property to increased flooding risks. Compliance with the CWA, NPDES Municipal Separate Storm Sewer System (MS4) permit, Riverside County Ordinance Nos. 457, 458, 461, and 754, and General Plan Policies S 4.4, 4.5, and 4.7 through 4.10 would ensure impacts associated with alteration of drainage patterns or substantial increases in surface runoff would remain *less-than-significant*. No mitigation was required.

2019 CAP Update Analysis. Consistent with the Approved Project, buildout of the 2015 General Plan Amendment with the implementation of 2019 CAP Update may result in alteration of drainage patterns or substantial increases in surface runoff, which may result in hydrological changes that could expose people, structures, and property to increased flooding risks. Consistent with the Approved Project, implementation of relevant federal, State, and County regulations and General Plan policies would ensure adverse effects associated with alteration of drainage patterns or substantial increases in surface runoff remain *less-than-significant*. No mitigation was identified in the 2015 General Plan Amendment EIR and no mitigation is required for the proposed 2019 CAP Update.

e)	Result in or expose people or structures to a significant risk of inundation due to seiche, tsunami or mudflow?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.10.e) Approved Project Analysis. The 2015 General Plan Amendment EIR indicates buildout of the 2015 General Plan Amendment in areas subject to seiche (a standing wave in a completely or partially enclosed body of water) can in certain circumstances result in inundation of areas located along shorelines of lakes or reservoirs, which could threaten people, structures, and property. Two waterbodies in Riverside County, Lake Perris and Lake Elsinore, may have the potential for seismically-induced seiches based on their morphology and hydrology. These lakes have been engineered to prevent seiche risks and are buffered by public lands and beaches along their shores, adding a further layer of protection from localized flooding. Setbacks and flood hazard regulations would be sufficient to protect against significant risks.

There are no tsunami risks in Riverside County due to its inland location. Mudflow or debris flow can occur in areas with steep slopes, particularly areas with loose soils and/or denuded of vegetation when exposed to large amounts of precipitation. Narrow canyons, arroyos and desert channels are also susceptible to flash floods, which can cause flooding damage directly or indirectly through mudflows. Human activity can also induce a slide, such as when soil becomes saturated from a broken water pipe or improper diversion of runoff from a developed area. The 2015 General Plan Amendment EIR finds that proper soil engineering, site design, and maintenance would reduce impacts from mudflows to less than significant levels.

Compliance with applicable federal, State, and County regulations, General Plan Policy S 4.5, and Mitigation Measures 4.9.1A, 4.9.1B, 4.9.1C, and 4.9.1D would reduce impacts from exposure of people or structures to a significant risk of inundation due to seiche, tsunami, or mudflow to *less-than-significant with mitigation incorporated*.

2019 CAP Update Analysis. Consistent with the Approved Project, buildout of the 2015 General Plan Amendment with the implementation of 2019 CAP Update may result in or expose people to seiche or mudflow risks. When addressed through proper soil engineering, site design, and maintenance, these risks would be reduced to *less-than-significant* levels. Consistent with the Approved Project, compliance with relevant regulations including NPDES, CWA, County Ordinances, General Plan Policy S 4.5, and Mitigation Measures 4.9.1A, 4.9.1B, 4.9.1C, and 4.9.1D would reduce impacts from exposure of people or structures to a significant risk of inundation due to seiche, tsunami, or mudflow from implementation of the 2019 CAP Update to *less-than-significant with mitigation incorporated*.

4.11 GEOLOGY AND SOILS

Would the project:

Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
a)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐
b)	Strong seismic ground shaking?	☐	☐	☒	☐
c)	Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
d)	Landslides?	☐	☐	☒	☐

4.11.a–d) Approved Project Analysis. Future development accommodated by the 2015 General Plan Amendment would incrementally increase rural, suburban, and urban uses in localized areas throughout the unincorporated portions of the County. Property loss, injury, or death may increase due to future development where it occurs on known or unknown fault zones within the unincorporated portions of Riverside County. These faults are the main factors related to seismic exposure of the regional planning area.

Future land uses consistent with the 2015 General Plan Amendment could expose people or structures to seismic and geological hazards. There are roughly 150,000 acres of "very high" and 123,500 acres of "high" liquefaction susceptibility within unincorporated portions of Riverside County as a whole. Moderately to steeply inclined slopes around mountainous areas, especially on loose soil, are highly susceptible to landslide activity. These landslide hazards have a high potential around select areas in the unincorporated portions of the County.

Future development consistent with the 2015 General Plan Amendment could expose people or new structures to hazards associated with fault rupture, strong seismic ground shaking, liquefaction, and possible landslides. However, General Plan policies include a variety of actions aimed at protecting people and structures from geologic hazards (Alquist-Priolo Earthquake Fault Zoning Act, Federal Emergency Management Agency, United States Hazards System, California Building Standards Codes, and the Riverside County Code). Implementation of General Plan policies requires compliance with existing State and local laws and regulations, as well as performance of State-licensed surveys of soil and geologic conditions in areas subject to seismic ground shaking, liquefaction, and landslide hazards, and mitigation for any potential hazards. Mitigation Measures 4.10.1A, 4.10.2A, 4.10.2B, 4.10.2C, 4.10.3A, and 4.10.3B would also ensure that significant impacts from seismic hazards, liquefaction, and landslides are avoided or reduced to less than significant levels.

Therefore, impacts related to fault rupture, strong seismic ground shaking, liquefaction, and possible landslides would be *less-than-significant with mitigation incorporated*.

2019 CAP Update Analysis. Consistent with the Approved Project, future development in accordance with the 2019 CAP Update could potentially expose people or structures to seismic hazards associated with fault rupture, strong seismic ground shaking, liquefaction, and landslides. Mitigation measures and General Plan policies requiring compliance with State and local laws and regulations related to geologic conditions from seismic ground shaking, liquefaction, and landslide hazards that apply to development in accordance with the 2015 General Plan Amendment also apply to development that would implement the reduction measures outlined in the 2019 CAP Update. Consistent with the Approved Project, impacts related to fault rupture, strong seismic ground shaking, liquefaction, and possible landslides from or to development that would implement the 2019 CAP Update would be the same as those identified for the Approved Project (i.e., *less-than-significant with mitigation incorporated*).

e)	Result in substantial soil erosion or the loss of topsoil?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.11.e) Approved Project Analysis. Exposure of soils from future development accommodated by the 2015 General Plan Amendment may cause soil erosion or the loss of topsoil. Erosion effects are also caused by wind, water, and human activities that remove vegetation. Several areas within the County are at risk of erosion due to wind and windblown sand. The 2015 General Plan Amendment EIR identified risk of wind erosion for approximately 21,700 acres at "very high" and 840,000 acres at "high," while a large portion of the unincorporated areas of the County is at "moderate" and "low" risk of wind erosion. General Plan policies include a variety of actions such as compliance with the National Pollution Discharge Elimination System (NPDES) program and Best Management Practices (BMPs) aimed at reducing soil erosion and loss of topsoil. General Plan Policies S 3.5, 3.6, 3.11, 3.13, and 3.14, as well as Mitigation Measures 4.10.8A, 4.10.9A, 4.10.9B, and 4.10.9C would further prevent significant impacts and reduce erosion effects to less than significant levels. Implementation of the regulations and General Plan policies would ensure that impacts related to soil erosion and loss of topsoil, including wind erosion, are reduced and mitigated to *less-than-significant with mitigation incorporated*.

2019 CAP Update Analysis. Consistent with the Approved Project, future development in accordance with the 2019 CAP Update could result in soil erosion or loss of topsoil. However, the 2019 CAP Update does not propose project- or site-specific developments, so ground-disturbing activities of future development projects that could cause soil erosion or loss of topsoil would occur with or without implementation of the 2019 CAP Update.

General Plan Policies that apply to development in accordance with the 2015 General Plan Amendment and require compliance with the NPDES and Mitigation Measures 4.10.8A, 4.10.9A, 4.10.9B, and 4.10.9C for potential soil erosion and loss of topsoil also would apply

to development that would implement the GHG reduction measures outlined in the 2019 CAP Update. Consistent with the Approved Project, impacts related to soil erosion and loss of topsoil, including wind erosion, from development that would implement the 2019 CAP Update would be the same as those identified for the Approved Project (i.e., *less-than-significant with mitigation incorporated*).

f)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.11.f) Approved Project Analysis. Future development accommodated by the 2015 General Plan Amendment could be subject to geologic unit that is unstable. Human activities increase the potential for persons and property to be subject to geologic instability through development that was improperly located or constructed. As a result, these actions have an increased potential for exposure to ground or soil failures such as landslides, liquefaction, and lateral spreading.

Compliance with State regulations and General Plan policies would avoid or reduce potential significant impacts resulting from future development on unstable geological units and soils. The California Building Standards Code addresses construction in areas subject to subsidence and lateral spreading. On unstable soils, geotechnical certification must occur for project approval to ensure that impacts from geological hazards are reduced to less than significant levels. General Plan Policies S 2.5, 2.6, 2.7, 3.1, 3.2, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9, 3.10, and 7.7 and revised Policies S 2.1, 2.2, 2.3, and 2.4 would ensure future development is protected from unstable geology and soils such as landslides, lateral spreading, subsidence, liquefaction, and/or collapse. Compliance with State regulations and General Plan policies would ensure impacts related to future development on unstable soil remain *less-than-significant*. No mitigation was required.

2019 CAP Update Analysis. Consistent with the approved project, future development in accordance with the 2019 CAP Update could be subject to geological instability. However, the 2019 CAP Update does not propose project- or site-specific developments, so future development that could be located in proximity to unstable geological conditions would be subject to such risks with or without implementation of the 2019 CAP Update.

Implementation of General Plan Policies S 2.5, 2.6, 2.7, 3.1, 3.2, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9, 3.10, and 7.7 and revised Policies S 2.1, 2.2, 2.3, and 2.4, including compliance with the California Building Standards Code, would apply to development implemented in accordance with the 2019 CAP Update. Consistent with the Approved Project, impacts related to geological instability from development that would implement the 2019 CAP Update would be the same as those identified for the Approved Project (i.e., *less-than-significant*). No mitigation is required.

g)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.11.g) Approved Project Analysis. Expansive soil tends to contain clay particles prone to large volume changes (i.e., swelling and shrinkage) due to changes in water content. When swelling occurs, the change in volume applies heavy pressures on objects that are placed on them. Expansive soils are generally distributed around Riverside County and could be exposed in hillside areas as well as alluvial bases. Future development accommodated by the 2015 General Plan Amendment could potentially occur in areas associated with expansive soils, which would result in structural damage.

California Building Standards Code provisions are considered suitable for design at sites with expansive soils. Therefore, designs should include proper characterization of expansive soil hazards through soils investigations that incorporate compliance measures in accordance with the California Building Standards Code, as codified in Mitigation Measure 4.10.7A. Implementation of Mitigation Measure 4.10.7A would ensure that impacts associated with expansive soils are reduced to *less-than-significant with mitigation incorporated*.

2019 CAP Update Analysis. Consistent with the Approved Project, future development in accordance with the 2019 CAP Update could result in development on expansive soils. However, the 2019 CAP Update does not propose project- or site-specific developments, so future development that could be located on expansive soils would be subject to such risks with or without implementation of the 2019 CAP Update. Compliance with the California Building Standards Code and Mitigation Measure 4.10.7A would mitigate potential impacts from expansive soil to less than significant levels. Therefore, impacts would be the same as those identified for the Approved Project (*less-than-significant with mitigation incorporated*).

h)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for disposal of wastewater?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.11.h) Approved Project Analysis. Some Riverside County properties rely on septic systems or alternative wastewater disposal systems, and select future land uses envisioned in the 2015 General Plan Amendment could use septic systems for sewage disposal. Septic systems within the County must comply with the California Building Standards Code (CCR Title 24, Part 2). In order for a future project to incorporate a septic system in the project design, a geotechnical study for the site would be required to determine if the on-site soil conditions are appropriate for septic disposal.

Future developments proposing septic systems must meet the requirements of the Regional Water Quality Control Board Basin Plan, the Riverside County Department of Environmental Health's Technical Guidance Manual, and Riverside County ordinances. If these requirements cannot be met, a permit would not be issued for projects in areas where soils are not suitable for septic systems.

Implementation of existing federal, State, and local laws and regulations concerning septic permitting, including Riverside County Health Department septic permit requirements, would ensure program-level impacts related to septic suitability of soils would be *less-than-significant*. No mitigation is required.

2019 CAP Update Analysis. New septic tanks and alternative wastewater treatment disposal systems would not be allowed in unincorporated portions of the County except as permitted by law, in which case they would require a permit from the California State Water Board to construct and maintain. Regulations require compliance with water quality standards and preclude development lacking adequate utility capacity, including wastewater treatment. The County and the applicable wastewater providers would review individual developments to determine if sufficient sewer capacity exists to serve the specific development regardless if the development would implement the 2019 CAP Update. Therefore, impacts would be the same as those identified for the Approved Project (i.e., *less-than-significant*). No mitigation measures were identified in the 2015 General Plan Amendment EIR and no new mitigation measures are required for the 2019 CAP Update with regard to soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

4.12 HAZARDS AND HAZARDOUS MATERIALS

Would the project:

a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.12.a) Approved Project Analysis. Every home, business, and industry uses or produces, to some extent, flammable, hazardous, or toxic materials. Some of the proposed Land Use Designation (LUD) changes in the 2015 General Plan Amendment would be from planned developed uses to open space. Potential impacts would be minimal for these areas, as they would not result in additional buildings, residents, or employees. However, the LUD changes that convert vacant or agricultural uses to developed use (residential, commercial, etc.) would result in a small increase in the potential for humans and developed facilities to be exposed to hazardous materials. Similar conditions would occur from proposed changes within Policy Areas and Overlays, additional trails, new roads, and the incidental rural commercial policy areas.

The 2015 General Plan Amendment would incrementally increase potential hazardous material impacts in this regard over existing conditions and those conditions anticipated under the approved General Plan. However, the use, storage, and manufacture of hazardous materials are highly regulated by the State and federal governments, as well as by the Riverside County Environmental Health Department (RCDEH) and fire departments. Compliance with the existing regulations including Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Hazardous Waste Control Law (HWCL), CCR Title 22 and 26, County Ordinance No. 615, 651, 718, and 348, and General Plan Policies S. 7.3, S 6.1, S 7.1, and LU 7.9 would ensure that impacts related to the routine handling of hazardous materials associated with future development accommodated by 2015 General Plan Amendment would have a *less-than-significant* impact. No mitigation was required.

2019 CAP Update Analysis. Implementation of the 2019 CAP Update would not change the LUD or result in the routine transport, use, or disposal of hazardous materials. Construction activities associated with retrofit and renovation projects or new mixed-use or transit-oriented development projects that would be recommended by the 2019 CAP Update may require use of common but potentially hazardous construction materials, including vehicle fuels, paints, cleaning materials, and caustic construction compounds. If incorrectly transported, handled, or disposed of, these substances could pose a potential health risk to construction workers and to the general public. However, the transport and handling of these common, potentially hazardous materials would occur in accordance with California Occupational Safety and Health Administration (Cal OSHA) guidelines. Further, such materials would be disposed of in accordance with California Department of Toxic Substances Control (DTSC) and County regulations. Consistent with the Approved Project, the 2019 CAP Update would comply with the existing regulations, programs, and policies. Impacts would be the same as those identified for the Approved Project (i.e., *less-than-significant*). No mitigation measures were identified in the 2015 General Plan Amendment EIR and no new mitigation measures are required for the 2019 CAP Update with regard to transport, use, storage, and disposal of hazardous materials. The 2019 CAP Update would have a *less-than-significant* impact.

b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.12.b) Approved Project Analysis. Future development accommodated by the 2015 General Plan Amendment would introduce various future land uses throughout the County, which may be affected by accidental releases of hazardous materials or hazardous wastes at some time. A hazardous material spill or release can pose a risk to life, health, or property. An incident can result in the evacuation of a few people, a section of a facility, or an entire neighborhood. There is also the potential for previously unknown hazardous materials contamination from historical use of a property, including currently vacant properties, being

released during future development activities (grading, remodeling, remediation, etc.). In case a release occurs, existing federal, State, and local policies and procedures require action from the applicable enforcement agency. It is unlikely that any such activities would be extensive and beyond the capacities of typical containment or safe remediation. Furthermore, such risks are no different than those for existing uses. Compliance would be required with the existing regulations, programs, and policies discussed above in Section 4.12.a, including federal laws such as Superfund Amendments and Reauthorization Act (SARA) addressing Superfund sites, RCRA and HMTA for hazardous waste disposal, tracking and transportation, OSHA, TSCA, and also the Federal Clean Air Act. Implementation of and compliance with CCR Titles 22, 26 and 27, as well as Riverside County Ordinances No. 615, 617, 651, 718, and 348 would ensure that impacts related to the accidental release of hazardous materials as a result of future development consistent with the 2015 General Plan Amendment would have a *less-than-significant* impact. No mitigation was required.

2019 CAP Update Analysis. Implementation of the 2019 CAP Update would likely result in the renovation of older residential and commercial structures within unincorporated portions of the County. Structures built prior to 1978 may include asbestos-containing materials (ACMs) and lead-based paint (LBP). If not properly handled, release of ACMs and LBP into the environment in large enough quantities could pose a threat to construction workers and public safety. However, demolition and construction activities involving hazardous materials removal are heavily regulated and construction workers must comply with applicable federal and State safety regulations.

Consistent with the Approved Project, the 2019 CAP Update would comply with the existing regulations, programs, and policies. Compliance with regulations would reduce the risk on the surrounding environment and worker health, and the impacts would be the same as those identified for the Approved Project (i.e., *less-than-significant*). No mitigation measures were identified in the 2015 General Plan Amendment EIR and no new mitigation measures are required for the 2019 CAP Update with regard to upset and accident conditions involving the release of hazardous materials into the environment.

c)	Cause hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.12.c) Approved Project Analysis. Future development accommodated by the 2015 General Plan Amendment would introduce various developed land uses throughout the County that could be proximate to one or more existing or future schools. Therefore, there is a potential that schools could be affected by hazardous materials related to future development. However, federal, State, and local school district policies and procedures would be sufficient to minimize risks to school facilities, students, and faculty, as well as to the general public. Compliance with the existing regulations, programs, and policies, including CERCLA, RCRA, HMTA, HWCL and CCR Titles 22 and 26, as well as Ordinance No.

617, would ensure that hazardous material risks to schools from implementation of the 2015 General Plan Amendment would be *less-than-significant*. No mitigation was required.

2019 CAP Update Analysis. As discussed in response to Checklist Questions 4.12.a and 4.12.b, any future development projects that would implement 2019 CAP Update measures would be subject to federal, State, and local regulations regarding the use and disposal of hazardous materials and wastes. Therefore, indirect effects associated with the 2019 CAP Update, including sites within one-quarter mile of an existing or proposed school, would be the same as those identified for the Approved Project (i.e., *less-than-significant*). No mitigation measures were identified in 2015 General Plan Amendment EIR and no new mitigation measures are required for the 2019 CAP Update with regard to hazardous materials within one-quarter mile of an existing or proposed school site.

d)	Be located on a site which is included on a list of hazardous materials compiled pursuant to California Government Code section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.12.d) Approved Project Analysis. The California Environmental Protection Agency (CalEPA) identifies sites within the planning area included on the Cortese List compiled pursuant to Government Code Section 65962.5. Past and/or current activities at these sites may have resulted in contamination of soil and groundwater. During construction and demolition of projects proposed under the 2015 General Plan Amendment, workers could come into contact with, and be exposed to, hazardous materials present in soil or groundwater. Further, the presence of contamination in soils or groundwater could create an environmental or health hazard if left in place.

The five hazardous materials sites on the Cortese List (March Air Reserve Base; Foster-Gardner, Lockheed Beaumont No. 2, Temecula Target #107, and Torney Hospital) are proximate to proposed trail segments proposed within the 2015 General Plan Amendment but not located directly within any proposed trail segment. Similar to the impacts identified and analyzed in response to Checklist Questions 4.12.a, 4.12.b, and 4.12.c, there is a potential that new or revised trail alignments or segments proposed under the 2015 General Plan Amendment could be affected by existing hazardous materials sites. However, existing federal, State, and local regulations and policies would reduce the risks. Compliance with the existing regulations and policies, including CERCLA, RCRA, HMTA, HWCL, and Titles 22 and 26, would ensure risk of development on or in proximity to sites included on a list compiled pursuant to California Government Code Section 65962.5 from implementation of the County General Plan would be *less-than-significant*. No mitigation was required.

2019 CAP Update Analysis. Consistent with the Approved Project, future development projects that would implement 2019 CAP Update measures could expose people to hazardous materials from sites included on a list compiled pursuant to California Government Code Section 65962.5, and hazardous materials could create an environmental or health hazard if left in place. However, any future development projects that would

implement 2019 CAP Update measures would be subject to environmental review, which would include determination of whether the proposed site is on the Cortese list and whether further evaluation or cleanup action is required or if the case has received regulatory closure and no further action is required. If located on a Cortese list site, the proposed project would be required to comply with applicable federal, State, and local regulations related to hazardous materials, which would ensure there would be minimal risk of significant hazard to the public or the environment. Therefore, this impact would be the same as those identified for the Approved Project (i.e., *less-than-significant*). No mitigation measures were identified in the 2015 General Plan Amendment EIR and no new mitigation measures are required for the 2019 CAP Update with regard to sites included on the Cortese List pursuant to Government Code Section 65962.5.

e)	Result in a safety hazard for people residing or working in the project area within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.12.e) Approved Project Analysis. The 2015 General Plan Amendment includes a variety of specific LUD changes to land surrounding three airports: Flabob, Riverside Municipal, and Blythe Airports. These changes are designed to ensure any future development occurring in proximity to these airports is consistent with the applicable General Plan Airport Influence Area (AIA) and applicable Airport Land Use Plans (ALUPs). Such proposals are also reviewed by the Riverside County Airport Land Use Commission (ALUC) for consistency. Other areas in the AIA in the County are either already deemed consistent with ALUC plans or would require future consistency determinations (outside the scope of 2015 General Plan Amendment). In addition, future development accommodated by 2015 General Plan Amendment would introduce various land uses to locations across the County, including some that may be affected by activities at airport or air facilities, as well as accidents involving aircraft. The potential risk of death or injury from aircraft accidents could rise to unacceptable levels if land uses surrounding an airport introduce large numbers of residents to the area, allow businesses to introduce large numbers of workers, or permit buildings that are too tall or too close to primary air hazard zones (e.g., landing and takeoff areas at either end of a runway) or secondary air hazard zones (areas adjacent to a runway or directly under approach zones for landing or takeoff). The 2015 General Plan Amendment does not directly propose these sorts of land uses, and compliance with existing County Ordinance Nos. 448, 576, and 269, General Plan Policies LU 1.8, 15.1, 15.2, 15.7, 15.8, 15.9, and 31.2, and revised General Plan Policies LU 15.3, 15.4, 15.5, and 15.6 would ensure that impacts related to public airport and safety hazards as a result of future development accommodated by 2015 General Plan Amendment would be *less-than-significant*. No mitigation was required.

2019 CAP Update Analysis. Implementation of the 2019 CAP Update could result in construction of energy-generating facilities such as solar panels and photovoltaic arrays that would primarily be installed on rooftops of new or existing buildings. These energy-generating rooftop structures could introduce substantial new sources of glare and could

also increase the overall height of buildings, which may have an impact on existing airports. However, the ALUPs include review procedures and restrictions for projects located within AIAs. If any project under the 2019 CAP Update is determined to present a safety hazard from increased glare or height, appropriate mitigation measures would be required on a project level to reduce or avoid the safety hazard to the satisfaction of the Riverside County ALUC. Additionally, as described in response to Checklist Question 4.3.a, Mitigation Measure 4.4.1A shall be implemented for all discretionary projects under the 2019 CAP Update to ensure compliance with all applicable County regulations, requirements, and General Plan policies.

In addition to adherence to all local, regional, State, and federal regulations and compliance with the guidelines of the ALUPs, implementation of existing Mitigation Measure 4.4.1A would ensure impacts of glare from implementation of the 2019 CAP Update would be the same as those identified for the Approved Project (i.e., *less-than-significant*). No mitigation measures were identified in the 2015 General Plan Amendment EIR, and no new mitigation measures are required for the 2019 CAP Update with regard to airport hazards.

f)	Result in a safety hazard for people residing or working in the project area for a project within the vicinity of a private airstrip or heliport?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.12.f) Approved Project Analysis. Please refer to response to Checklist Question 4.12.e.

2019 CAP Update Analysis. Please refer to response to Checklist Question 4.12.e.

g)	Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.12.g) Approved Project Analysis. Future development consistent with 2015 General Plan Amendment would introduce various land uses throughout the County and may require existing emergency response and evacuation plans to be updated, as inadequate infrastructure and access could result in the loss of life, property, and County resources. The 2015 General Plan Amendment does not directly propose any changes or updates to existing emergency response or evacuation plans; however, the 2015 General Plan Amendment would actually lessen the amount of future development allowed within unincorporated portions of the County compared to existing allowable development levels. Therefore, conflicts with existing emergency response and evacuation plans are not anticipated.

Future development projects would be required to be reviewed for adequate infrastructure and access as well as consistency with Riverside County emergency and evacuation plans in addition to many other environmental issues in order to ensure the safety of the County residents and the physical environment. Furthermore, various elements within the General Plan contain policies that relate to emergency response and evacuation plans, which would further reduce potential impacts of development on safety plans. Compliance with the existing regulations, including California Codes PRC Sections 4290-4299, GC Section 51178, California Emergency Services Act, Statewide Standardized Emergency Management System (SEMS), County regulations including Riverside County Fire Department Fire Protection Emergency Medical Services Strategic Master Plan, Ordinance No. 787, and existing and revised General Plan Policies S 5.12 and S 5.14, would ensure that impacts related to emergency response and evacuation plans as a result of future development accommodated by 2015 General Plan Amendment would be *less-than-significant*. No mitigation was required.

2019 CAP Update Analysis. The 2019 CAP Update would encourage more efficient land use and transit-oriented development compared to the 2015 CAP, so it is possible that future projects that implement the strategies of the 2019 CAP Update could require temporary road closures during their construction, which could adversely affect evacuation during an emergency event or emergency response. However, any closures would be short term and alternate routes would be provided as necessary. It is unlikely that these actions would significantly interfere with adopted emergency response or evacuation plans. Furthermore, all future projects would be subject to further CEQA analysis of project- and site-specific impacts. Consistent with the Approved Project, the 2019 CAP Update would comply with the existing regulations, programs, and policies. Impacts would be the same as those identified for the Approved Project (i.e., *less-than-significant*). No mitigation measures were identified in the 2015 General Plan Amendment EIR and no new mitigation measures are required for the 2019 CAP Update with regard to an adopted emergency response plan or emergency evacuation plan.

h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.12.h) Approved Project Analysis. Future development accommodated by the 2015 General Plan Amendment would introduce various developed uses throughout the County that may be affected by fire or the potential risk of fire. The risk of death, injury, or property damage from fire may rise to unacceptable levels if select land uses are allowed in areas of high or unacceptable risk without proper planning or protection, or if roads are inadequate for fire access and evacuation.

Specifically, land use changes associated with 2015 General Plan Amendment would result in future development that encroaches into or intermingles with wildlands where fire hazard risks are high to very high. However, none of these proposed changes would result in

significant impacts related to wildland fires as long as new development is reviewed by the Riverside County Fire Department (RCFD) and California Department of Forestry and Fire Protection (CalFire) as appropriate, and "fire safe" design consistent with Riverside County requirements and the Uniform Fire Code are used to plan and construct property improvements.

There are proposed trail segments in all fire hazard zones, and many, if not most, in the flatter areas are in non-hazardous zones. Due to the nature of trails (e.g., temporary occupancy, lack of permanent infrastructure, and highly mobile users), there would be no adverse impacts that require mitigation for any of these locations. In addition, trails actually provide minor fire or fuel breaks and routes for firefighters to access areas subject to wildland fires. Therefore, these improvements may be beneficial in limiting wildland fire damage.

The locations for the proposed roads or road segments in very high or high fire hazard zones vary, and in the flatter unincorporated areas of the County, most are in non-hazardous zones. Due to the relatively fireproof nature of roads, there would be no adverse impacts that require mitigation for any of these locations. In addition, roads provide fire or fuel breaks and routes for firefighters to access areas with wildland fires. Therefore, these improvements would be beneficial to reducing wildland fire hazards.

There are proposed commercial land use designations in all fire hazard zones, which vary by slope and vegetation characteristics. Future development of these sites would not result in significant wildland fires risks as long as the new proposed development meets RCFD and CalFire standards, as applicable, and is constructed with "fire safe" design, consistent with the Fire Code.

Overall, implementation of existing regulations and policies, including standards for roadways and access, development siting, and ignition-resistant building materials would ensure that impacts related to wildland fire risks as a result of future development accommodated by 2015 General Plan Amendment would be *less-than-significant*. No mitigation was required.

2019 CAP Update Analysis. Any future development projects that would implement 2019 CAP Update measures and actions would be subject to all applicable County regulations and policies, as well as further CEQA analysis of project-specific impacts, which would occur with or without implementation of the 2019 CAP Update. Consistent with the Approved Project, the 2019 CAP Update would comply with the County's existing regulations, programs, and policies. Impacts related to wildland fire hazards would be the same as those identified for the Approved Project (i.e., *less-than-significant*). No mitigation measures were identified in the 2015 General Plan Amendment EIR and no new mitigation measures are required for the 2019 CAP Update with regard to wildland fire hazards.

4.13 MINERAL RESOURCES

Would the project:

a)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.13.a) Approved Project Analysis. The 2015 General Plan Amendment EIR indicates the County does not contain any "locally important mineral resource recovery sites." Therefore, the Approved Project would not have an effect on this type of resource.

2019 CAP Update Analysis. Consistent with the Approved Project, implementation of the 2019 CAP Update as proposed under the 2019 CAP Update would not result in a loss of locally important mineral resources because no such resources are designated in the Riverside County General Plan. No mitigation measures were identified in the 2015 General Plan Amendment EIR and no new mitigation measures are required for the 2019 CAP Update with regard to locally important mineral resources.

b)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State of California?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.13.b) Approved Project Analysis. The 2015 General Plan Amendment EIR states land use and related policy changes would alter the potential range of development throughout the County. Direct impacts to State Mining and Geology Board (SMGB)-designated "regionally significant" land known to contain mineral resources and land designated MRZ-2 would be less than significant because residential development surrounding these areas precludes future mining activities on these lands, rendering them incompatible with mining activities. Additional areas, particularly in the easternmost third of the County, are known to contain regionally significant mineral resources with enough land to accommodate development of a non-mining nature without adversely affecting the total availability of economically viable mineral resources in the region. Although future development accommodated by the Approved Project could also directly affect mineral availability on previously unstudied lands designated MRZ-3 or MRZ-4, these lands remain unstudied for the presence and extent of important mineral resources. Therefore, their development as non-mining uses cannot result in impacts to any "known mineral resources."

Indirect impacts could also occur where MRZ-2 lands are used for inconsistent uses. These uses include residences, other uses and where development is adjacent to MRZ-2 sites that would be used for mining. Furthermore, incremental development facilitated through

implementation of the General Plan could result in cumulatively considerable loss of lands containing mineral resources that would otherwise contribute to meeting the region's projected demand. However, future development on MRZ-2 zones accommodated by the Approved Project are expected to occur over the course of at least 50 years and would be negligible when compared to the total amount of resources available regionally. To minimize direct and indirect impacts to mineral resources, several General Plan policies (LU 9.6, LU 9.7, LU 27.1, LU 27.2, LU 27.3, LU 27.4, LU 27.5, OS 14.1, OS 14.2, OS 14.3, OS 14.4, and OS 14.5) are implemented to ensure that future development would not cause an impact to mineral resources. These General Plan policies would ensure existing mines and future mineral extraction activities are carried out in a manner that does not harm the environment or adjacent sensitive uses and resources, prevent loss of potential mineral resources by protecting them from encroachment or preclusion by incompatible uses, ensure mineral resource conservation, and prevent loss of potential mineral resources by protecting them from encroachment or preclusion by incompatible uses through requirements for buffer zones, screening, etc.

Implementation of the above regulations and General Plan policies would ensure that impacts related to mining activities and mineral resources, regionally and statewide, are avoided or reduced to a *less-than-significant* level. No mitigation was required.

2019 CAP Update Analysis. Consistent with the Approved Project, the proposed 2019 CAP Update would not result in the loss of regionally important mineral resources because future development in accordance with the 2019 CAP Update does not change any of the General Plan land use designations of the Approved Project that would adversely affect compatibility of various land uses with mining activities.

With the implementation of the programs and policies of the County General Plan, impacts on known mineral resources, including mineral resource availability, under the proposed 2019 CAP Update would be the same as the Approved Project (i.e., *less-than-significant*). No mitigation measures were identified in the 2015 General Plan Amendment EIR and no new mitigation measures are required for the 2019 CAP Update with regard to regionally important mineral resources.

4.14 NOISE

Would the project:

a)	Generate or expose persons to noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☐	☒

4.14.a) Approved Project Analysis. Future development accommodated by the 2015 General Plan Amendment would incrementally increase rural, suburban, and urban uses in localized areas throughout the County. In some locations, this would result in the introduction of new noise-sensitive land uses into areas of existing excess noise or areas in

which County growth would eventually lead to excess noise levels. In addition, future development accommodated by the 2015 General Plan Amendment would contribute incrementally to increased traffic volumes on County roads, resulting in noise increases affecting sensitive land uses along existing and future roads. As a result, new development, particularly residential uses along and adjacent to major transit corridors, could be exposed to noise levels that exceed the County's noise standards. Existing sensitive uses would also be subject to these higher noise levels.

Compliance with the existing federal, State, and County regulations, including the Federal Noise Control Act of 1972, California Building Standards Code, California Noise Insulation Standards, Ordinance No. 847, existing General Plan Policies N 1.1, 1.2, 14.2, N 1.7, 2.2, 3.2, 3.5 4.4, 6.4, 9.3, 9.7, 11.5, LU 32.10, LU 15.1, 15.2, 16.9, 16.10, 29.6, 30.6, and 31.3, revised General Plan Policies N 7.3, LU 4.1, and OS 14.5, and Mitigation Measures 4.13.2A, 4.13.2B, 4.13.2C, 4.13.2D, 4.13.3A, 4.13.3B, and 4.13.3C, would ensure potentially adverse impacts related to noise generation and noise exposure associated with future new development accommodated by General Plan Amendment would be less than significant. Existing sensitive uses, particularly residences, however, would also be subject to project-related traffic noise increases. Many of the mitigation measures would not be feasible for reducing widespread noise exposure to existing uses, particularly from roadway noise or other noise generated outside of a new development site. Therefore, noise impact was determined to remain *significant and unavoidable*.

2019 CAP Update Analysis. The proposed changes in the 2019 CAP Update include new and enhanced GHG reduction measures compared to 2015 CAP. The 2019 CAP Update encourages mixed-use development, which would potentially locate sensitive receptors closer to traffic noise. However, mixed-use development would reduce vehicle miles traveled (VMT) and thus decrease traffic noise. In addition, implementation of the 2019 CAP Update would further reduce VMT, thus reducing total vehicular noise in the County. The 2019 CAP Update implementation would not add vehicle trips. Implementation of the GHG reduction measures of the 2019 CAP Update would augment existing County programs and policies with regard to transit-oriented development. Energy retrofits would likely reduce impacts from vehicular noise to occupants of the particular buildings, since increased insulation and double- or triple-paned windows also would act to buffer exterior noise levels. Therefore, noise impacts associated with the 2019 CAP Update would not themselves be significant. However, noise impacts associated with implementation of 2019 CAP Update in conjunction with buildout of the County General Plan would remain *significant and unavoidable*.

b)	Result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.14.b) Approved Project Analysis. Future development accommodated by the 2015 General Plan Amendment, and its associated infrastructure and support uses, would require construction activities that could cause temporary, short-term vibrations. These vibrations

would be disruptive if located near sensitive receptors. Also, future development of new vibration-sensitive land uses could occur within areas subject to existing sources of vibration (e.g., railroads).

Compliance with the existing and revised General Plan policies, including Policy N 16.1, 16.2, 16.3, and 15.2, and Mitigation Measure 4.15.B-N1 would ensure that potentially adverse impacts related to groundborne noise and vibration generation and exposure associated with future new development accommodated by General Plan Amendment would be less than significant. Existing sensitive uses would also be subject to potential project-related construction vibrations. In some cases, vibration levels would exist even with reduction measures incorporated, particularly for sensitive uses within 100 to 150 feet of the vibration source. In these cases, however, the temporary nature of the construction activity ensures that the vibration impacts, while possibly annoying, would not be significant. Therefore, impacts from vibration were determined to be *less-than-significant with mitigation incorporated*.

2019 CAP Update Analysis. Implementation of the 2019 CAP Update would not result in vibration-generating facilities. The 2019 CAP Update promotes the use of transit, but would not facilitate increased development of mass transit facilities. Construction vibration that could occur during energy-efficiency retrofit or installation of photovoltaic arrays would not be substantial. If these activities were to occur on or near fragile buildings, all appropriate measures would be required pursuant to Mitigation Measure 4.15.B-N1 as well as policies outlined in the General Plan to control vibration from sources adjacent to residential, institutional, and other sensitive receptors and ensure that future developments will be constructed to minimize interior and exterior noise/vibration levels. Renewable energy-generating structures such as solar arrays do not produce substantial vibration and would be located on rooftops of existing or new structures. If such facilities were to be proposed for fragile buildings or areas of sensitive receptors, appropriate mitigation or design revision would be required either through the County's design review or plan check process to ensure that the structures would not generate excessive groundborne vibration or noise during operation. Therefore, impacts would be the same as those identified for the Approved Project (i.e., *less-than-significant with mitigation incorporated*).

c)	Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☐	Reduced Impact ☒

4.14.c) Approved Project Analysis. Refer to response to Checklist Question 4.14.a.

2019 CAP Update Analysis. Refer to response to Checklist Question 4.14.a.

d)	Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.14.d) Approved Project Analysis. Future development accommodated by the 2015 General Plan Amendment would necessitate construction activities that could temporarily exceed applicable County standards at nearby noise-sensitive receptors. In many cases, the peak sound levels would be extremely brief and overall ambient noise levels would remain within acceptable limits. In addition, compliance with existing laws, regulatory programs, General Plan policies and mitigation measures, would also help reduce potential short-term noise impacts. However, in some cases, particularly where existing noise-sensitive land uses occur within 100 to 150 feet of certain construction activities (pile driving, demolition, etc.), it may not be possible to reduce construction noise levels to less than significant levels. In these locations, impacts may be significant if the construction-associated noise levels exceed regulatory limits and/or exceed "temporary" duration. In these cases, significant construction impacts would result that cannot be reduced to less than significant levels. Therefore, impacts were determined to remain *significant and unavoidable*.

2019 CAP Update Analysis. Potential construction activities from implementation of the 2019 CAP Update would include energy retrofits on existing residential and commercial buildings, and installation of renewable energy facilities such as photovoltaic arrays. These construction activities may result in temporary increases in noise; however, it is anticipated that such activities would not require large construction equipment that would result in substantial noise. Additionally, each specific development project would undergo evaluation through a site-specific noise study and be subject to mitigation measures if noise levels are found to exceed normally acceptable levels defined in the General Plan policies and standards. However, because it is not possible at the programmatic level to anticipate where development facilitated under the 2019 CAP Update would be proposed in proximity to noise-sensitive land uses, impacts from implementation of the 2019 CAP Update would be the same as those identified for the Approved Project (i.e., *significant and unavoidable*).

e)	Result in the exposure of people residing or working in the project area to excessive noise levels for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, public use airport or private airport/private airstrip?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.14.e) Approved Project Analysis. Future development accommodated by the 2015 General Plan Amendment may result in the exposure of new noise-sensitive land uses to noise from operations at public and private airports, airstrips and helipads. Around larger public airports, noise levels can exceed acceptable standards (e.g., 60 dBA) in certain areas.

The Airport Land Use Compatibility Plan (ALUCP) adopted by the Riverside County Airport Land Use Commission (ALUC) addresses noise-related land use constraints for the various zones surrounding the County's airports. All future development proposed would be required to comply with applicable ALUC policies, as well as State and County regulations and policies, regarding site design and building construction to achieve acceptable interior and exterior noise exposure levels for habitable structures. Implementation of, and compliance with, the existing regulatory programs, including Federal Aviation Administration (FAA) Standards, California Noise Insulation Standards, Riverside County Airport Land Use Compatibility Plans, existing General Plan Policies N 7.1, 7.2, 7.3, 7.4, LU 1.8, 15.1, and 15.2, and Mitigation Measures 4.13.2A, 4.13.2B, 4.13.2C, and 4.13.2D, would ensure that adverse airport noise impacts on new development accommodated by General Plan Amendment would be *less-than-significant*. No mitigation was identified.

2019 CAP Update Analysis. The 2019 CAP Update would not include strategies associated with airports, and would not result in a significant impact on future air traffic operations. Therefore, airport noise impacts generated from implementation of the 2019 CAP Update would be the same as those identified for the Approved Project (i.e., *less-than-significant*). No mitigation is required.

4.15 RECREATION

Would the project:

a)	Cause growth that increases the use of existing neighborhood parks, regional parks or other recreational facilities resulting in or accelerating substantial physical deterioration of the facility?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.15.a) Approved Project Analysis. Implementation of the County General Plan would increase population growth, which would increase the number of residents using existing neighborhoods, regional parks, and recreational facilities, such as trails and bikeways in local areas. Compliance with the Quimby Act and General Plan Policies OS 20.3, OS 20.5, OS 20.6, and LU 25.2 will ensure impacts from increased use of park and recreational activities from implementation of the County General Plan will be less than significant. Furthermore, the 2015 General Plan Amendment EIR does not indicate any increase in the use of recreational parks or facilities due to the implementation of the 2015 CAP. In this regard, *no impact* would occur and no mitigation was required.

2019 CAP Update Analysis. Consistent with the Approved Project, implementation of the 2019 CAP Update would not include any site-specific designs or proposals, grant any entitlements for development, or propose to change existing land use designations or zoning. Therefore, it would not change resident population or total jobs in the County or increase demand for parks and recreational facilities. Since implementation of the 2019 CAP Update would not result in physical deterioration of recreational facilities, no impact would occur. In the same manner as the Approved Project, *no impact* to recreational facilities would occur from implementation of the 2019 CAP Update and no mitigation is required.

b)	Trigger growth that results in the need for new or physically altered park or recreation facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.15.b) Approved Project Analysis. Please refer to response to Checklist Question 4.15.a. Population growth anticipated through implementation of the County General Plan could result in the need for new parks, trails, or other recreational facilities. Compliance with the Quimby Act and General Plan Policies OS 20.3, OS 20.5, OS 20.6, and LU 25.2 will ensure impacts from construction of new park and recreational facilities remain *less than significant.* No mitigation was required.

2019 CAP Update Analysis. Please refer to response to Checklist Question 4.15.a. Since implementation of the 2019 CAP Update would not change resident population or total jobs in the County or increase demand for parks and recreational facilities, the 2019 CAP Update would not result in construction or expansion of recreational facilities that might have an adverse physical effect on the environment. In the same manner as the Approved Project, *no impact* to recreational facilities would occur from implementation of the 2019 CAP Update, and no mitigation is required.

c)	Trigger the need for construction or expansion of recreational facilities or uses that would have a significant adverse physical effect on the environment due to their provision?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.15.c) Approved Project Analysis. Please refer to response to Checklist Question 4.15.b. Implementation of the County General Plan would increase population and therefore demand for parks and recreation facilities in the County. Compliance with General Plan Policy LU 9.2 requires new development, including any recreational facility construction, to comply with the Multipurpose Open Space Element of the General Plan, as well as federal and State regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act, in order to protect environmental resources and reduce impacts from the construction of recreational facilities to less than significant levels. Furthermore, the 2015 General Plan Amendment EIR does not indicate any trigger for construction of recreational parks or facilities due to the implementation of the 2015 CAP. In this regard, *no impact* would occur and no mitigation was required.

2019 CAP Update Analysis. As indicated in response to Checklist Question 4.15.b, implementation of the 2019 CAP Update would not change resident population or total jobs in the County or increase demand for parks and recreational facilities. Therefore, the 2019 CAP Update would not trigger construction or expansion of recreational facilities that might

have an adverse physical effect on the environment. In the same manner as the Approved Project, *no impact* to the environment from construction of recreational facilities would occur from implementation of the 2019 CAP Update and no mitigation is required.

4.16 PUBLIC FACILITIES

Would the project:

a)	Result in substantial adverse physical impacts associated with the provision of new or physically altered fire facilities? Or, would it result in the need for new or physically altered fire facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.16.a) Approved Project Analysis. According to the 2015 General Plan Amendment EIR, buildout of the 2015 General Plan Amendment would result in localized new development that would require additional fire response and emergency response services in specific areas. However, the demand would be small at the Area Plan level. Future development would trigger the need for 6.8 additional fire stations spread throughout Riverside County. Sufficient vacant land exists in the areas where new fire stations would be needed, so siting for new fire stations could be achieved in a manner that minimizes environmental impacts. The 2015 General Plan Amendment EIR finds that compliance with regulations and policies, including the California Building Standards Code, Riverside County Fire Department Fire Protection and Emergency Medical Services (EMS) Strategic Master Plan, County Ordinance Nos. 787 and 659 (mitigation fee), and General Plan Policies LU 5.1, 5.2, 7.8, and 10.1, S 5.1 through 5.9, and 5.11 through 5.21, would ensure impacts remain *less-than-significant.* No mitigation was required.

2019 CAP Update Analysis. Increases in demand for fire protection services would occur through buildout of the 2015 General Plan Amendment with or without development and implementation of the 2019 CAP Update. The 2019 CAP Update does not propose any changes in land use that could result in an understatement of anticipated fire protection services through 2015 General Plan Amendment buildout. Therefore, the proposed 2019 CAP Update would not result in any additional or more severe impacts than those associated with the Approved Project from increased demand for fire protection services.

Compliance with regulations and policies, including the California Building Standards Code, Riverside County Fire Department Fire Protection and Emergency Medical Services (EMS) Strategic Master Plan, County Ordinance Nos. 787 and 659 (mitigation fee), and General Plan Policies LU 5.1, 5.2, 7.8, and 10.1, S 5.1 through 5.9, and 5.11 through 5.21, would ensure fire protection impacts of the proposed 2019 CAP Update are the same as those for the Approved Project (i.e., *less-than-significant*). No mitigation was identified in the 2015

General Plan Amendment EIR and no mitigation is required for the proposed 2019 CAP Update.

b)	Result in substantial adverse physical impacts associated with the provision of new or physically altered law enforcement facilities? Or, would it result in the need for new or physically altered law enforcement facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any law enforcement services?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.16.b) Approved Project Analysis. According to the 2015 General Plan Amendment EIR, buildout of the 2015 General Plan Amendment would introduce additional people and property to the County, which would increase demand on law enforcement and emergency response services. The additional personnel (officers, supervisors, and support staff), equipment, and vehicles necessary to meet the increased demand could be accommodated at existing facilities through compliance with General Plan Policies LU 5.1, 5.2, and 10.1 and Mitigation Measures 4.15.2A, 4.15.2B, 4.15.2C, and 4.15.2D. Therefore, impacts from increased demand for law enforcement services through implementation of the 2015 General Plan Amendment would be reduced to *less-than-significant with mitigation incorporated*.

2019 CAP Update Analysis. Increases in demand for law enforcement services would occur through buildout of the 2015 General Plan Amendment with or without development and implementation of the 2019 CAP Update. Although the 2019 CAP Update encourages denser residential development through GHG reduction measure R2-T1 (refer to Table A), it does not propose any changes in land use that could result in an understatement of anticipated law enforcement services through 2015 General Plan Amendment buildout. Therefore, the proposed 2019 CAP Update would not result in any additional or more severe impacts than those associated with the Approved Project from increased demand for law enforcement services. Implementation of General Plan Policies LU 5.1, 5.2, and 10.1 and Mitigation Measures 4.15.2A, 4.15.2B, 4.15.2C, and 4.15.2D prescribed for the Approved Project would be required for the 2019 CAP Update to reduce impacts to *less-than-significant with mitigation incorporated*.

c-1)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.16.c-1) Approved Project Analysis. According to the 2015 General Plan Amendment EIR, buildout of the 2015 General Plan Amendment would increase the total amount of solid waste by roughly 9,000 tons per year over the next 50 years. This increase is based on the conservative State-mandated solid waste diversion rate of 50 percent (not the 75 percent) by 2020. Compared to existing and projected capacities at Riverside County landfills, this amount would incrementally increase the County fill rate by roughly 0.6 percent overall (even conservatively assuming no additional diversion or recycling reductions). In terms of actual changes from baseline conditions, this 0.6 percent increase due to project-related waste generation would occur in small increments throughout Riverside County over a roughly 50-year period.

According to projections, there would be sufficient landfill capacity to accommodate the project's future solid waste disposal needs. Compliance with federal, State, and County regulations, including California and Federal Resource Conservation and Recovery Rate (RCRA) requirements, Countywide Integrated Waste Management Plan (CIWMP), AB 341, Riverside County Waste Management Department's (RCWMD) Design Guidelines for Recyclables Collections and Loading Areas, and the County's Waste Recycling Plan, would reduce impacts from the anticipated increase in solid waste generation. Additionally, General Plan Policies LU 5.1, 5.2, and 31.2, as well as Mitigation Measures 4.15.3A through 4.15.3F would further reduce the already insignificant impacts. The 2015 General Plan Amendment EIR finds the anticipated increase in solid waste generation represents an insignificant incremental increase, so the impact on landfill capacity would be *less-than-significant with mitigation incorporated*.

2019 CAP Update Analysis. Consistent with the Approved Project, buildout of the 2015 General Plan Amendment with the implementation of 2019 CAP Update would have less than significant impacts associated with an increase in solid waste generation exceeding the capacity of regional landfills. The 2019 CAP Update incorporates GHG reduction measure R2-S1, which carries over the solid waste diversion programs first introduced in the 2015 CAP (refer to Table A) to reduce generation of solid waste. Accordingly, projects developed consistent with the 2019 CAP Update must incorporate solid waste reduction measures in their designs. Further, implementation of the 2019 CAP Update would be subject to the same regulatory compliance, General Plan Policies, and Mitigation Measures 4.15.3A through 4.15.3F prescribed for the Approved Project that would further reduce impacts. Therefore, impacts on landfill capacity associated with the 2019 CAP Update would be the same as those identified for the Approved Project (i.e., *less-than-significant with mitigation incorporated*).

c-2)	Impede or prevent compliance with federal, State, and local statutes and regulations related to solid wastes, including the Countywide Integrated Waste Management Plan (CIWMP)?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.16.c-2) Approved Project Analysis. According to the 2015 General Plan Amendment EIR, buildout of the 2015 General Plan Amendment would increase the residential and non-

residential rural, suburban, and urban uses in localized areas throughout the County. These increases, to some extent, would be offset by reductions in land use density in other parts of the County. Over the period of roughly 50 years, waste generation associated with General Plan buildout would increase incrementally throughout the County, and development of future land uses would be required to comply with all applicable federal, State, and local regulations and statutes related to solid waste. The Riverside Department of Environmental Health (RDEH) and RCWMD both have the responsibility for reviewing all development applications within unincorporated areas of Riverside County. Project conditions of approval are prescribed by these departments as deemed appropriate for implementation of and compliance with the various County solid waste regulations and programs, including the CIWMP.

Any future development under the General Plan would be required to comply with the CIWMP as part of standard project conditions of approval. Also, the General Plan does not propose any land use changes within existing or proposed Riverside County landfills. Compliance with applicable regulations, including California and federal RCRA requirements, CIWMP, the AB 341 target of diverting no less than 75 percent of solid waste from landfill disposal by 2020, RCWMD's Design Guidelines for Recyclables Collections and Loading Areas, and Waste Recycling Plan submission for each proposed building are required compliance measures as a matter of regulatory policy. Additionally, General Plan Policies LU 5.1, 5.2, and 31.2, as well as Mitigation Measures 4.15.3A through 4.15.3F would further ensure compliance with all applicable regulatory requirements for solid waste management. Therefore, the Approved Project's effects on compliance with federal, State and local statutes and regulations for solid waste management would be *less-than-significant with mitigation incorporated*.

2019 CAP Update Analysis. Consistent with the Approved Project, buildout of the 2015 General Plan Amendment with the implementation of 2019 CAP Update would occur in accordance with all applicable regulations, including the CIWMP, General Plan policies, and Mitigation Measures 4.15.3A through 4.15.3F designed to reduce solid waste. The 2019 CAP Update incorporates GHG reduction measure R2-S1, which carries over the solid waste diversion programs first introduced in the 2015 CAP (refer to Table A) to reduce generation of solid waste. Accordingly, projects developed consistent with the 2019 CAP Update must incorporate solid waste reduction measures in their designs. GHG reduction measure R2-S1 would further reduce the already insignificant impact associated with compliance with solid waste regulations. Therefore, impacts for the proposed 2019 CAP Update would be the same as those identified for the Approved Project (i.e., *less-than-significant with mitigation incorporated*).

d)	Result in substantial adverse physical impacts associated with the provision of new or physically altered schools? Or, would it result in the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

	objectives for any schools?

4.16.d) Approved Project Analysis. According to the 2015 General Plan Amendment EIR, buildout of the 2015 General Plan Amendment would increase student populations and demand on school services. The localized development increases would incrementally generate additional students, creating demand for additional school facilities, services, and personnel in specific areas, particularly within the Palm Springs School District, Palo Verde Unified School District, and Perris Union High School District.

None of the project-related population increases would trigger the need for new or improved facilities at other school districts, and the additional students generated over the next 50 years could readily be accommodated at existing facilities. For the three adversely affected districts (Palm Springs School District, Palo Verde Unified School District, and Perris Union High School District), however, compliance with existing regulations, including the Leroy F. Greene School Facilities Act (SB 50) and compliance with existing General Plan Policy LU 5.2 would provide full mitigation for the anticipated increase in demand. Through compliance with SB 50 and General Plan Policy LU 5.2, impacts to the environment from increased demand on school facilities would be *less-than-significant.* No mitigation was required.

2019 CAP Update Analysis. The 2019 CAP Update would not include any site-specific designs or proposals, grant any entitlements for development, or propose to change existing land use designations or zoning, so it would not change resident population or total jobs in the County. Demand for school services is based on service population, which is a total of resident population and jobs. Thus, the nature of the proposed 2019 CAP Update would not affect the demand for school services when compared to the Approved Project. Compliance with SB 50 and General Plan Policy LU 5.2 would be sufficient to ensure the impacts would be less than significant. Therefore, impacts of the proposed 2019 CAP Update are the same as those for the Approved Project (i.e., *less-than-significant*). No mitigation was identified in the 2015 General Plan Amendment EIR and no mitigation is required for the proposed 2019 CAP Update.

e)	Result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities? Or, would it result in the need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for any library services?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.16.e) Approved Project Analysis. According to the 2015 General Plan Amendment EIR, buildout of the 2015 General Plan Amendment would increase the County's population by roughly 13,000, which will be incrementally spread out throughout the County. This increase would require an estimated 6,500 additional square feet of library floor space and

roughly 35,500 additional volumes. The demand for the additional space and volumes, however, will be incremental and not uniform across the County, as some areas of the County will experience a population decrease while others will experience a population increase. The three areas covered by the Elsinore, Jurupa, and Palo Verde Valley Area Plans would need additional library services and volumes to continue to provide adequate levels of service within their respective communities.

Buildout of the General Plan would take approximately 50 years, which would provide ample time for long-range planning and provision of additional services as needs arise. According to the 2015 General Plan Amendment EIR, compliance with the Riverside County Ordinance No. 659, General Plan Policy LU 5.1, and Mitigation Measure 4.15.6A would reduce any impacts associated with the need for additional library services to *less-than-significant with mitigation incorporated.*

2019 CAP Update Analysis. The 2019 CAP Update would not include any site-specific designs or proposals, grant any entitlements for development, or propose to change existing land use designations or zoning, so it would not change resident population or total jobs in the County. Demand for library services is based on service population, which is a total of resident population and jobs. Thus, the nature of the proposed 2019 CAP Update would not affect the demand for library services when compared to the Approved Project. Compliance with Riverside County Ordinance No. 659, General Plan Policy LU 5.1, and Mitigation Measure 4.15.6A would reduce impacts associated with the need for additional library services. Therefore, impacts of the proposed 2019 CAP Update are the same as those for the Approved Project (i.e., *less-than-significant with mitigation incorporated*).

f)	Result in substantial adverse physical impacts associated with the provision of new or physically altered medical facilities? Or, would it result in the need for new or physically altered medical facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any medical facilities?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.16.f) Approved Project Analysis. According to the 2015 General Plan Amendment EIR, buildout of the 2015 General Plan Amendment would contribute incrementally (by about 6.5 percent) to the need for an additional community clinic and generate roughly 13,500 medical encounters. However, since the population increase would be spread throughout the County and occur over 50 years, associated impacts to medical facilities and services would be negligible. At General Plan buildout, the Approved Project would result in a net decrease of roughly 143,700 Riverside County residents. Thus, for long-range provision of needed medical facilities and services, the project would slightly lower (by roughly 8 percent) the expected increase in demand for new or expanded medical facilities and services over time. According to the 2015 General Plan Amendment EIR, compliance with General Plan Policy LU 5.1 and Mitigation Measures 4.15.17A and 4.15.7B would further

reduce the impacts associated with General Plan buildout to *less-than-significant with mitigation incorporated*.

2019 CAP Update Analysis. The 2019 CAP Update would not include any site-specific designs or proposals, grant any entitlements for development, or propose to change existing land use designations or zoning, so it would not change resident population or total jobs in the County. Demand for medical services is based on service population, which is a total of resident population and jobs. Thus, the nature of the proposed 2019 CAP Update would not affect the demand for medical services when compared to the Approved Project. Compliance with the General Plan Policy LU 5.1 and Mitigation Measures 4.15.17A and 4.15.7B consistent with the Approved Project would reduce any impacts associated with the need for additional medical facilities to *less-than-significant with mitigation incorporated*.

4.17 TRANSPORTATION/TRAFFIC

Would the project:

a)	Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☐	Reduced Impact ☒

4.17.a) Approved Project Analysis. Implementation of the Approved Project, per the 2015 General Plan Amendment EIR, would generally improve traffic conditions throughout the County compared to the buildout of the General Plan. This is due to the decreased population estimates, decreased employment estimates, a refined roadway network and implementation of revised policies that provide more realistic parameters for mobility planning. However, the buildout of General Plan would still result in increased traffic levels in the future that would contribute to deficient operations within its proposed circulation network. The proposed policies incorporated in General Plan Circulation and Land Use Elements, and Mitigation Measures 4.16.1A, 4.16.1B, and 4.16.1C would partially address these deficient conditions. However, these policies and mitigation measures would not fully address the deficiencies, nor would the proposed revisions to the Riverside County Circulation Element fully mitigate these impacts. Therefore, the impacts to Riverside County roadways were determined to be *significant and unavoidable*.

2019 CAP Update Analysis. The proposed changes in the 2019 CAP Update include new and enhanced GHG reduction measures compared to 2015 CAP. The measures include further increasing the availability of transit service, adding additional bicycle infrastructure, and further discouraging single-occupancy vehicle use. The implementation of each of these new and enhanced measures would result in a reduction in traffic loads, which would reduce the number of vehicle trips, volume to capacity ratio, and intersection congestion within the County. Furthermore, none of the new or enhanced measures would directly increase traffic in relation to the existing traffic load and capacity of the system. Therefore, impacts would be reduced compared to those identified for the Approved Project but still remain *significant and unavoidable*.

b)	Conflict with an applicable congestion management program, including, but not limited to level of service targets and travel demand measures, or other targets established by the County congestion management agency for designated roads or highways?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☐	Reduced Impact ☒

4.17.b) Approved Project Analysis. With the implementation of Approved Project, per the 2015 General Plan Amendment EIR, many freeway and expressway lane miles would operate at Level of Service (LOS) E or F. The General Plan policies and the revised General Plan Amendment policies would partially address these deficient conditions. However, these policies would not fully address these deficiencies and additional implementation actions may be needed once these conditions actually manifest. The Congestion Management Program (CMP) requires the development of deficiency plans to address actual operating deficiencies. The General Plan would not adversely affect the local CMP and does, in fact, include policies to support the goals and objectives of the CMP. Therefore, the impact was determined to be *less-than-significant*. No mitigation was required.

The Riverside County Transportation Commission (RCTC) CMP designates State Route (SR) 74 and SR 79 as CMP facilities, and the CMP designates a minimum acceptable LOS of E on CMP facilities. Because the County's standard LOS requirement is LOS D, compared to a less stringent standard of LOS E for roadways that are part of the CMP, the 2015 General Plan EIR did not include a separate analysis of CMP facilities.

2019 CAP Update Analysis. Refer to response to Checklist Question 4.17.a. The new and enhanced measures proposed in the 2019 CAP Update would have a beneficial effect in alleviating congestion by reducing VMT and facilitating alternative modes of transportation. Therefore, impacts would be reduced from those identified for the Approved Project and be *less-than-significant*. No mitigation is required.

c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.17.c) Approved Project Analysis. Implementation of the Approved Project, per the 2015 General Plan Amendment EIR, would not affect air travel or air facilities. Therefore, the impact was determined to be *less-than-significant*. No mitigation was required.

2019 CAP Update Analysis. Neither the 2015 CAP nor the 2019 CAP Update includes any GHG reduction measures related to air travel or air facilities. Therefore, impacts would be the same as those identified for the Approved Project (i.e., *less-than-significant*).

d)	Alter waterborne or rail traffic?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.17.d Approved Project Analysis. Implementation of the Approved Project, per the 2015 General Plan Amendment EIR, would not adversely affect waterborne and rail travel and does, in fact, encourage future improvement of rail systems. Therefore, the impact was determined to be *less-than-significant*. No mitigation was required.

2019 CAP Update Analysis. Neither the 2015 CAP nor the 2019 CAP Update includes any GHG reduction measures related to waterborne travel. The 2019 CAP Update includes strategies to encourage the use of rail and transit. However, the increased number of passengers would not adversely affect rail traffic, as rail systems would be consistently monitored by responsible agencies for continued improvement as buildout of the General Plan occurs. Therefore, impacts would be the same as those identified for the Approved Project (i.e., *less-than-significant*). No mitigation is required.

e)	Substantially increase hazards due to a design feature or incompatible uses?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.17.e) Approved Project Analysis. Implementation of the Approved Project, per the 2015 General Plan Amendment EIR, would not adversely affect transportation safety. Policies C 3.4, C 3.23, and C 6.5 proposed as part of General Plan encourage the use of design features to enhance public safety. Therefore, the impact was determined to be *less-than-significant*. No mitigation was required.

2019 CAP Update Analysis. Neither the 2015 CAP nor the 2019 CAP Update includes any facilities that would substantially increase hazards or the construction of incompatible uses. Furthermore, any future development projects that would implement 2019 CAP Update GHG reduction measures would be subject to all applicable County regulations and requirements, as well as subsequent CEQA analysis of project-specific impacts, which would occur with or without implementation of the 2019 CAP Update. The County's zoning regulations, standard development conditions, and design guidelines address site and building design. Therefore, impacts would be the same as those identified for the Approved Project (i.e., *less-than-significant*). No mitigation is required.

f)	Cause an effect upon or a need for new or altered maintenance of roads?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☐	☒

4.17.f) Approved Project Analysis. The 2015 General Plan Amendment EIR indicated that although the General Plan identifies the ultimate roadway network for the County, actual construction of roads that would be accepted into the maintained system undergo a

review process that identifies the timing of when roads are actually needed. This also includes ensuring that proper road maintenance is supported by the demand levels that contribute to maintenance revenue. This impact was, therefore, determined to be *less-than-significant*. No mitigation was required.

2019 CAP Update Analysis. The proposed changes in the 2019 CAP Update include new and enhanced GHG reduction measures compared to 2015 CAP. Implementation of the 2019 CAP Update would further reduce VMT, thus reducing maintenance rate on roadways in the County. The 2019 CAP Update implementation would not add vehicle trips or change the vehicle trips distribution among County roadways. Therefore, impacts would be reduced compared to those identified for the Approved Project and remain *less-than-significant*. No mitigation is required.

g)	Result in circulation impacts during construction?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☐	☒

4.17.g) Approved Project Analysis. The 2015 General Plan Amendment EIR indicated that the General Plan Amendment includes adequate policies, including Policies C 8.4, C 20.6, and C 20.15 to ensure construction-related impacts are reduced so that traffic circulation is maintained. This impact was determined to be *less-than-significant*. No mitigation was required.

2019 CAP Update Analysis. Potential construction activities from implementation of the 2019 CAP Update would include energy retrofits on existing residential and commercial buildings, and installation of renewable energy facilities such as photovoltaic arrays. These construction activities may result in temporary increases in traffic; however, it is anticipated that such activities would be minor and would not require large quantities of construction equipment or construction crews that would result in substantial traffic. Additionally, each specific development project would require a traffic study and would be required to comply with mitigation measures for consistency with General Plan policies and standards. Therefore, impacts would be the same as those identified for the Approved Project (i.e., *less-than-significant*). No mitigation is required.

h)	Result in inadequate emergency vehicle access?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.17.h) Approved Project Analysis. The 2015 General Plan Amendment EIR indicated that the General Plan Amendment incorporates Policy C 3.24, which would ensure adequate

emergency vehicle access. Therefore, this impact was determined to be *less-than-significant*. No mitigation was required.

2019 CAP Update Analysis. The proposed changes in the 2019 CAP Update include new and enhanced GHG reduction measures compared to the 2015 CAP. The 2019 CAP Update would encourage more efficient land use and transit-oriented development, so it is possible that future projects or actions could require temporary road closures during their construction, which could adversely affect evacuation during an emergency event or emergency response. However, any closures would be short-term and alternate routes would be provided as necessary. It is unlikely that these actions would significantly interfere with adopted emergency response or evacuation plans. Furthermore, all future proposed projects would be subject to further CEQA analysis of project-specific impacts. Therefore, impacts would be the same as those identified for the Approved Project (i.e., *less-than-significant*).

i)	Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☐	☒

4.17.i) Approved Project Analysis. The 2015 General Plan Amendment EIR indicated that the General Plan incorporates policies to ensure adequate transit (Policies C 1.2 and C 1.3), bicycle (Policies C 16.1, C 16.2, and C 17.1), and pedestrian (Policies C 4.1, C 4.2, and C 4.6) facilities. Therefore, this impact was determined to be *less-than-significant*. No mitigation was required.

2019 CAP Update Analysis. The proposed changes in the 2019 CAP Update include new and enhanced GHG reduction measures compared to 2015 CAP. The 2019 CAP Update would further encourage alternative methods of transportation, such as public transit and bicycle facilities, which would be consistent with the General Plan policies and the intent of regional plans that seek to improve subregional and regional transportation. Therefore, implementation of the 2019 CAP Update would not conflict with any adopted policies, plans or programs, or decrease the performance or safety of any public transit, bikeways, or pedestrian facilities. Impacts would be reduced from those identified for the Approved Project and remain *less-than-significant*.

4.18 WATER RESOURCES

Would the project:

a)	Result in water supplies insufficient or unavailable to serve the project from existing entitlements and resources, or result in the need for new or expanded entitlements?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☐	☒

4.18.a) Approved Project Analysis. The 2015 General Plan Amendment EIR discusses the impacts of development projects on water supplies and concludes that future development in the County consistent with the land use policies in the General Plan has the potential to increase demand for water supplies, which could be insufficient or unavailable from existing entitlement and resources. This might necessitate new or expanded water infrastructure in order to adequately serve future development. The adequate water supplies for all future development cannot be assured due to the unavailability of potable water in some areas, variability and predictability of supply adequacy in light of future growth, and environmental and regulatory constraints. Therefore, within certain areas of the County where the water supply is not sufficient or cannot be assured into future, impacts could be significant and unavoidable.

The 2015 General Plan Amendment EIR further states that compliance with relevant federal, State, and County regulations, General Plan policies, and proposed mitigation measures would reduce or minimize potential impacts to water supply associated with future development accommodated by 2015 General Plan Amendment. The federal and State regulations, including the Federal Clean Water Act (CWA), Federal Safe Drinking Water Act, California Porter-Cologne Water Quality Control Act of 1970, California Safe Water Drinking Act, CCR Title 22 Recycled Water Quality Standards, Water Conservation Act (SBX 7-7), and Senate Bill 221, would contribute toward reducing potential impacts to water supply. The existing Riverside County regulations include Ordinance Nos. 458, 592, 617, 650, 682, 856, 859, and 871. The existing General Plan includes Policies OS 1.1, 1.3, 2.2, and 2.5, and LU 5.3, 21.2, 28.3, 29.7, 30.7, 31.4, and 32.6. The proposed new or revised General Plan Policies OS 1.4, 2.3, and 2.4, New Policies OS 2.1 and 18.1-18.6, and New Policy LU 22.2 also would help minimize potential impacts to water supply.

The Mitigation Measures that directly address water supplies include Mitigation Measures 4.17.1C, 4.17.1D, and 4.17.1E. Additionally, Mitigation Measures 4.17.2A and 4.17.3A aid in reducing indirect impacts to water supplies.

The 2015 General Plan Amendment EIR concludes that the above regulations, policies, and mitigation measures do not fully mitigate potential significant impacts that would arise from project-driven future increases in demand for and use of water. Nor do they provide the means to ensure water supplies are secured for the proposed areas. Therefore, even with the above measures, impacts to water supply would remain *significant and unavoidable*.

2019 CAP Update Analysis. The 2019 CAP Update consists of R2 Water Efficiency measures that contribute to further enhancing the water conservation beyond the State regulations (refer to Table A). These R2 measures also support the implementation of General Plan Policies related to Water Conservation, including LU 4.1, C 5.2, OS 1.4, OS 2.1 through 2.5, and AQ 20.13 through 20.17. Consistent with the Approved Project, implementation of the 2019 CAP Update would help reduce or minimize the potential impacts to water supplies. However, it will not fully mitigate potential significant impacts that would arise from project-driven future increases in demand for and use of water, nor does the 2019 CAP Update provide the means to ensure water supplies are secured for the proposed areas. Therefore, even with the above measures, impacts to water supply would be reduced from the Approved Project but still remain *significant and unavoidable.*

b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☐	Reduced Impact ☒

4.18.b) Approved Project Analysis. The 2015 General Plan Amendment EIR specifies that the future land use development and population growth under the 2015 General Plan Amendment would trigger increased water demands on areas relying on groundwater supplies. New and increased uses may also conflict with groundwater management plans and monitoring programs, may lead to groundwater extractions that exceed the groundwater basins' safe yields, or may cause a net deficit in the aquifer volume or reduction in the local water table level. In addition, there is the potential for future development accommodated by buildout of the General Plan to occur in vacant areas that are currently available for groundwater recharge. Development of such areas would reduce the area available for aquifer recharge and could substantially interfere with the process of groundwater recharge. In addition, an assessment of future water supply adequacy beyond the year 2035 (including groundwater) is speculative. Since at present roughly one-third of Riverside County's water demand is met by groundwater, this unpredictability and variability indicates significant impacts associated with project buildout over the next 50-plus years are possible.

Compliance with applicable federal and State regulations, including the Federal Clean Water Act, Federal Safe Water Drinking Act, California Porter-Cologne Water Quality Control Act of 1970, CCR Title 22-Recycled Water, Water Conservation Act (SB X7-7), California Urban Water Management Planning Act, Sustainable Groundwater Management Act (which consists of three separate bills [AB 1739, SB 1168, and SB 1319]), Senate Bill 610, and Senate Bill 221, would reduce impacts to groundwater supplies. Riverside County regulations, including Ordinance No. 682, Ordinance No. 856, and Ordinance No. 871 also would reduce impacts to groundwater supplies. Additionally, General Plan Policies OS 1.1, 1.4, 2.1, 2.2 through

2.5, 3.4 through 3.7, 4.1 through 4.7, 4.8, and OS 18.1 through 18.6, Policies LU 5.3, 21.2, 22.2, 28.3, 29.7, 30.7, 31.4, and 32.6 would contribute to the reduction of impacts to groundwater. Finally, Mitigation Measures 4.17.2A, 4.17.3A, 4.17.1C, 4.17.1D, and 4.17.1E would aid in reducing impacts to groundwater supplies. However, the 2015 General Plan Amendment EIR concludes that the above regulations, policies, and mitigation measures do not address specific groundwater basin usage or site-specific groundwater recharge impacts that would result indirectly from implementation of the Approved Project. Further, such on-site mitigation may not be feasible or sufficient to offset impacts to groundwater. Therefore, impacts to groundwater and groundwater recharge would be *significant and unavoidable*.

2019 CAP Update Analysis. Consistent with the Approved Project, implementation of 2019 CAP Update per the 2019 CAP Update would result in significant and unavoidable impacts on groundwater and groundwater recharge. The 2019 CAP Update provides measures (R2 Water Efficiency Measures R2-W1 and R2-W2), which are new and enhanced water conservation measures that build upon measures prescribed in the 2015 CAP and are geared toward conserving water through enhanced implementation of SB X7-7, AB 1739, SB 1168, SB 1319, and exceeding water efficiency standards. Although future development that implements the reduction measures of the 2019 CAP Update will also be required to adhere to the applicable federal and State regulations, General Plan policies, and mitigation measures identified in the 2015 General Plan Amendment EIR concerning groundwater recharge and groundwater supplies, groundwater basin usage and site-specific groundwater recharge impacts would continue to occur through buildout of the General Plan with or without implementation of the 2019 CAP Update. Therefore, even with the above measures, impacts to groundwater recharge and groundwater supplies would be reduced from the Approved Project through implementation of the 2019 CAP Update but still remain *significant and unavoidable.*

c) Substantially degrade water quality?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
	☐	☐	☒	☐

4.18.c) Approved Project Analysis. Per the 2015 General Plan Amendment EIR, future land use and policy changes associated with the implementation of Approved Project would result in an increased reliance on lower-quality water sources either from the Colorado River or marginal groundwater sources and would contribute to increased levels of pollutants in local/regional groundwater reserves and local/regional surface waters. These conditions would contribute to the deterioration of the quality of drinking water in Riverside County. The adverse effects on water quality would be reduced through compliance with applicable federal and State regulations, including the CWA, Federal Safe Drinking Water Act, California Porter-Cologne Water Quality Control Act of 1970 and California Safe Drinking Water Act, and California Code of Regulations Title 22-Recycled Water. Existing Riverside County regulations, including Ordinance Nos. 427, 457, 458, 592, 617, 629, 650, 682, 754, 830, 843, 856, and 871, as well as General Plan Policies OS 3.1 through 3.3, 6.1, 6.3, 3.4 through 3.7, and LU 9.1, 9.2, and 9.4, would also reduce impacts to water quality.

Mitigation Measures 4.17.5C and 4.17.5D were prescribed in the General Plan EIR to further reduce impacts to water quality, and Mitigation Measures 4.17.5A, 4.17.5B, and 4.17.5E would aid in reducing impacts to water quality. Through compliance with the above-listed regulations, General Plan policies, and existing Mitigation Measures, implementation of the 2015 General Plan Amendment, impacts related to water quality regarding compliance with the water quality standards and waste discharge requirements would be *less-than-significant with mitigation incorporated*.

2019 CAP Update Analysis. Consistent with the Approved Project, buildout of the 2015 General Plan Amendment with the implementation of 2019 CAP Update would affect water quality. Future population growth in the region would result in an increase in the amount wastewater generated, decrease the quality of treated wastewater (where wastewater is not fully processed), and increase the need for effluent disposal. The effluent, when discharged into a stream or other surface water body, has the potential to degrade the quality of the water in the receiving water body. Additionally, storm water runoff from urban areas contains a variety of organic and inorganic substances that may reduce the quality of groundwater when introduced into their aquifers.

Although the 2019 CAP Update provides measures (R2 Water Efficiency Measures R2-W1 and R2-W2) geared toward conserving water through enhanced implementation of SB X7-7 and exceeding water efficiency standards, the 2019 CAP Update is not designed to regulate storm water discharges or wastewater treatment. Buildout of the General Plan would result in an increased reliance on lower-quality water sources either from the Colorado River or marginal groundwater sources and would contribute to increased levels of pollutants in local/regional groundwater reserves and local/regional surface waters with or without implementation of the 2019 CAP Update. Nevertheless, implementation of the GHG reduction measures detailed in the 2019 CAP Update would be subject to the same General Plan policies and programs and compliance with existing federal, State, and local laws and regulations and Mitigation Measures 4.17.5A, 4.17.5B, 4.17.5C, and 4.17.5D prescribed for the Approved Project. Therefore, impacts on water quality associated with the 2019 CAP Update would be the same as those identified for the Approved Project (i.e., *less-than-significant with mitigation incorporated*).

d)	Violate any water quality standards or waste discharge requirements?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.18.d) Approved Project Analysis. Per the 2015 General Plan Amendment EIR, future development accommodated by the Approved Project would result in changes to existing hydrology and increases in impervious surfaces and surface water flows due to urban runoff. If the watershed is not managed properly, urbanization may change stream hydrology and increase pollutant discharge into receiving waters. Several federal and State laws, including CWA, NPDES, Federal Safe Drinking Water Act, and California Porter-Cologne Water Quality Control Act of 1970, are enacted to reduce impacts to water quality.

Additionally, Riverside County regulations such as Ordinance Nos. 457, 458, 592, 617, 629, 650, 682, 754, 843, 856, and 871, and program funding from taxes, fees, and revenue would support water quality protection programs to further reduce impacts. General Plan Policies OS 3.1 through 3.7, 6.1, and 6.3, LU 9.1, 9.2, and 9.4, as well as Mitigation Measures 4.17.5A, 4.17.5B, 4.17.5C, and 4.17.5D would directly aid in reducing water quality and wastewater impacts. Finally, existing Mitigation Measures 4.17.5E and 4.10.9A would help reduce water quality impacts indirectly. With the implementation of above-listed regulations, policies, and mitigation measures, implementation of the 2015 General Plan Amendment would occur in compliance with applicable water quality standards and waste discharge requirements to ensure impacts on water quality would be *less-than-significant with mitigation incorporated*. No mitigation was required.

2019 CAP Update Analysis. Future development in accordance with the 2019 CAP Update would be subject to the same federal, State, and local regulations, as well as General Plan policies and Mitigation Measures 4.17.5A, 4.17.5B, 4.17.5C, 4.17.5D, 4.17.5E, and 4.10.9A to ensure compliance with applicable water quality standards and waste discharge requirements. Therefore, the proposed 2019 CAP Update would have similar impacts as the Approved Project on water quality (i.e., *less-than-significant with mitigation incorporated*).

e)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB)?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.18.e) Approved Project Analysis. The 2015 General Plan Amendment EIR indicated future development in the County has the potential to increase the amount of generated wastewater. Wastewater when discharged into the receiving waters could cause pollution by elevating pollutant levels or introducing pathogens. Receiving waters are protected through the County's compliance with and enforcement of its NPDES Municipal Separate Storm Sewer Systems (MS4) permits, as well as other permits required for a wide variety of activities with potential to discharge wastes into Waters of the State or U.S. These include construction and operational activities, operation of MS4s, and industries that produce wastewater. The United States Environmental Protection Agency (EPA) has also established standards governing the placement of septic systems in the proximity of water supply wells.

Compliance with the CWA, NPDES, California Porter-Cologne Water Quality Control Act of 1970, CCR Title 22-Recycled Water, Riverside County Ordinance Nos. 457, 458, 461, 592, 617, 650, 754, 843, 856, and 871, General Plan Policies OS 3.1 through 3.7, LU 5.3, 21.2, 22.2, 28.3, 29.7, 30.7, 31.4, and 32.6, Mitigation Measures 4.15.4A, 4.17.5A, 4.10.9A, 4.17.5E, and 4.19.E-N1 would ensure buildout of the 2015 General Plan Amendment would not exceed RWQCB wastewater treatment requirements. Impacts would be *less-than-significant with mitigation incorporated*.

2019 CAP Update Analysis. Future development in accordance with the 2019 CAP Update would result in an increase in the amount of generated wastewater and therefore would be subject to the same federal, State, and local regulations, General Plan policies, and Mitigation Measures 4.154A, 4.17.5A, 4.10.9A, 4.17.5E, and 4.19.E-N1 to ensure future development consistent with the 2019 CAP Update would not exceed RWQCB wastewater treatment requirements. Therefore, the proposed 2019 CAP Update would have similar impacts as the Approved Project on wastewater treatment (i.e., *less-than-significant with mitigation incorporated*).

f)	Result in a determination by a wastewater treatment provider which serves or may serve the project that it would not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.18.f) Approved Project Analysis. The 2015 General Plan Amendment EIR indicated future development associated with Approved Project would contribute to increased generation of wastewater requiring treatment, and therefore could result in exceedances of treatment facility capacities. Septic systems may also be necessary where sanitary sewer connections and treatment are not available. The proliferation of septic systems in rural communities may potentially contaminate groundwater with nitrates, ammonia, salts, metals, organic solvents, grease and oil, and other substances, impairing the beneficial uses of local water supplies.

Compliance with federal, State, and local regulations, including the CWA, Federal Safe Drinking Water Act, California Porter-Cologne Water Quality Control Act of 1970, CCR Title 22-Recycled Water, Riverside County Ordinance Nos. 458, 592,650,754, 843, 856, and 871, General Plan Policies OS 3.1 through 3.3, LU 5.3, 21.2, 22.2, 28.3, 29.7, 30.7, 31.4, and 32.6, and Mitigation Measures 4.9.1C, 4.10.9A, 4.15.4A, 4.17.5D, and 4.17.5E, would ensure adequate treatment capacity of wastewater facilities serving the County. Therefore, impacts would be *less-than-significant with mitigation incorporated.*

2019 CAP Update Analysis. Consistent with the Approved Project, future development with implementation of the 2019 CAP Update would increase demand on wastewater treatment facilities and septic systems. The same federal, State, and local regulations, General Plan policies, and Mitigation Measures 4.9.1C, 4.10.9A, 4.15.4A, 4.17.5D, and 4.17.5E applicable to the Approved Project would apply to the proposed 2019 CAP Update to ensure adequate treatment capacity of wastewater facilities serving the County. Therefore, the proposed 2019 CAP Update would have similar impacts (i.e., *less-than-significant with mitigation incorporated*) as the Approved Project on treatment capacity of wastewater facilities serving the County.

g)	Require or result in the construction of new water or wastewater facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.18.g) Approved Project Analysis. The 2015 General Plan Amendment EIR indicated future development pursuant to the Approved Project would result in an increased demand for water supply, wastewater treatment, and infrastructure to supply these services. The increased demand would require new or expanded water and wastewater treatment facilities, which would be subject to CEQA review on a project- and site-specific basis and would not necessarily result in significant impacts to environmentally-sensitive areas. Through CEQA review of each project, the locations of these future facilities could be sited to minimize any potential environmental impacts.

Compliance with federal, State, and local regulations, including the Federal Safe Drinking Water Act, California Porter-Cologne Water Quality Control Act of 1970, CCR Title 22-Recycled Water, Water Conservation Act (SB X7-7), Riverside County Ordinance Nos. 592, 650, 682, and 843, General Plan Policies OS 1.1, 1.3, 1.4, 2.1, 2.2, 2.3, 2.5, 3.1, 3.3, 18.1 through 18.6, LU 5.3, 21.2, 22.2, 28.3, 29.7, 30.7, 31.4, and 32.6, and Mitigation Measures 4.17.1C, 4.17.1D, and 4.17.5A, would ensure construction of water and wastewater facilities would be evaluated on a project- and site-specific basis to reduce impacts to *less-than-significant with mitigation incorporated*.

2019 CAP Update Analysis. Consistent with the Approved Project, development in accordance with the 2019 CAP Update would create a need for new or expanded water and wastewater facilities. Impacts associated with building new facilities or expanding existing facilities would be minimized through compliance with federal, State, and local laws and regulations governing water, wastewater, and infrastructure development, as well as implementation of General Plan Policies and Mitigation Measures 4.17.1C, 4.17.1D, and 4.17.5A to ensure project-and site-specific CEQA review for each discretionary project. Therefore, the proposed 2019 CAP Update would have similar impacts (i.e., *less-than-significant with mitigation incorporated*) as the Approved Project on construction of new water or wastewater facilities or expansion of existing facilities serving the County.

h)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.18.h) Approved Project Analysis. Per the 2015 General Plan Amendment EIR, buildout of the 2015 General Plan Amendment would increase erosion, sedimentation, and siltation of surface water. This may occur due to the short-term disturbance of large

quantities of earth during construction, as well as from increased erosion potential in areas of new construction. Development would also reduce the distribution and extent of permeable surfaces suitable for groundwater recharge and may also increase runoff and subsequent flow in streams, which could increase the amount of non-point source pollutants that enter watercourses and recharge areas. Development activities may also alter or eliminate features essential to local or regional hydrologic systems.

Compliance with federal, State, and local regulations, including the CWA, California Porter-Cologne Water Quality Control Act of 1970, Riverside County Ordinance Nos. 457, 458, 461, 659, 754, and 859, General Plan Policies OS 1.4, 2.1 through 2.5, 3.1 through 3.7, 4.4 through 4.6, 4.8, 6.1, 6.3, 18.1 through 18.6, and LU 9.1, 9.2, and 9.4, and Mitigation Measures 4.17.4A, 4.17.4B, 4.17.4C, 4.9.1C, 4.9.2C, 4.10.9A, 4.10.9B, and 4.10.9C, would reduce impacts from alteration of drainage patterns leading to erosion, sedimentation and siltation to *less-than-significant with mitigation incorporated*.

2019 CAP Update Analysis. Implementation of the 2019 CAP Update would result in similar impacts as the Approved Project on existing drainage patterns, erosion, sedimentation and siltation. Consistent with the Approved Project, compliance with federal, State, and County regulations, and implementation of General Plan Policies and Mitigation Measures 4.17.4A, 4.17.4B, 4.17.4C, 4.9.1C, 4.9.2C, 4.10.9A, 4.10.9B, and 4.10.9C would reduce impacts from the proposed 2019 CAP Update related to alteration of drainage patterns leading to erosion, sedimentation and siltation to the same as the Approved Project (i.e. *less-than-significant with mitigation incorporated*).

i)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.18.i) Approved Project Analysis. Per the 2015 General Plan Amendment EIR, buildout of the 2015 General Plan Amendment would result in the development of vacant lands and increase impermeable surfaces, which would limit the amount of groundwater infiltration during storm events. The passage of storm flows over impermeable surfaces would increase the volume and rate of storm runoff. Compliance with federal, State, and local regulations, including the CWA, NPDES MS4 permit, California Porter-Cologne Water Quality Act of 1970, Riverside County Ordinance Nos. 457, 461, 592, 650, 659, 754, 843, and 859, General Plan Policies OS 1.4, 2.1 through 2.5, 3.1 through 3.7, 4.4 through 4.6, 4.8, 6.1, 6.3, 18.1 through 18.6, LU 5.3, 9.1, 9.2, 9.4, 21.2, 22.2, 28.3, 29.7, 30.7, 31.4, and 32.6, and Mitigation Measures 4.9.1C, 4.9.2D, 4.10.9A, 4.10.9B, 4.10.9C, and 4.17.5E, would reduce runoff from development accommodated by the Approved Project and ensure compliance with applicable water quality standards. Impacts would be *less-than-significant with mitigation incorporated*.

2019 CAP Update Analysis. Future development with the implementation of 2019 CAP Update would result in impermeable surfaces that would increase runoff exceeding storm

water drainage system capacity. Consistent with the Approved Project, all future development in accordance with the 2019 CAP Update would be required to comply with applicable federal, State, and County regulations, General Plan Policies, and Mitigation Measures 4.9.1C, 4.9.2D, 4.10.9A, 4.10.9B, 4.10.9C, and 4.17.5E to ensure runoff does not exceed infrastructure capacity or generate substantial additional sources of pollution. Therefore, the proposed 2019 CAP Update would have similar impacts (i.e., *less-than-significant with mitigation incorporated*) as the Approved Project on storm water pollution and infrastructure.

j)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☒	☐

4.18.j) Approved Project Analysis. Future development in accordance with the 2015 General Plan Amendment would result in an increase in residential and non-residential structures and associated facilities (e.g., roads), increasing the amount of unincorporated land covered in impermeable surfaces, thereby limiting the amount of ground infiltration during storm events. The passage of storm flows over impermeable surfaces would increase the volume and rate of storm runoff throughout Riverside County. Existing drainage facilities may not be sufficient to accommodate the increase in some areas. Compliance with the CWA, California Porter Cologne Water Quality Control Act of 1970, Riverside County Ordinance Nos. 457, 458, 461, 592, 650, 659, 754, and 843, General Plan Policies OS 1.4, 2.1, 2.3, 2.4, 3.4 through 3.7, 6.1, 6.3, 18.1 through 18.6, and LU 9.1, 9.3, and 9.4, and Mitigation Measures 4.10.9A, 4.10.9B, 4.10.9C, 4.17.4A, 4.17.4B, 4.17.4C, 4.17.5D, and 4.17.5E would ensure construction of new storm water drainage facilities or expansion of existing facilities would be subject to project- and site-specific CEQA review to reduce impacts to *less-than-significant with mitigation incorporated.*

2019 CAP Update Analysis. Future development in accordance with the 2019 CAP Update would increase impermeable surfaces and therefore increase demand on storm water drainage facilities. Any new construction or expansion of existing facilities to accommodate growth that occurs pursuant to the 2019 CAP would be subject to the same federal, State, and County regulations, General Plan Policies, and Mitigation Measures 4.10.9A, 4.10.9B, 4.10.9C, 4.17.4A, 4.17.4B, 4.17.4C, 4.17.5D, and 4.17.5E to ensure project- and site-specific CEQA review to reduce impacts. Therefore, the proposed 2019 CAP Update would have similar impacts (i.e., *less-than-significant with mitigation incorporated*) as the Approved Project from construction of storm water drainage facilities.

4.19 MANDATORY FINDINGS OF SIGNIFICANCE

a)	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☒	Reduced Impact ☐

4.19.a) Approved Project Analysis. Implementation of the General Plan would increase developed uses in Riverside County, which would affect sensitive habitats, plant and animal communities, and migratory wildlife corridors in various areas throughout the County. The 2015 General Plan Amendment EIR determined adherence to federal, State, and local regulations, General Plan Policies, Multiple Species Habitat Conservation Plans for western Riverside County, the Coachella Valley, and Stephens' kangaroo rat, and Mitigation Measures 4.8.A-N1, 4.8.A-N2, 4.8.B-N1, 4.8.C-N1, 4.8.C-N2, and 4.8.D-N1 would reduce impacts to biological resources to *less-than-significant with mitigation incorporated.*

Buildout of the General Plan has the potential to affect four known historical resources as defined in §15064.5 of the *CEQA Guidelines*, as well as possibly several known and unknown archaeological and paleontological resources throughout unincorporated portions of Riverside County. The 2015 General Plan Amendment EIR determined adherence to federal, State, and local regulations, General Plan policies, and Mitigation Measures 4.7.1A, 4.7.1B, and 4.9.B-N1 would reduce impacts to historical, archaeological, and paleontological resources to *less-than-significant with mitigation incorporated.*

2019 CAP Update Analysis. The 2019 CAP Update does not propose project- or site-specific developments, and discretionary projects in the County must be developed consistent with all applicable regulatory policies, habitat conservation plans (e.g., Western Riverside County and Coachella Valley Multiple Species Habitat Conservation Plans), General Plan policies, and mitigation measures designed to protect biological resources with or without development and implementation of the 2019 CAP Update. Although the 2019 CAP Update is designed as a stand-alone GHG policy document, it would be utilized as a companion document to the County General Plan to provide a more comprehensive and detailed framework for land-based policy decisions to reduce GHG emissions from existing and future development. Any future projects proposed pursuant to the 2019 CAP Update would be developed in accordance with General Plan Policies for habitat conservation while maximizing efficient use of resources, maintaining a high quality of life, enhancing job opportunities, promoting sustainability, and facilitating access to transportation facilities. Consistent with the Approved Project, future development in accordance with the 2019 CAP Update would comply with federal, State, and local regulations, General Plan policies, Multiple Species Habitat Conservation Plans for Western Riverside County, the Coachella

Valley, and Stephens' kangaroo rat, and Mitigation Measures 4.8.A-N1, 4.8.A-N2, 4.8.B-N1, 4.8.C-N1, 4.8.C-N2, and 4.8.D-N1 to ensure potential impacts to biological resources remain *less-than-significant with mitigation incorporated.* No new impacts or intensification of previously identified impacts would occur with the 2019 CAP Update.

Actions implemented in accordance with the 2019 CAP Update that could directly affect historical structures include energy retrofits (2019 CAP Update Measures R2-EE4 for residential and R2-EE9 and R2-EE10 for non-residential facilities) on existing historic structures and other buildings located within the setting and context of historic districts. Additionally, the required installation of solar panels on new residential and commercial buildings (2019 CAP Update Measure R2-CE1) could potentially alter the integrity of a historic building or district's setting, design, materials, workmanship, or other physical identity that conveys the values that render a cultural resource significant under CEQA. However, details of the potential construction activities are unknown, and the *CEQA Guidelines* require a project that would have potentially adverse impacts on historical resources to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties. Future development projects that would implement the GHG reduction measures outlined in the 2019 CAP Update would require permits from the County, which would include a development review process to preserve the historic integrity of significant cultural resources in accordance with County Design Guidelines and ensure solar panels and energy retrofits prescribed under the 2019 CAP Update would be reviewed on a project- and site-specific basis in accordance with applicable federal, State, and local regulations, as well as Mitigation Measure 4.7.1B, to reduce impacts on historical resources. Therefore, impacts to historical resources would be the same as those identified for the Approved Project (i.e., *less-than-significant with mitigation incorporated*).

Consistent with the Approved Project, future development that would implement GHG reduction measures of the 2019 CAP Update would result in ground-disturbing activities that could affect archaeological resources. However, the 2019 CAP Update does not propose project- or site-specific developments, so ground-disturbing activities of future development projects would occur with or without implementation of the 2019 CAP Update. Actions that could directly affect archaeological resources include grading, excavation, or other ground-disturbing activities. Accordingly, unanticipated encounters with archaeological resources would be managed pursuant to applicable federal, State, and local regulations, as well as Mitigation Measures 4.7.1A, 4.7.1B, and 4.9.B-N1 on a project- and site-specific basis. Additionally, consultation with interested Native American tribes would be required pursuant to California Public Resources Code 21080.3.1 and 21080.3.2 for projects so defined under California Public Resources Code §21065. Therefore, impacts to archaeological and paleontological resources would be the same as those identified for the Approved Project (i.e., *less-than-significant with mitigation incorporated*).

b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	New Significant Impact/ Increased Severity of Impact ☐	New Mitigation is Required ☐	No New Impact/ No Impact ☐	Reduced Impact ☒

4.19.b) Approved Project Analysis. Even with compliance with federal, State, and local regulations, and implementation of General Plan policies and mitigation measures identified throughout this Addendum, the 2015 General Plan Addendum EIR determined buildout of the General Plan would have cumulatively significant impacts related to the following environmental factors:

- Population and Housing;
- Aesthetic and Visual Resources;
- Agricultural and Forestry Resources;
- Air Quality;
- Greenhouse Gases;
- Cultural and Paleontological Resources;
- Energy Resources;
- Geology and Soils;
- Hazardous Materials and Safety;
- Noise;
- Parks and Recreation;
- Public Facilities;
- Transportation and Traffic; and
- Water Resources.

General Plan buildout would generate substantial population growth, which would trigger not only direct impacts related to growth inducement (i.e., required housing and employment), but also indirect impacts related to the infrastructure (e.g., roadways, storm drains, water reservoirs, pipelines, transmission lines, and other utilities) required to accommodate the increase in population throughout the County. Accordingly, development projects implemented to build out the County pursuant to the General Plan inherently would be growth-inducing and growth-accommodating (cumulative impacts to Population and Housing). These projects would convert open space to more urban types of uses (cumulative impacts to Aesthetic and Visual Resources and Cultural and Paleontological Resources), generate additional emissions of criteria pollutants and GHGs (cumulative impacts to Air Quality and Greenhouse Gases), and demand additional output (e.g., electricity and natural gas) from utility providers (cumulative impacts to Energy Resources). Additionally, the growth inducing nature of the General Plan would expose additional people to risks associated with seismic activity, unstable geologic conditions, and wildfire hazards (cumulative impacts to Geology and Soils and Hazardous Materials and Safety). Additional urban activity would also increase the overall ambient noise levels in areas comprising sensitive receptors (cumulative impacts to Noise). Increases in population would advance

the deterioration of existing parks and recreation facilities (cumulative impacts to Parks and Recreation); increase demand for fire protection and law enforcement services, schools, libraries, and medical services (cumulative impacts to Public Facilities); and increase traffic levels throughout the County such that level of service standards could not be maintained and consistency with applicable congestion management plans would not be feasible (cumulative impacts to Transportation and Traffic). Finally, increases in population and development of required infrastructure to support it would incrementally increase demand on water supply and groundwater usage and its recharge; change existing drainage patterns, erosion, sedimentation and siltation; and increase runoff due to development of additional impervious surfaces (cumulative impacts to Water Resources).

The 2015 General Plan Amendment EIR concluded no additional feasible regulations, General Plan Policies, or Mitigation Measures are available to reduce the inherent growth-inducing and growth-accommodating nature of General Plan implementation. Therefore, cumulative impacts to the environmental factors listed above would remain *significant and unavoidable.*

2019 CAP Update Analysis. Although the 2019 CAP Update is designed as a stand-alone GHG policy document, it would be utilized as a companion document to the County General Plan to provide a more comprehensive and detailed framework for land-based policy decisions to reduce GHG emissions from existing and future development. Any future projects proposed pursuant to the 2019 CAP Update would be developed in accordance with General Plan Policies for energy conservation while maximizing efficient use of resources, maintaining a high quality of life, enhancing job opportunities, promoting sustainability, and facilitating access to transportation facilities. However, the 2019 CAP Update does not include any site-specific designs or proposals, nor does it propose to grant any entitlements for development that would have a direct effect on population or employment in the County. Accordingly, direct and indirect cumulative effects related to population growth and growth inducement from implementation of the General Plan would occur with or without incorporation of the 2019 CAP Update, and impacts from the proposed 2019 CAP Update would be the same as the Approved Project (i.e., *significant and unavoidable*). Environmental factors for which implementation of the 2019 CAP Update would foreseeably reduce cumulatively significant impacts include Air Quality, Greenhouse Gases, Noise, and Transportation and Traffic.

The 2019 CAP Update includes new and enhanced GHG reduction measures compared to 2015 CAP (refer to Table A), which are expected to result in reduced VMT, higher energy efficiency, and correspondingly more reductions in criteria pollutant emissions than originally anticipated in the 2015 General Plan Amendment EIR. However, implementation of the 2019 CAP Update through buildout of the General Plan would not reduce criteria pollutant impacts to below regulatory thresholds. Therefore, although cumulative air quality impacts from implementation of the 2019 CAP Update would not be significant, cumulative air quality impacts associated with implementation of the 2019 CAP Update in conjunction with buildout of the County General Plan would remain *significant and unavoidable*.

Consistent with Mitigation Measure 4.7.A-N3 in the 2015 General Plan Amendment EIR, the 2019 CAP Update serves as the post-2020 Climate Action Plan update and includes specific targets for GHG reductions for 2030 and 2050 consistent with broader State and federal reduction targets and with the scientific understanding of the needed reductions by 2050.

Consistent with the Partial Settlement Agreement,[9] the 2019 CAP Update includes specific considerations for EV charging stations, on-site renewable energy generation, and high efficiency traffic signal lights. Additionally, the 2019 CAP Update serves as an update to the County's GHG inventory in accordance with the Partial Settlement Agreement's four-year (quadrennial) inventory update requirement in order to review the effectiveness of specific measures in the CAP and revise associated point values in the screening tables according to available evidence. If measures included in the prior CAP are found to be ineffective, they are removed or revised in the subsequent CAP Update pursuant to the Partial Settlement Agreement.

Accordingly, the 2019 CAP Update incorporates Mitigation Measure 4.7.A-N3 of the 2015 General Plan Amendment EIR, facilitates County monitoring of CAP reduction measures, and includes provisions for revisions and/or amendments to the CAP as needed based upon the results of monitoring to ensure achievement of the 2030 Reduction Target. Though compliance with the Partial Settlement Agreement's quadrennial GHG inventory update requirement, the CAP will ensure a post-2030 GHG reduction plan commensurate with concurrent technology, regulations, and baseline conditions to establish a specific target for GHG reductions for 2050. The target must be consistent with broader State and federal reduction targets including Executive Order S-3-05 and with the scientific understanding of the needed reductions by 2050. Through the process of updating the CAP every four years, GHG reduction measures will continue refinement to achieve the 2050 reduction target, and an updated monitoring system will ensure that the updated targets are achieved.

The 2019 CAP Update includes new and enhanced GHG reduction measures compared to 2015 CAP, which would further reduce GHG emissions within unincorporated portions of the County. Because quadrennial updates to the County CAP and refinement of GHG reduction measures are required in accordance with the Partial Settlement Agreement and Mitigation Measure 4.7.A-N3 prescribed in the 2015 General Plan Amendment EIR, implementation of the 2019 CAP Update would not generate new significant impacts or increase the severity of previously identified significant impacts. However, the 2050 reduction target could not be achieved until the State adopts a plan with regulations geared toward achieving 2050 emissions and the County adopts a subsequent CAP update designed to comply with those regulations. Therefore, cumulative GHG impacts from implementation of the 2019 CAP Update would be less severe than those identified for the Approved Project but still remain *significant and unavoidable*.

The 2019 CAP Update encourages mixed-use development, which would potentially increase localized ambient noise levels in proximity to such uses and locate sensitive receptors closer to traffic noise. However, mixed-use development would reduce VMT and thus decrease traffic noise. In addition, implementation of the 2019 CAP Update would further reduce VMT, thus reducing overall ambient noise in the County from mobile sources. The 2019 CAP Update implementation would not add vehicle trips. Implementation of the GHG reduction measures of the 2019 CAP Update would augment existing County programs and policies with regard to transit-oriented development. Energy retrofits would likely reduce impacts

[9] Partial Settlement Agreement, 2017. Petitioners: Sierra Club, Center for Biological Diversity, San Bernardino Audubon Society and Respondents: County of Riverside and Riverside County Board of Supervisors.

from vehicular noise to occupants of the subject buildings since increased insulation and double- or triple-paned windows would act to buffer exterior noise levels. Therefore, through reduction in overall VMT and implementation of building retrofits, ambient noise levels under the proposed 2019 CAP Update would be reduced and would not themselves result in a significant impact. However, ambient noise impacts associated with implementation of 2019 CAP Update in conjunction with buildout of the County General Plan would remain *significant and unavoidable*.

The proposed changes in the 2019 CAP Update include new and enhanced GHG reduction measures compared to 2015 CAP to further increase the availability of transit service and bicycle infrastructure, and further discourage single-occupancy vehicle use. The implementation of each of these new and enhanced measures (refer to Table A) would result in a reduction in traffic loads, which would reduce the number of vehicle trips, volume to capacity ratio, and intersection congestion within the County. Furthermore, none of the new or enhanced measures would directly increase traffic in relation to the existing traffic load and capacity of the system. Therefore, cumulatively considerable transportation and traffic impacts associated with the 2019 CAP Update would not themselves be significant. However, cumulatively considerable transportation impacts associated with implementation of 2019 CAP Update in conjunction with buildout of the County General Plan would remain *significant and unavoidable*.

c)	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	New Significant Impact/ Increased Severity of Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
		☐	☐	☐	☒

4.19.c) Approved Project Analysis. Even with compliance with federal, State, and local regulations, and implementation of General Plan policies and mitigation measures identified throughout this Addendum, the 2015 General Plan Amendment EIR determined buildout of the General Plan would have significant effects on humans for the following environmental factors:

- Air Quality;
- Geology and Soils;
- Hazardous Materials and Safety; and
- Noise.

Proximity of a human to a source of pollutants exceeding regulatory standards, for example from a construction site or an industrial operation, could result in a significant impact to the human. For example, construction activities generating particulate matter less than 10 microns in size (PM_{10}) would need to be a minimum of 50 meters from the nearest sensitive receptor in order to be less than significant. For future development sites where this distance cannot be achieved, a significant impact would result. Since the exact location, timing, and level of future development activities from General Plan buildout is speculative, specific impacts to sensitive receptors cannot be quantified, and implementation of Mitigation Measures cannot guarantee pollutant levels would be reduced to below applicable

agency thresholds. Increased densities proposed for various land uses throughout the County and development of residential land uses in proximity to both transit and commercial centers is expected to expose sensitive receptors to pollutants from construction activities and operation of commercial and industrial uses. Therefore, impacts associated with exposure of sensitive receptors to air pollutants would be *significant and unavoidable*.

As stated previously, General Plan buildout would generate substantial population growth, which would trigger not only direct impacts related to growth inducement (i.e., required housing and employment), but also indirect impacts related to the infrastructure (e.g., roadways, storm drains, water reservoirs, pipelines, transmission lines, and other utilities) required to accommodate the increase in population throughout the County. Accordingly, the growth-inducing nature of the General Plan would expand and intensify human occupation of lands throughout the County and expose additional people to risks associated with seismic activity, unstable geologic conditions such as landslides, and wildfire hazards. Although these risks can be mitigated for new development, the anticipated increase in population would result in occupation of previously-developed structures and infrastructure that may no longer conform to the most-current regulatory standards. Therefore, impacts associated with exposure of humans to seismic activity, unstable geologic conditions such as landslides, and wildfire hazards would be *significant and unavoidable*.

Additional urban activity would increase the overall ambient noise levels in areas comprising sensitive receptors. The source of these substantial noise effects on humans would be either construction or traffic activities. Impacts on humans would be *significant and unavoidable* where construction activities or traffic volumes would expose sensitive receptors to excessive noise because mitigation of these incremental and widespread noise impacts is infeasible.

2019 CAP Update Analysis. As stated previously, the 2019 CAP Update is designed as a stand-alone GHG policy document, but it would be utilized as a companion document to the County General Plan to provide a more comprehensive and detailed framework for land-based policy decisions to reduce GHG emissions from existing and future development. Any future projects proposed pursuant to the 2019 CAP Update would be developed in accordance with General Plan Policies for energy conservation while maximizing efficient use of resources, maintaining a high quality of life, enhancing job opportunities, promoting sustainability, and facilitating access to transportation facilities. However, the 2019 CAP Update does not include any site-specific designs or proposals, nor does it propose to grant any entitlements for development that would have a direct effect on population or employment in the County. Accordingly, direct and indirect effects on human beings due to population growth and growth inducement from implementation of the General Plan would occur with or without incorporation of the 2019 CAP Update, and impacts from the proposed 2019 CAP Update regarding exposure of humans to seismic activity, unstable geologic conditions such as landslides, and wildfire hazards would be the same as the Approved Project (i.e., *significant and unavoidable*). Environmental factors for which implementation of the 2019 CAP Update would foreseeably reduce adverse effects on human beings include air quality and noise.

The 2019 CAP Update includes new and enhanced GHG reduction measures compared to 2015 CAP (refer to Table A), which are expected to result in reduced VMT, higher energy efficiency, and correspondingly more reductions in criteria pollutant emissions than originally

anticipated in the 2015 General Plan Amendment EIR. Pollutant emissions attributed directly to the 2019 CAP Update would not themselves result in significant impacts. However, due to the speculative nature of land use development through General Plan buildout, there is no way to guarantee implementation of the 2019 CAP Update in conjunction with the Approved Project would reduce criteria pollutant emissions to below regulatory thresholds. Therefore, air quality impacts associated with implementation of 2019 CAP Update in conjunction with buildout of the County General Plan would remain *significant and unavoidable*.

The 2019 CAP Update encourages mixed-use development, which would increase the density and intensity of land uses on specific parcels in the County and therefore expose sensitive receptors to intensified construction and traffic noise. However, mixed-use development would reduce VMT and thus decrease traffic noise. In addition, implementation of the 2019 CAP Update would further reduce VMT, thus reducing overall ambient noise in the County from mobile sources. The 2019 CAP Update implementation would not add vehicle trips. Implementation of the GHG reduction measures of the 2019 CAP Update would augment existing County programs and policies with regard to transit-oriented development. Energy retrofits would likely reduce impacts from vehicular noise to occupants of the subject buildings since increased insulation and double- or triple-paned windows would act to buffer exterior noise levels. Therefore, noise impacts associated with implementation of 2019 CAP Update would not be significant, as implementation of GHG reduction measures identified in the CAP Update would result in overall VMT reduction, enhanced energy efficiency from building retrofits, and reduced impacts from exposure of sensitive receptors to increased noise levels. However, noise impacts associated with implementation of 2019 CAP Update in conjunction with buildout of the County General Plan would remain *significant and unavoidable*.

SECTION 5.0 LIST OF PREPARERS

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5.2 COUNTY OF RIVERSIDE

- Peter Hersh (Planning Consultant)
- Robert Flores (Project Planner)
- Phayvanh Nanthavongdouangsy (Principal Planner)

SECTION 6.0 REFERENCES

Riverside, County of. County of Riverside General Plan. Adopted December 8, 2015.

_____. County of Riverside *Draft* 2019 Climate Action Plan Update. October 2019.

_____. County of Riverside Climate Action Plan. Adopted August 2015, as amended through July 2018.

_____. County of Riverside Environmental Impact Report No. 521. Certified December 8, 2015.

Appendix N: 2017 Local Hazard Mitigation Plan

City of Banning 2020 Urban Water Management Plan

2017

LOCAL HAZARD MITIGATION PLAN



Prepared by:

Alejandro Diaz, Chief of Police

5/2/2017

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PLAN ADOPTION/RESOLUTION

The (Jurisdiction) will submit plans to Riverside County Emergency Management Department who will forward to California Governor's Office of Emergency Services (CAL OES) for review prior to being submitted to the Federal Emergency Management Agency (FEMA). In addition, we will wait to receive an "Approval Pending Adoption" letter from FEMA before taking the plan to our local governing bodies for adoption. Upon approval, the (Jurisdiction) will insert the signed resolution.

EXECUTIVE SUMMARY

The purpose of this local hazard mitigation plan is to identify the County's hazards, review and assess past disaster occurrences, estimate the probability of future occurrences and set goals to mitigate potential risks to reduce or eliminate long-term risk to people and property from natural and man-made hazards.

The plan was prepared pursuant to the requirements of the Disaster Mitigation Act of 2000 to achieve eligibility and potentially secure mitigation funding through Federal Emergency Management Agency (FEMA) Flood Mitigation Assistance, Pre-Disaster Mitigation, and Hazard Mitigation Grant Programs.

Riverside County's continual efforts to maintain a disaster-mitigation strategy is on-going. Our goal is to develop and maintain an all-inclusive plan to include all jurisdictions, special districts, businesses and community organizations to promote consistency, continuity and unification.

The County's planning process followed a methodology presented by FEMA and CAL-OES which included conducting meetings with the Operational Area Planning Committee (OAPC) coordinated by Riverside County Emergency Management Department (EMD) comprised of participating Federal, State and local jurisdictions agencies, special districts, school districts, non-profit communities, universities, businesses, tribes and general public.

The plan identifies vulnerabilities, provides recommendations for prioritized mitigation actions, evaluates resources and identifies mitigation shortcomings, provides future mitigation planning and maintenance of existing plan.

The plan will be implemented upon FEMA approval.

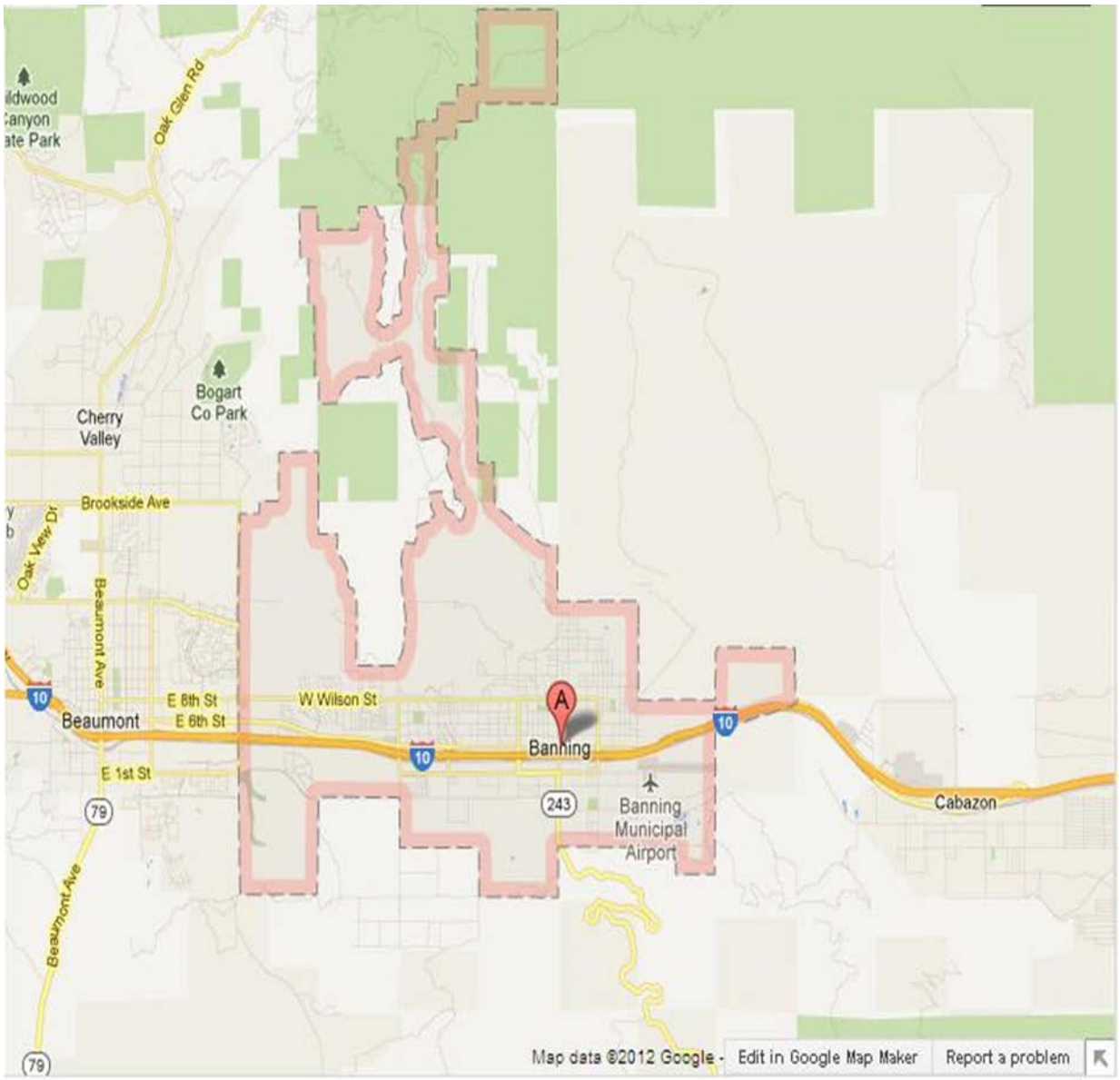
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SECTION 1.0 - COMMUNITY PROFILE

1.1 CITY MAP



1.2 GEOGRAPHY AND CLIMATE DESCRIPTION

The City of Banning is a corporate city in Riverside County in the Coachella Valley of California. It is approximately twenty-three (23) square miles in area and is 80 miles east of the County seat, the City of Riverside. City of Banning sits directly adjacent to San Bernardino County on its northern, southern and east boundaries is Riverside County, and is adjacent to Beaumont to the west. The Union Pacific Railroad and California State Highway 10 both run through the middle of the City. Smith Creek, a waterway that starts in the Mountains and runs through the lower part of the Valley, is close to the City's southern and eastern boundaries.

The City of Banning has climate that would be described as hot during the summer and could possibly have snow during the winter months. Average temperatures are in the high 90's during summer and low 40's during the winter. However, Banning can get snow which would make the temperatures lower. The rainfall for the City of Banning on an average is about 3 inches per year. Mt. San Gorgonio and Mt. San Jacinto mountains are located in the City. The City of Banning is known for all their festivals throughout the year.

1.3 BRIEF HISTORY

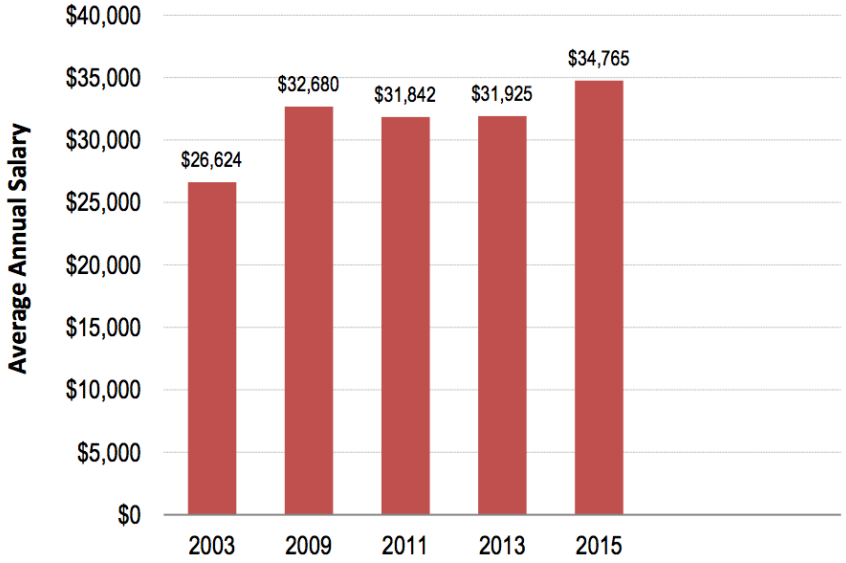
The City of Banning was established in 1913. Initially, Banning served as a stagecoach and railroad stop between the Arizona territories and Los Angeles. This history has contributed to the present day spirit of pioneer resourcefulness and "can do" attitude that is prevalent in the community. Banning is very friendly. Clean air, ample water supplies and views of both the

1.4 ECONOMY DESCRIPTION

The City of Banning is primarily a bedroom community. Development in the City is 72 percent residential, 20 percent commercial, and 8 percent industrial, which limits the sales and property tax base. Agriculture is the primary industry within and around City of Banning. The City's downtown area, known as the City of Banning, has specialty shops, restaurants, and businesses.

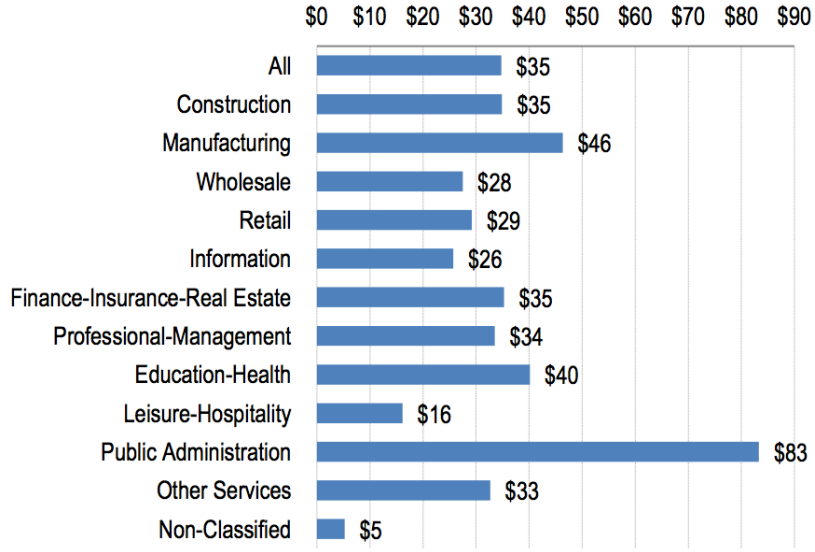
Average Salaries

Average Annual Salary: 2003, 2009, 2011, and 2015



- Average salaries for jobs located in the city increased from $26,624 in 2003 to $34,765 in 2015, a 30.6 percent change.
- Note: Dollars are not adjusted for annual inflation.

Average Annual Salary by Sector: 2015 ($ thousands)



- In 2015, the employment sector providing the highest salary per job in the city was Public Administration ($83,320).
- The Non-Classified sector provided the lowest annual salary per job ($5,238).

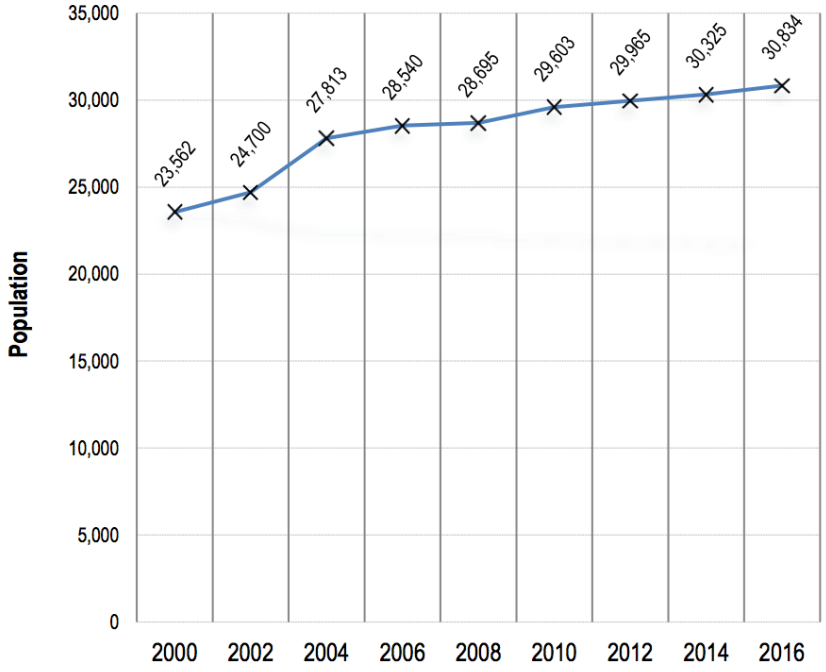
1.5 POPULATION AND HOUSING

The 2017 population of the City of Banning, California is estimated at 30,769, whereas 2012 population was 29,603. The City of Banning has some seasonal residents that will increase the population by 8.7% (seasonal increase of 2,575). Seasonal residents may spend fall, winter and will hinder the city's servicers. The City of Banning is well known for their festivals that they run all years around. These festivals will generally increase the City day's population by about 7% or by 2,072.

II. Population

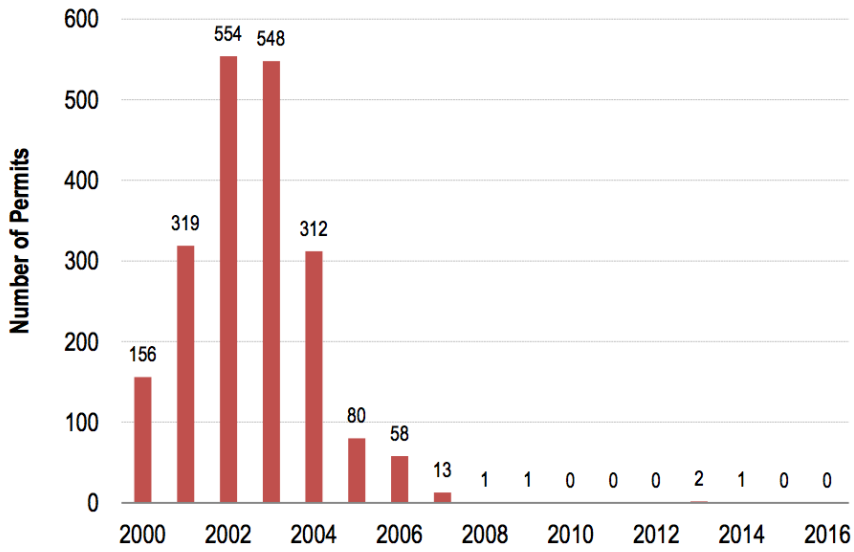
Population Growth

Population: 2000 - 2016



- Between 2000 and 2016, the total population of the City of Banning increased by 7,272 to 30,834 in 2016.
- During this 16-year period, the city's population growth rate of 30.9 percent was lower than the Riverside County rate of 51.9 percent.
- 1.3% of the total population of Riverside County is in the City of Banning.

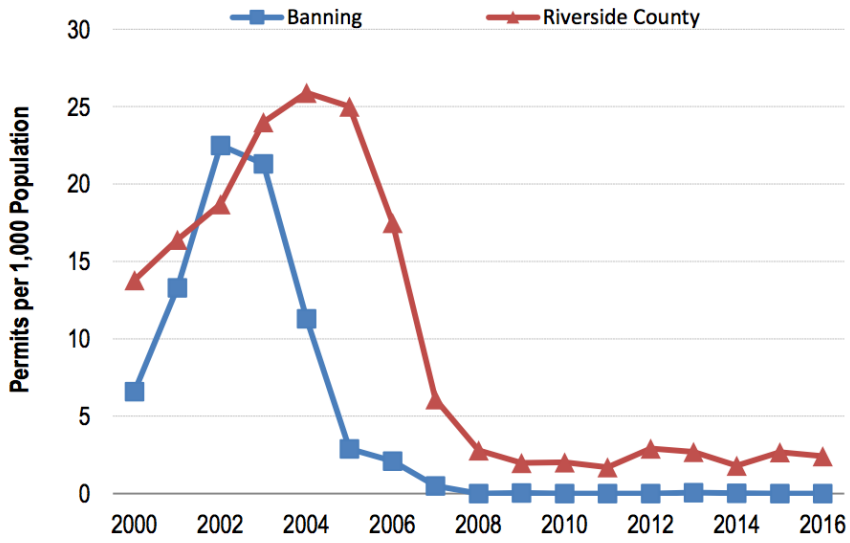
Total Permits Issued for all Residential Units: 2000 - 2016



Source: Construction Industry Research Board, 2000 - 2016

- Between 2000 and 2016, permits were issued for 2,045 residential units.

Permits Issued for all Residential Units per 1,000 Residents: 2000 - 2016



Source: Construction Industry Research Board, 2000 - 2016

- In 2000, the City of Banning had 6.6 permits per 1,000 residents compared to the overall county figure of 13.8 permits per 1,000 residents.
- For the city in 2016, the number of permits per 1,000 residents decreased to 0 permits. For the county overall, it decreased to 2.4 permits per 1,000 residents.

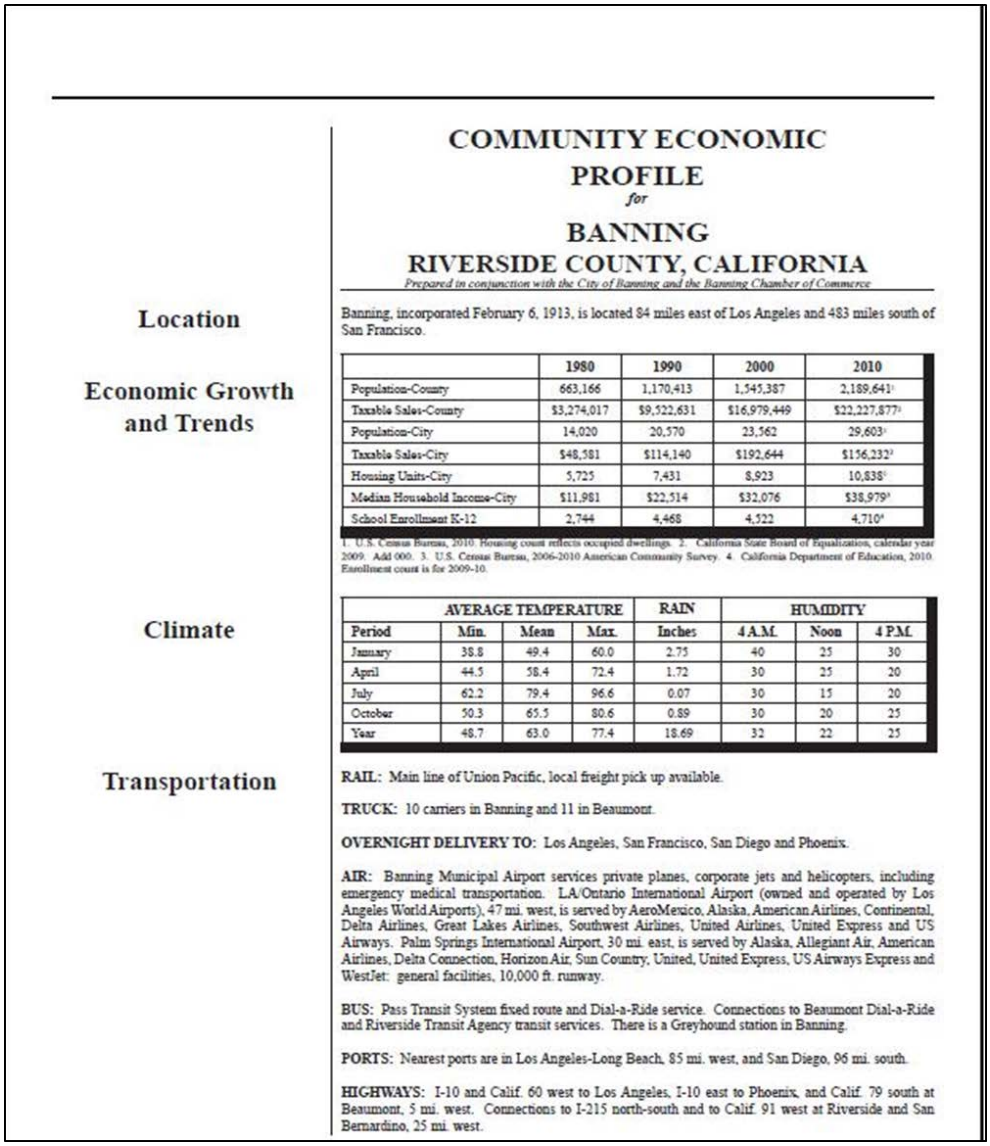
1.6 BRIEF STATEMENT OF UNIQUE HAZARDS

There are no new hazards to impact the City of Banning since approval of the 2005 LHMP; however, the City has experienced the following hazards:

- Flooding from rain storms causing damage in 2009 and 2010.
- Flooding on east side of town and at W. Ramset Street and Omar Street, where the water channel goes under Interstate Highway 10.
- Fires within the City boundaries (Esperanza Fire).
- Fire destroyed a historic building in the downtown area in 2014.
- Vegetation fires in the hills around Banning and in open space in 2010, 2012, and 2015.

1.7 DEVELOPMENT TRENDS AND LAND USE

The City of Banning has experienced a 20% growth rate since 2005.



COMMUNITY ECONOMIC PROFILE
for
BANNING
RIVERSIDE COUNTY, CALIFORNIA
Prepared in conjunction with the City of Banning and the Banning Chamber of Commerce

Location

Banning, incorporated February 6, 1913, is located 84 miles east of Los Angeles and 483 miles south of San Francisco.

Economic Growth and Trends

	1980	1990	2000	2010
Population-County	663,166	1,170,413	1,545,387	2,189,641[1]
Taxable Sales-County	$3,274,017	$9,522,631	$16,979,449	$22,227,877[2]
Population-City	14,020	20,570	23,562	29,603[1]
Taxable Sales-City	$48,581	$114,140	$192,644	$156,232[2]
Housing Units-City	5,725	7,431	8,923	10,838[1]
Median Household Income-City	$11,981	$22,514	$32,076	$38,979[3]
School Enrollment K-12	2,744	4,468	4,522	4,710[4]

1. U.S. Census Bureau, 2010. Housing count reflects occupied dwellings. 2. California State Board of Equalization, calendar year 2009. Add 000. 3. U.S. Census Bureau, 2006-2010 American Community Survey. 4. California Department of Education, 2010. Enrollment count is for 2009-10.

Climate

	AVERAGE TEMPERATURE			RAIN	HUMIDITY		
Period	Min.	Mean	Max.	Inches	4 A.M.	Noon	4 P.M.
January	38.8	49.4	60.0	2.75	40	25	30
April	44.5	58.4	72.4	1.72	30	25	20
July	62.2	79.4	96.6	0.07	30	15	20
October	50.3	65.5	80.6	0.89	30	20	25
Year	48.7	63.0	77.4	18.69	32	22	25

Transportation

RAIL: Main line of Union Pacific, local freight pick up available.

TRUCK: 10 carriers in Banning and 11 in Beaumont.

OVERNIGHT DELIVERY TO: Los Angeles, San Francisco, San Diego and Phoenix.

AIR: Banning Municipal Airport services private planes, corporate jets and helicopters, including emergency medical transportation. LA/Ontario International Airport (owned and operated by Los Angeles World Airports), 47 mi. west, is served by AeroMexico, Alaska, American Airlines, Continental, Delta Airlines, Great Lakes Airlines, Southwest Airlines, United Airlines, United Express and US Airways. Palm Springs International Airport, 30 mi. east, is served by Alaska, Allegiant Air, American Airlines, Delta Connection, Horizon Air, Sun Country, United, United Express, US Airways Express and WestJet: general facilities, 10,000 ft. runway.

BUS: Pass Transit System fixed route and Dial-a-Ride service. Connections to Beaumont Dial-a-Ride and Riverside Transit Agency transit services. There is a Greyhound station in Banning.

PORTS: Nearest ports are in Los Angeles-Long Beach, 85 mi. west, and San Diego, 96 mi. south.

HIGHWAYS: I-10 and Calif. 60 west to Los Angeles, I-10 east to Phoenix, and Calif. 79 south at Beaumont, 5 mi. west. Connections to I-215 north-south and to Calif. 91 west at Riverside and San Bernardino, 25 mi. west.

SECTION 2.0 - PLANNING PROCESS

2.1 LOCAL PLANNING PROCESS

Representatives from the City of Banning Building & Safety, Planning, Finance, Engineering, Parks and Recreation, Fire, and Public Works departments on September 4, 2014 met to review past hazards as well as identify and prioritize appropriate local hazard mitigation strategies. The City of Banning's General Plan also contains an Environmental Hazards Element that outlines hazards and mitigation steps. The City is currently updating its General Plan which includes goals, policies, and programs regarding environmental hazards, the transport of hazardous materials, emergency operation plan (EOP) and to provide an efficient and effective public safety.

Planning Process

In order to achieve a comprehensive hazard mitigation plan, the City utilized a planning process that included engaging various Departments within the City of Banning, neighboring local jurisdictions, special districts and input from the community. The process included the following phases:

1. Hazards and Risk Identification

The planning team reviewed the past hazards and current hazards to prioritize existing funding and capital improvement projects.

They also identified risks and estimated potential loss to the critical infrastructures and property values to develop mitigation strategies and explore new funding sources.

2. Community Outreach and Partnerships

The City established a list of stakeholders and encouraged them to participate in the planning process by attending the local hazard mitigation workshops that were presented at the Pass Comm and at the quarterly Operational Area Planning Committee meetings. The said meetings are attended by the neighboring cities, special districts, non-profit organizations, businesses and community which are open for public comment. Comments were compiled and taken in to consideration for planning.

3. Preparedness Training

The City conducted Public Outreach programs to include emergency preparedness with other public service organizations and Community Emergency Response Team (CERT) training.

4. Policy and Plan Review

In this phase, the planning team reviewed all existing Federal, State and local laws, regulations and plans to incorporate into the local hazard mitigation plan. The review included the following:

- CFR - Title 44
- City of Banning Municipal Codes
- City of Banning General Plan
- Capital Improvement Plan
- Title 8 – Health and Safety Codes
- Title 13 – Public Services

Chapters 13.12 – Water Wells

Chapters 13.24 – Storm Water Management

5. Mitigation Strategies and Goals

All of the mitigation goals and strategies were developed based upon existing and identified risks and hazards. Projects were prioritized, and the City reviewed existing and possible funding sources for projects that will reduce or mitigate risks and hazards. The planning team also explored all viable alternatives if the projects exceed funding capabilities.

2.2 PARTICIPATION IN REGIONAL (OA) PLANNING PROCESS

The City of Banning participates in the Riverside County Operational Area (OA) workshops and meetings:

- Attended OA Disaster Council Meeting
- Attended Quarterly OA Meetings
- Attended All Riverside County – Hazard Mitigation Planning Meetings
- Conducted quarterly City emergency planning meetings and employee training.

- Conduct Public Outreach programs, to include emergency preparedness and other public service organizations.
- Attended Freeway Closure Taskforce Meetings

2.3 DATES AVAILABLE FOR PUBLIC COMMENT

- 06/13/2017: PASSCOM meeting

2.4 PLANS ADOPTED BY RESOLUTION

Upon approval by FEMA, the LHMP will be presented to the (Respective Board or Council) in a public meeting for adoption via an official Resolution.

SECTION 3.0 – MITIGATION ACTIONS/UPDATES

3.1 UPDATES FROM 2012 PLAN

No new hazards happened in our jurisdiction that are not already addressed in the previous LHMP.

3.2 NEW HAZARDS OR CHANGES FROM 2012

There are no new hazards to impact the City of Banning since approval of the 2005 LHMP; however, the City has experienced the following hazards:

- Flooding from rain storms causing damage in 2009 and 2010.
- Flooding on east side of town and at W. Ramset Street and Omar Street, where the water channel goes under Interstate Highway 10.
- Fires within the City boundaries.
- Fire destroyed a historic building in the downtown area in 2012
- Vegetation fires in the hills around Banning and in open space in 2008, 2009, 2010 and 2012.

3.3 BRIEF STATEMENT OF UNIQUE HAZARDS

Landslide and Slope Instability

In the City of Banning, as development reaches higher elevations within the hills, landslides and slope instability are considered a significant risk. Slope failures can occur on the steep slopes of the foothills and mountains that surround Banning during or after periods of intense rainfall or in

response to strong seismic shaking. Other areas potentially prone to landslides and slope instability include areas with steep canyon walls and the natural slopes facing the southern edge of the City, which are likely to be impacted by rockfalls, rockslides, and soil slips. Landslides could also occur in southern Banning Bench on shallow subsurface sedimentary rock that are generally massive to thickly bedded.

San Andreas Fault

The San Andreas Fault zone passes through the northerly portion of the Banning planning area. It is the longest fault in the state of California, extending approximately 600 miles from the Salton Sea to Cape Mendocino. The San Andreas is a right-lateral transform fault regarded as a “Master Fault” that controls the seismic hazard for central and southern California. The last major earthquake to occur on the southern San Andreas was the magnitude 8.0 Fort Tejon earthquake in 1857.

3.4 MITIGATION PROJECT UPDATES

The City has implemented mitigation efforts since the approval of the 2005 LHMP that include the following:

- The City’s Building Department has implemented standards on building elevations in reference to curbs and gutters based on past practice.

- The City has designated cooling centers and secondary sites if needed during a heat emergency. City Recreation Department staff would assist in staffing these sites, and the City would provide for water and other basic needs. The main cooling center is located at the Banning Community Services Department, 789 N. San Gorgonio St., Banning, CA 92220.

- The Police Department and the California Department of Transportation have a plan to divert traffic from Highway in the event of major traffic accidents.

- The City has identified and summarized Capital Improvement Program projects and funding sources, however some of the projects are on hold due to lack of funding. Please see figures 3.2.1 through 3.2.3 for a list of projects and the cost benefit analysis.

SECTION 4.0 - HAZARD IDENTIFICATION AND RISK ASSESSMENT

4.1 CRITICAL FACILITIES AND INFRASTRUCTURES

Critical Facilities Type	Number
Public Safety Dispatch	1
Emergency Operations Center	2
City Hall	1
Fire Stations	2
Water Reservoirs	1
Water Treatment Plants	1
Waste Water Treatment Plants	1
Hospitals	1
Police facility	1
Maintenance Yards	2
Senior Community Centers	1
Schools	12
Radio Repeaters	2

4.2 ESTIMATING POTENTIAL LOSS

The most vulnerable structures in the City are downtown fire station, City Hall, and downtown unreinforced structures. These facilities are of the weakest in the city. The close proximity to the San Andreas Fault is sure to cause damage to any of these facilities in the event of a major earth quake.

(See Part II –Page 21 Local Jurisdiction Development Trends Questionnaire)

4.3 TABLE REPLACEMENT VALUES

Name of Asset	Replacement Value ($)	Hazard Specific Info.
City Hall	12 Million	Unreinforced masonry
Fire Station-6th Street	2.5 Million	Unsecured perimeter
Fire Station-Murray Street	2.3 Million	Unsecured Perimeter
Schools (elementary, middle)	77.1 Million	Some are unsecured
High school (Banning High)	40 Million	Open campus
Police Department	15.1 Million	Proximity to railroad system
Corporate Yard	5 Million	Proximity to railroad system

4.4 IDENTIFICATION OF RISKS AND VULNERABILITIES

Wildfire, flooding, earthquakes, extreme weather (heat and wind), hazardous materials incidents, debris flows, blackouts, transportation incidents, pipeline emergencies, civil unrest, terrorism.

1. Flood - Severity - 3, Probability -2, Ranking - 5

   Heavy rain can lead to problems with storm drainage and create localized flood problems. According to the City of Banning Storm Drain Master Plan, there are several flooding problem areas in the City. These areas are primarily a result of undersized pipes where the runoff exceeds the pipe capacity even for minor storms, damaged curb and gutters where the flow lines have been disrupted due to raised gutters and other obstructions, or damaged drain pipes. The north side of town flows to the south side of town. The flood channels on the north side of town flow under the Interstate Hwy 10. This is where the cannels become very narrow and water backs up on the north side.

   The majority of the damaged lines are downtown, where the storm drain pipes are some of the oldest in the system. The undersized lines are being recognized and are being addressed when buildings are retrofitted or new buildings are being built. Currently the downtown areas along East and West Ramsey Streets and San Gorgonio Ave are important to update with larger drainage system. The areas that have curb and gutter flow line damage are generally in the older residential areas, including the areas south and west of Banning High School. (See Riverside County OA MJHMP Section 5.3.1 Pages 164-195).

1. 3. Earthquake – Severity -4 , Probability -3 Ranking – 1

   The City of Banning is located in the Southern section San Andreas Seismic Hazard Zone. The San Andreas Fault is less than 15 miles to our northeast and can produce very high levels of shaking in the entire Banning Pass Area. The City of Banning downtown section is the oldest buildings in town. None of these building are earthquake protected or retrofitted for earthquake movement. In a major earthquake event, several if not all of the downtown buildings would be left standing. Most of these building were built back into 1800's. (See Riverside County OA MJHMP Section 5.3.3 Pages 196-218).

4. Severe Weather - Severity - 3, Probability - 2, Ranking - 9

   Cooling Areas/ Extreme Heat:

   The City has several cooling centers; the cooling areas in the City of Banning are large box retail stores, senior centers and social clubs. These heat cooling areas are located more in the downtown areas.

   Extreme cold:

The extreme cold and freezing impacts our residential homes, with pipe breaks and the use of non-listed heaters. This crease a fire/life safety concerns.

Heavy rain:

Heavy rain impacts the city by flooding, flooding damages homes, businesses, and loss of life. The City has plans to correct the flooding issues throughout Banning.

(See Riverside County OA MJHMP Section 5.3.4 Pages 219-226 and Section 5.3.8 Pages 239-245).

Hazardous Materials - Severity –, Probability –, Ranking

5. Technological Hazards - Severity - 4, Probability - 3, Ranking - 3

   (Transportation Hazards/Hazardous Materials Release)

   Along with the potential for death and injuries from large-scale motor vehicle accidents, there is the potential for hazardous material spills or fires as numerous commercial transportation vehicles travel the highway and interstate with various types and quantities of hazardous materials.

   The Union Pacific Railroad is a predominately commercial freight transportation system but, Amtrak trains also use these track. Large quantities and numerous types of hazardous materials are transported through the jurisdiction by rail on a daily basis. The rail line was closed for multiple days in the area, but the specific closures and damage are no longer known. However, due to the increased rail and vehicle traffic in and near the City, this type of accident may occur again in the future.

   Of particular concern is the large number of liquefied petroleum gas vessels that are transported on the system. A derailment and fire, with large exploding liquefied petroleum gas vessels, could cause widespread damage to the City, as has happened in other communities across the country.

   Large quantities of hazardous materials are used by the agricultural industry and thus travel through the City of Banning and are stored and used in the surrounding areas. In the past there was the potential for hazardous materials releases from large industrial facilities. In today's economics, the smaller businesses are stock piling hazardous materials storage. (See Riverside County OA MJHMP Section 5.4.3 Pages 277-281).

   (See Appendix A- Part II –Inventory Worksheet Page 9 for complete ranking chart of City of Banning Hazards.)

5. Dam Failure – Severity - , Probability - , Ranking - N/A

   (See Riverside County OA MJHMP Section 5.4.1 Pages 261-270).

2. Drought - Severity - 2, Probability -3 , Ranking – 6

Drought has affected the City of Banning for years. The problem is the longer the drought continues the less people will be watering the yards, fields, and acreages. Wildfires start because of the drought cases. This is where the extreme weed abatement starts. The City of Banning's weed abatement program is very aggressive and known nearly every land owner is aware of this. After giving the owners two notices, the City of Banning hires contractors to clean up the parcel. (See Riverside County OA MJHMP Section 5.3.5 Pages 227-230).

See Part II - Inventory Worksheet Page 18 for complete ranking chart

SECTION 5.0 – COMMUNITY RATING SYSTEM

5.1 REPETITIVE LOSS PROPERTIES

There were no repetitive loss properties in the City of Banning since the approval of the 2005 Local Hazard Mitigation Plan.

5.2 NATIONAL FLOOD INSURANCE PROPERTIES

The City of Banning has participated in the National Flood Insurance Program since 8/28/2008. The City provides information to residents regarding flood hazards, actions they can take to be safe during a flood event, flood insurance requirements, and requires that new development and significant redevelopment comply with the City's flood ordinances and meet FEMA standards for construction.

a. ***Describe participation in NFIP, including any changes since previously approved plan.*** *No changes since participating in 2008*.
b. ***Date first joined NFIP****. 2008.*
c. ***Identify actions related to continued compliance with NFIP****.* The City of Banning is currently in compliance with the NFIP. Banning currently conducts outreach to educate residents on the potential flood hazards in the community.
d. ***CRS member?*** *No.*
e. ***CRS class?*** *N/A.*
f. ***Describe any data used to regulate flood hazard area other than FEMA maps***. *None.*
g. ***Have there been issues with community participation in the program*****?** *No.*
h. ***What are the general hurdles for effective implementation of the NFIP?*** *None.*

i. ***Summarize actions related to continued compliance with NFIP*** *None.*

ii. ***Repetitive Loss Properties*** *None.*

Other risks:

SECTION 6.0 - CAPABILITIES ASSESSMENT

6.1 REGULATORY MITIGATION CAPABILITIES

Capabilities are the programs and policies currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. This capabilities assessment is divided into five sections –

- Regulatory Mitigation Capabilities
- Administrative And Technical Mitigation Capabilities
- Fiscal Mitigation Capabilities
- Mitigation Outreach And Partnerships
- Funding Sources

Regulatory Tool	Yes/No	Comments
General plan	Yes	General Plan for the City (2006)
Zoning ordinance	Yes	
Subdivision ordinance	Yes	
Site plan review requirements	Yes	
Floodplain ordinance	Yes	
Other special purpose ordinance (storm water, water conservation, wildfire)	Yes	Urban Water Management/Conservation Plan
Building code	Yes	California Code in Building/Fire Codes Adopted 2010
Fire department ISO rating	Yes	Rating: 4
Erosion or sediment control program	Yes	
Storm water management program	Yes	Yes
Capital improvements plan	Yes	Five year plan
Economic development plan	Yes	
Local emergency operations plan	Yes	Updated 2011
Flood Insurance Study or other engineering study for streams	No	

Comprehensive General Plan for the City (2006)

The City of Banning General Plan reflects the City's long-range aspirations (15-20 years) of physical form and amenity and provides guidance for developmental regulations, such as zoning and subdivision ordinances. Two of the plans goals, in particular, support hazard mitigation. These goals and their policies are included below.

Goal 1: Seismic Hazards

Goals for achieving and maintaining safety from seismic events, include preventing serious injury, loss of life, serious damage to critical facilities involving large assemblies of people, and loss of continuity in providing services.

The City will inventory all buildings which are unsound under conditions of "moderate" seismic activity; buildings having questionable structural resistance should be considered for either rehabilitation or demolition. Structures determined by the City's building official to be structurally unsound are to be reported to the owner and recorded with the County recorder to insure that future owners are made aware of hazardous conditions and risks. This is an on-going project.

Goal 2: Public Safety Hazards

Goals for public safety seek to reduce loss of life or property due to crime, fire, earthquake, or other disasters or hazards, provide adequate medical and emergency services to reduce the effects of natural or manmade disasters, promote citizen awareness and preparedness for emergency/disaster situations or potential for the incidence of crime, and implement adequate interagency disaster planning.

The City will continue to maintain and update emergency service plans, including plans for managing emergency operations, the handling of hazardous materials, and the rapid cleanup of hazardous materials spills.

The City's General Plan provides for a separate Safety Element identifying the City's policies relative to the mitigation or natural and manmade hazards as a means to improve the safety of its citizens. The Safety Element complies with the State of California's directive pertaining to noise and safety issues.

Water Conservation Ordinance

City of Banning Municipal Code addresses water conservation (water waste). It specifies when watering is allowed for irrigating lawns, shrubs and trees (i.e., days and times or restrictions).

6.2 ADMINISTRATIVE/TECHNICAL MITIGATION CAPABILITIES

Personnel Resources	Yes/No	Department/Position
Planner/engineer with knowledge of land development/land management practices	Yes	Planning and Development Director
Engineer/professional trained in construction practices related to buildings and/or infrastructure	Yes	City Engineer and Building Official
Engineer with an understanding of natural hazards	No	
Personnel skilled in GIS	Yes	Planning Department
Full time building official	Yes	Contracted
Floodplain manager	No	
Emergency manager	Yes	Police Chief
Grant writer	Yes	Contracted
GIS Data—Land use	No	
GIS Data—Links to Assessor's data	No	
Warning systems/services (Reverse 9-11, outdoor warning signals)	Yes	

6.3 FISCAL MITIGATION CAPABILITIES

Financial Resources	Accessible/Eligible to Use (Yes/No)	Comments
Community Development Block Grants	Yes	
Capital improvements project funding	Yes	
Authority to levy taxes for specific purposes	Yes	Voter Approved
Fees for water, sewer, gas, or electric services	Yes	Water
Impact fees for new development	Yes	Development Manager
Incur debt through general obligation bonds	Yes	Voter Approved
Incur debt through special tax bonds	Yes	Voter Approved
Incur debt through private activities	No	
Withhold spending in hazard prone areas	N/A	
Other	N/A	

6.4 MITIGATION OUTREACH AND PARTNERSHIPS

The City of Banning has an existing water responsible program and annual fire safety programs in schools and throughout the year at special community events.

The City of Banning Fire Department recently agreed to an automatic aid agreement for fire and emergency medical services with the Riverside County Fire. They also have mutual aid agreements with AMR and Riverside County fire departments.

City of Banning has been training residents in CERT and NEST Training. These are Banning's residents' that volunteer that will assist the city during large Police and fire emergences.

6.5 FUNDING OPPORTUNITIES

FEMA

SECTION 7.0 - MITIGATION STRATEGIES

7.1 GOALS AND OBJECTIVES

Goal 1: Provide effective emergency response to disasters that minimize the loss of life and property, and lessen to the greatest extent feasible, serious damage and injuries.

Objective 1.1: Provide timely notification and direction to the public of imminent and potential hazards.

Objective 1.2: Protect public health and safety by preparing for, responding to, and recovering from the effects of natural or technological disasters.

Objective 1.3: Improve community transportation corridors to allow for better evacuation routes for public and better access for emergency responders.

Goal 2: Improve the community's capability to mitigate hazards and reduce exposure to hazard related losses.

Objective 2.1: Reduce localized flooding within the City's storm drain systems by enforcement of the City of Banning's Stormwater Management and Discharge Control Code.

Objective 2.2: Minimize the impact to the City due to reoccurring drought conditions that impact ground water supply.

Objective 2.3: Minimize the impact to vulnerable populations within the community that may be affected by severe weather-related events, such as long duration heat waves and winter storms.

Goal 3: Protect the lives and property of residents, business owners, and visitors from the hazards of urban and wildland fires.

Objective: 3.1: Support brush removal and weed abatement in developed areas to minimize fire risks, and coordinate with the Riverside County Fire Department Hazard Reduction Office and neighboring cities regarding jurisdictional issues related to brush removal.

Objective: 3.2: Classify areas of varying fire-hazard severity based upon the proximity to open wildland slope, grades, accessibility, water supply, and building construction features.

Objective: 3.3: Require property owners adjacent to wildland areas to maintain a defensible space around structures that are free from dry brush and other flammable materials and to comply with the 100′ Defensible Space Requirement in the Public Resources Code (PRC 4291) and Government Code (GC 51182) for fuel modification to reduce fire danger.

Objective: 3.4: Continue to conduct long-range fire safety planning, including enforcement of stringent building, fire, subdivision, and other Municipal Code standards; improved infrastructure; and mutual-aid agreements with other public agencies and the private sector.

Goal 4: Substantially reduce the known level of risk to loss of life, personal injury, public and private property damage, economic and social dislocation, and disruption of vital community services that would result from earthquake damage or other geologic disturbance.

Objective: 4.1: Require new development and re-development to be undertaken in a manner that is in compliance with current seismic and geologic hazard safety standards.

Objective 4.2: Adopt current Building and Fire Codes and amend the Building and Zoning Codes to incorporate specific standards for siting, seismic design, and review of Essential Facilities.

Goal 5: Reduce near-term drought shortages that could impact residents and the agriculture industry.

Objective 5.1: Adopt and enforce the urban water management and conservation plan to preserve water.

Objective 5.2: Maximize the use of shared resources between jurisdictions and special districts for mitigation/communication.

Objective 5.3: Minimize the impact to the City due to reoccurring drought conditions that impact both ground water supply and agricultural industry.

7.2 MITIGATION ACTIONS

The Banning's Team has prioritized future mitigation. These future mitigation actions will depend on:

- The hazards identified
- The City's organizations will supply the Future Mitigation Team the strategy, goal, and objective for their business.
- The availability of funding will be the largest problem.

The storm water is a large problem within the City. This water will not only create flooding but landslides of the mountains surrounding the City. If the property owners don't properly maintain the land when weed abating. If the land has been cut to low or has been disked, could create a landslide problem.

The planning team for the City of Banning identified and prioritized the following mitigation actions based on the risk assessment. Background information and information on how each action will be implemented and administered, such as ideas for implementation, responsible office, partners, potential funding, estimated cost, and schedule are included.

7.3 ON-GOING MITIGATION STRATEGY PROGRAMS

1. The property owners need to be weed abated correctly
   Other Alternatives: No Action

   Responsible Office: City Street Maintenance Department/Fire Marshal

   Priority (High, Medium, Low): High

   Cost Estimate: $65,000

   Potential Funding: None

   Benefits (Avoided Losses): Elimination of weeds and died trees would create vacant land looking neat and fire/life safety limited. If land owners would take the responsibility of ensuring their land has been maintained the costs from the City would be a saving to the City.

   On-Going Mitigation Strategy Programs

2. Condemn vacant and abandoned buildings
   Abandoned properties throughout the city

Other Alternatives: No Action

Responsible Office: Code Enforcement, Building Official, Fire Marshal, City Council

Priority (High, Medium, Low): High

Cost Estimate: $100,000 to get the project started

Potential Funding: None

Benefits (Avoided Losses): Elimination of structural damaged buildings that has the potential of fire/life safety issues.

On-Going Mitigation Strategy Programs

Other Alternatives: No action

On-going mitigation programs in the City of Banning

The jurisdiction has many on-going mitigation programs that help create a more disaster-resistant region. The following list highlights those programs identified as Existing Programs in the mitigation strategy spreadsheet. Others are on-going programs that are currently underfunded. It is the jurisdictions priority to find additional funding to sustain these on-going programs over time.

- Vulnerability assessments of the Cities facilities and infrastructure
- Non-structural mitigation for building contents
- Installation of micro and/or surveillance cameras at critical public assets tied to web-based software

(See Part II- Inventory Worksheet Pages 21-22, “Local Jurisdiction Proposed Mitigation Action”)

7.4 FUTURE MITIGATION STRATEGIES

See above

SECTION 8.0 - PLAN IMPLEMENTATION AND MAINTENANCE PROCESS

The plan maintenance process shall include scheduling of monitoring, evaluating, and updating the plan in a 5 year cycle. This will ensure the city’s plan will remain updated. The city will need to create a team to monitor, evaluate and update the City’s LHMP.

The City of Banning will monitor and evaluate our LHMP on an annual basis. Over the next 5 years, we will review the LHMP. We will assess, among other things, whether:

- The goals and objectives address current and expected conditions.
- The nature, magnitude, and/or type of risks have changed.
- The current resources are appropriate for implementing the plan.
- There are implementation problems, such as technical, political, legal, or coordination issues with other agencies.
- The outcomes have occurred as expected

The City of Banning and agencies and other partners participated as originally proposed. If we discover changes have occurred during the evaluation, we will update the LHMP Revision Page, and notify OES to update our Annex.

Our Community Development Manager and Fire Marshal will be in charge of the monitoring, evaluation and updating of our LHMP.

SECTION 9.0 - INCORPORATION INTO EXISTING PLANNING MECHANISMS

The City has incorporated the Local Hazard Mitigation Plan by adoption into the Safety Element of the City's General Plan. The City has a Safety Element in its General Plan that includes a discussion of fire, earthquake, flooding, and landslide hazards. This plan was adopted as an implementation appendix to the Safety Element. In addition, the City enforces the requirements of the California Environmental Quality Act (CEQA), which, since 1988, requires mitigation for identified natural hazards. The City has used these pre-existing programs as a basis for identifying gaps that may lead to disaster vulnerabilities in order to work on ways to address these risks through mitigation.

The local hazard mitigation planning efforts is included into the following:

CITY OF BANNING MUNICIPAL CODES

Title 8 HEALTH AND SAFETY

- Chapter 8.04 Abandoned Gas Stations
- Chapter 8.12 Vacant And Distressed Buildings

Title 13 PUBLIC SERVICES

- Chapter 13.12 Water Wells
- Chapter 13.16 Water Conservation
- Chapter 13.24 Stormwater Management System

Title 15 BUILDINGS AND CONSTRUCTION

- Chapter 15.24 Earthquake Resistance Standards
- Chapter 15.28 Fire Districts
- Chapter 15.64 Floodplain Management

OTHER PLANNING MECHANISMS

- Strategic Plan for City of Banning
- Economic Development Plans
- Community Redevelopment Plan
- General Plan – Safety Element
- Emergency Operations Plan
- Wastewater Improvement Plan

SECTION 10.0 - CONTINUED PUBLIC INVOLVEMENT

After we go through the Scheduled Plan Maintenance Process of reviewing the LHMP annually, we will notify the public of any additions or changes in the LHMP Plan. This will be accomplished through scheduled Public Safety meetings and community outreach meetings which are anticipated to be scheduled for each quarter next year.

APPENDIX A – PUBLIC NOTICES AND MAPS

SEE ATTACHMENTS

APPENDIX B – INVENTORY WORKSHEETS

SEE ATTACHMENTS

APPENDIX C – PLAN REVIEW TOOL/CROSSWALK

SEE ATTACHMENTS

Appendix O: Final Transmittals to County and State Library

City of Banning 2020 Urban Water Management Plan

City of Banning
Public Works Department

June 28, 2021

TO: California State Library
Government Publications Section
P.O. Box 942837
914 Capitol Mall
Sacramento, CA 95814

RE: City of Banning 2020 Urban Water Management Plan (UWMP)

In accordance with the requirements of the UWMP Act and the California Water Code Section 10644(a)(1), we are hereby submitting one electronic (PDF) copy of the 2020 UWMP for the City of Banning on the attached CD. The 2020 UWMP has been prepared in accordance with the UWMP Act and was adopted by the City Council of Banning on June 8th, 2021.

No action is required; this is simply for the County's records as required by the UWMP Act. Please retain this CD copy for your records.

Sincerely,

Art Vela, P.E.
Director of Public Works/City Engineer
99 E. Ramsey Street
Banning, CA 92220
(951) 922-3130

City of Banning
Public Works Department

June 28, 2021

To: Riverside County Planning Department
77588 El Duna Ct, Suite H
Palm Desert, CA 92211

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Sincerely,

Art Vela, P.E.
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99 E. Ramsey Street
Banning, CA 92220
(951) 922-3130







WEST&ASSOCIATES
ENGINEERING, INC.

JOHN
ROBINSON
CONSULTING, INC.