4.19 UTILITIES AND SERVICE SYSTEMS

This section describes the utility providers within whose jurisdiction the Development Project is located and evaluates the potential impacts of the Specific Plan buildout and public facilities[1] on utilities and service systems. This section addresses the following utilities and service systems (service providers are noted in parentheses):

- Banning Electric Utility (BEU)
- Natural Gas (Southern California Gas Company [SoCalGas])
- Solid Waste (Waste Management, Inc.)
- Wastewater (City Water and Wastewater Utilities Department [WWUD])
- Potable Domestic Water (WWUD)
- Storm Drainage (WWUD)

While development of the Mt. San Jacinto College (MSJC) Site is not anticipated at this time, an analysis of potential utilities and service systems impacts associated with development of the MSJC Site is provided in **Chapter 5.0** of this Environmental Impact Report (EIR).

4.19.1 Scoping Process

The City of Banning (City) received nine comment letters during the public review period of the Notice of Preparation (NOP). For copies of the NOP comment letters, refer to **Appendix A** of this EIR. None of the comment letters included comments related to utilities and service systems. No public comments related to utilities and service systems were received during the February 18, 2021 Public Scoping meeting.

4.19.2 Methodology

The impact analyses are based on data obtained through websites and adopted planning documents of the service and utility providers.

4.19.3 Existing Environmental Setting

4.19.3.1 Water

The City's *2020 Urban Water Management Plan*[2] (UWMP) is a long-term planning document to achieve conservation and efficient use, and supply and demand management. While the existing Development Site's zoning designations (residential, general commercial, and open space) were part of the General Plan that was accounted for as part of the City's most recently adopted 2020 UWMP. Based on the land uses[3] in effect at the time, the 2020 UWMP plan determined that there would be

1 Includes the electrical substation, reverse osmosis facility, and potable water reservoir. These public projects are anticipated to complement existing utility services by integrating into the City's utility infrastructure systems per existing planned or forecast needs. As such, no appreciable increased demand on public utilities from these public facilities themselves is expected.

2 West & Associates and John Robinson Consulting, Inc. 2021. *2020 Urban Water Management Plan, City of Banning, CA*. Website: http://www.banning.ca.us/DocumentCenter/View/8877/Final-Draft-Revised-2020-UWMP---Banning_May-2021?bidId= (accessed December 3, 2021).

3 Figure 2-16, 2020 UWMP.

adequate water supply for the existing zoned residential, general commercial, and open space parks and resource uses associated with the Development Project. The proposed industrial zoning plan and General Plan Amendment were not part of the current General Plan or UWMP in 2020 and are being evaluated as part of this EIR.

The City of Banning Public Works Department provides domestic water services to the City of Banning and portions of unincorporated Riverside County lands located southwesterly of the City limits. The primary source of water in the City is from groundwater, with some augmentation from the California State Water Project to recharge groundwater aquifers. 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. Several large subbasins, the boundaries of which are generally defined by fault lines that restrict the lateral flow of water, underlie the Basin. 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. The SGP Subbasin is divided into water storage units ("Basins"). The City relies on five sources of groundwater storage supply units which are not totally independent from each other. A description of each unit is provided below:

- **Beaumont Storage Unit (Beaumont Basin):** Located in the San Gorgonio Pass and draining a total surface area of approximately 12,480 acres, the basin is replenished by infiltration of precipitations, subsurface flow across faults, return from irrigation and septic, and artificial recharge. The City's total pumping capacity in the basin is 8,050 gallons per minute (gpm) from seven groundwater production wells (three of which are co-owned with the Beaumont-Cherry Valley Water District [BCVWD]).

- **West Banning Storage Unit:** The total drainage surface area for this unit is approximately 2,489 acres, and the unit is underlain by alluvial sediments, with bedrock occurring to the north in the San Bernardino Mountains. The City operates four groundwater production wells in this unit with a combined capacity of 2,650 gpm.

- **Banning Bench Storage Unit:** The total drainage surface area for this unit is approximately 3,753 acres, and the unit is underlain by alluvial sediments, with bedrock occurring to the north in the San Bernardino Mountains. The estimated capacity of this unit is 240,000 acre-feet, and the City operates three groundwater production wells in this unit with a combined pumping capacity of 3,650 gpm.

- **Banning Water Canyon Storage Unit:** The total drainage surface area for this unit is approximately 1,058 acres, and it is located north of the Banning Bench Storage Unit. The estimated capacity of this unit is 13,500 acre-feet, and additional recharge occurs through the diversion of Whitewater River Drainage into Banning Water Canyon using the Whitewater Flume. The City owns eight active wells in this unit with a pumping capacity of 8,600 gpm.

- **Cabazon Storage Unit:** This unit is located near the eastern boundary of the City, southeast of the West Banning Storage Unit and the Banning Bench Storage Unit, and has a total drainage surface

area of approximately 17,215 acres. The estimated storage capacity of this unit is 1,000,000 acre-feet of water. The City has one active well on this unit with a pumping capacity of 900 gpm.

The City's potable water system is supplied by groundwater from 22 wells[4]. Additionally, there is 1 non-potable groundwater well. The City is planning to redrill Well M-12 and add a well on land being dedicated by the Tri-Pointe Homes land developer and construct a groundwater well to be designated as Well C-8, bringing the total number of wells operated by the City for potable water to 21. The City also has 3 shared wells with the BCVWD with a combined nominal capacity of 6,800 gpm, of which one-half is allotted to the City. **Table 4.19.A: Historic Groundwater Production** details the historic groundwater production of each of the basins serving the City. **Table 4.19.B: Projected Groundwater Supply** shows the projected groundwater supply to the City from the units described above between 2025 and 2045.

Table 4.19.A: Historic Groundwater Production (afy)

Basin Name	2016	2017	2018	2019	2020	2021	2022
Beaumont Storage Unit	1,762	1,469	2,276	2,058	2,243	3,660.	3,580
Banning Storage Unit	1,396	1,967	1,957	1,326	1,405	1,239	1,039
Banning Bench Storage Unit	237	87	354	431	470	445	541
Cabazon Storage Unit	1,211	685	1,006	526	0	0	98
Banning Canyon Storage Unit	2,428	3,367	2,342	2,826	3,705	2890	2,848
Total	**7,034**	**7,575**	**7,935**	**7,167**	**7,823**	**8,234**	**8,106**

Source 1: Table 2, *Water Supply Assessment, Sunset Crossroads Specific Plan* (Romo Planning Group, Inc. July 2022).
Source 2: Email communications with Arturo Vela, City of Banning Department of Public Works, September 6 and 8, 2023.
afy = acre-feet per year

Table 4.19.B: Projected Groundwater Supply (afy)

Groundwater Source	2025	2030	2035	2040	2045
Beaumont Storage Unit (Appropriative Rights)	1,491	1,267	1,077	916	778
Beaumont Basin (Recharge via SWP Water)	250	500	1,000	1,750	2,500
West Banning Storage Unit	1,430	1,430	1,430	1,430	1,430
Banning Bench Storage Unit	1,055	1,187	1,304	1,330	1,330
Cabazon Storage Unit	853	960	1,054	1,136	1,208
Banning Water Canyon Storage Unit	3,679	3,730	3,730	3,730	3,730
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**

Source: Table 4, *Water Supply Assessment, Sunset Crossroads Specific Plan* (Romo Planning Group, Inc. July 2022).
afy = acre-feet per year
SWP = State Water Project
WWTP = wastewater treatment plant

The City purchases State Water Project (SWP) water from the San Gorgonio Pass Water Agency (SGPWA), one of 29 state water agencies with a SWP Water Supply Contract with the State Department of Water Resources (DWR). Each SWP contract contains a "Table A Annual Amounts"

4 City of Banning: http://www.banning.ca.us/96/Municipal-WaterSewer-Utilities (accessed July 13, 2023).

("Table A Amount") which lists the contracted maximum amount of water an agency may receive under its contract. The SGPWA's "Table A Amount" is 17,300 acre-feet per year[5] (afy) through 2045.

Quantities of SWP water purchased are recharged to the Beaumont Basin on SGPWA property. Recharge points were previously located at BCVWD. Quantities of water obtained from the SGPWA and the City for 2015–2023 are shown below in **Table 4.19.C: Imported Water Supply from SGPWA**. Quantities that would be recharged in the future are dependent upon SWP water availability and storage capacity available to the City.

Table 4.19.C: Imported Water Supply from SGPWA

Year	Purchase (acre-feet)
2015	686
2016	1,477
2017	1,350
2018	500
2019	250
2020	250
2021	0
2022	35
2023	1,000[1]
Average (2015–2023)	**616**
2010 to 2015 Average (2015 UWMP)	**847**

Source 1: Table 5, *Water Supply Assessment, Sunset Crossroads Specific Plan* (Romo Planning Group, Inc. July 2022).
Source 2: Email communication: Arturo Vela, City of Banning Department of Public Works, September 6, 2023.
[1] Ordered. Due to the easing of drought conditions, the City anticipates delivery of 100% of the 2023 order.
SGPWA = San Gorgonio Pass Water Agency

In determining available SWP supplies, DWR considers several factors including SWP contractors' projected demands, existing storage in SWP conservation facilities, estimates of future runoff, SWP operational and regulatory requirements from the federal Endangered Species Act and California Endangered Species Act, and water rights obligations under the State Water Resources Control Board's authority. DWR may revise the SWP allocation if warranted depending on the rest of the year's hydrologic conditions and available SWP water supplies. SWP deliveries to the SGPWA from 2010 through 2020 ranged from 5 to 85 percent of SGPWA's Table A allocation. During this period, the SGPWA received an average of 8,335 afy, or approximately 48 percent, of its "Table A" contracted amount.[6] In December 2020, the SGPWA announced that the SWP expected to deliver 10 percent of "Table A" contracted amounts in 2021. This allocation was decreased to 5 percent in March 2021. Due to continuing drought conditions throughout the State, in 2022 SWP allocations to contracting agencies fluctuated from 0 to 15 percent of "Table A" amounts. The wet winter of 2023 and resultant near-record snowpack in the Sierra Nevada has allowed the DWR to announce increases in "Table A"

[5] This represents the maximum contract amount that could be available each year assuming the SWP could deliver 100 percent of contract supplies to all SWP contractors.
[6] Tully & Young. 2021. *2020 Urban Water Management Plan for the SGPWA*, Table 3-1. Adopted June 21. Website: https://www.sgpwa.com/public-documents/2020-urban-water-management-plan-for-the-sgpwa/ (accessed November 21, 2023).

deliveries in January (30 percent), February (35 percent), and March (75 percent) 2023. In April 2023, the DWR updated its expected deliveries from 75 to 100 percent of maximum annual "Table A" amounts.[7] Although the City may expect variable reliability in availability of SWP water, such water is not its primary source of water, and previous short-term declines in SWP water availability have been and will continue to be offset by the City's substantial reserves of stored groundwater and would not affect the City's water supply.

At this time, there is no recycled water available in Banning. According to the *City of Banning 2018 Integrated Master Plan (IMP) Final Report*, the City's *2006 Recycled Water Master Plan*, and the *2020 Urban Water Management Plan*, the City anticipates implementing upgrades by 2025 at the City's wastewater treatment plant that would meet tertiary treatment standards to supply recycled water. Upon completion of the upgrades, approximately 2,700 acre-feet/year of recycled water would be available to recycled water customers.

Table 4.19.D: UWMP Normal and Single Dry Year Water Demand and **Table 4.19.E: UWMP Multiple Dry Year Water Demand (Fifth Year)** identify the total demand during various conditions within the UWMP area.

Table 4.19.D: UWMP Normal and Single Dry Year Water Demand (afy)

Water Use	2025	2030	2035	2040	2045
Normal Year Demand	9,165	9,507	10,701	12,670	13,467
Single Dry Year Demand	9,969	11,226	12,362	13,332	14,135

Source: Tables 6 and 7, Water Supply Assessment, Sunset Crossroads Specific Plan (Romo Planning Group, Inc. July 2022).
afy = acre-feet per year
UWMP = Urban Water Management Plan

Table 4.19.E: UWMP Multiple Dry Year Water Demand (Fifth Year)

Year	Water Demand (afy)
2025	9,684
2030	10,911
2035	11,995
2040	12,946
2041	13,507
2042	14,074
2043	13,458
2044	13,619
2045	13,732

Source: Tables 7.3 – 7.8, 2020 Urban Water Management Plan City of Banning, CA (June 2021).
afy = acre-feet per year
UWMP = Urban Water Management Plan

[7] Notice 23-08 *Increase of State Water Project 2023 Allocation to 100 Percent*, California Department of Water Resources, April 20, 2023.

Under the existing *City of Banning General Plan* Land Use and Zoning Map,[8] the Development Site is designated with 392.3 acres of Residential Use; 42.6 acres of General Commercial Use; 26.6 acres of Open Space – Park Use; 27.9 acres of Open Space – Resources; and 9.1 acres of Public Facilities – Government Use. Based on the planning assumptions detailed in the UWMP, **Table 4.19.F: Projected Water Demand by Sector 2020 UWMP** identifies the water demand for the UWMP area through 2045.

Table 4.19.F: Projected Water Demand by Sector 2020 UWMP (afy)

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% Annual Passive Savings*	222	211	201	191	181
Demands					
Single Family Residential	4,505	5,701	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**

Source: Table 9, *Water Supply Assessment, Sunset Crossroads Specific Plan* (Romo Planning Group, Inc. July 2022).
afy = acre-feet per year
GPCD = gallons per capita per day
UWMP = Urban Water Management Plan

4.19.3.2 Wastewater

Wastewater from residential, industrial, and commercial uses in the City of Banning is collected by the City of Banning Water and Wastewater Utilities Department. Wastewater is collected from these uses through infrastructure composed of 115 miles of gravity sewer mains (4- to 30-inch diameter pipes), 5 miles of force mains, and four sewer lift stations. Wastewater is conveyed through this infrastructure system to the Banning Wastewater Reclamation Facility (WRF) located at 2242 East Charles Street, approximately 3.4 miles east of the Development Site. The WRF has a daily intake capacity of 3.5 million gallons of wastewater and is currently operating at an intake of 2.0 million gallons of wastewater per day.[9] Although the Development Site is vacant, it is currently served by existing off-site 12-inch and 15-inch sewer lines that would connect the Development Project to the City's wastewater infrastructure system.

[8] City of Banning. 2021. General Plan Land Use and Zoning Map. Website: https://banningca.gov/DocumentCenter/View/5462/Banning_GeneralPlan-and-Zoning-2021?bidId= (accessed March 29, 2022).

[9] Email communication between Chris Graham, LSA, and Arturo Vela, City of Banning Director of Public Works Department, December 3, 2021.

4.19.3.3 Stormwater Infrastructure

Existing drainage courses include off-site areas north of Interstate 10 (I-10) that begin in the San Bernardino Mountains and flow south under I-10 and the Union Pacific Railroad via an existing 8-foot by 7-foot arch box and existing 12-foot by 10-foot arch box culvert, and outlets southerly to the on-site natural drainages (Pershing Creek, Smith Creek, and Highland Wash). Pershing Creek flows in a northwest to southeast direction through the eastern portion of the Development Site (Planning Areas [Pas]) 13–15). On the western portion of the Development Site, Smith Creek flows in a north-south direction through Pas 17 and 18. Highland Wash (PA 19) confluences with Smith Creek near the future Sun Lakes Boulevard (SLB) Extension. Smith Creek continues in PA 16 to the Development Site boundary. To preserve the natural drainage courses on the Development Site, Pas 13–19 have been designated for Open Space Resources and restricted from development. Under existing conditions, the Development site is split into two Drainage Areas (DAs). **Figure 4.10-2** in **Section 4.10** of this EIR shows the location and extent of DA 1 and DA 2 on the Development Site under existing conditions. As the Development Site is currently vacant, no stormwater infrastructure (besides the natural drainage of Pershing Creek, Smith Creek, and Highland Wash) is on the Development Site.

4.19.3.4 Solid Waste

Solid waste practices in California are governed by multiple federal, State, and local agencies that enforce legislation and regulations ensuring that landfill operations minimize impacts to public health and safety and the environment. The Development Site is located in the Riverside County Department of Waste Resources jurisdiction/service area. The Riverside County Department of Waste Resources has adopted a CIWMP, which was prepared in accordance with the California Integrated Waste Management Act of 1989 (AB 939). The CIWMP sets goals, policies, and objectives for the development and implementation of coordinated waste reduction programs for jurisdictions within Riverside County (including the City of Banning).

The Riverside County Department of Waste Resources is also obligated to obtain a Solid Waste Facilities Permit, a Storm Water Discharge Permit, and permits to construct and operate gas management systems and meet Waste Discharge Requirements. The Local Enforcement Agency (LEA), the South Coast Air Quality Management District (SCAQMD), and the RWQCB enforce landfill regulations related to health, air quality, and water quality, respectively. The Development Project would not inhibit the Riverside County Department of Waste Resources' compliance with the requirements of each of the governing bodies.

Solid Waste Collection. Waste Management Inc. is the franchise waste hauler for the City of Banning and collects solid waste from all residential, industrial, and commercial customers.

Solid Waste Recycling and Disposal. The Riverside County Waste Management Department (RCWMD) provides recycling and disposal services for the City of Banning. In 2020, most of the solid waste generated by uses in Banning was disposed of at three facilities in Riverside County: the Badlands Sanitary Landfill near the City of Moreno Valley; the El Sobrante Landfill near the City of Corona; and the Lamb Canyon Sanitary Landfill near the City of Beaumont.[10] As shown in **Table 4.19.G:**

[10] Riverside County Department of Waste Resources. 2021. Website: https://www.rcwaste.org/landfill/lambcanyon (accessed December 2021).

Riverside County Waste Management Department Landfills, these three landfills have a remaining capacity for additional solid waste of 38,826,219 tons.

Table 4.19.G: Riverside County Waste Management Department Landfills

Landfill	Nearest City	Maximum Permit Capacity (tons)	Remaining Capacity (tons)	Maximum Permitted Throughput (tons per day)	Estimated Closing Date
Badlands Sanitary	Moreno Valley	34,400,000	15,748,799	4,800	1/1/2026[1]
Lamb Canyon Sanitary	Beaumont	38,935,653	19,242,950	5,000	4/1/2029
El Sobrante	Corona	6,229,670	3,834,470	400	8/1/2047
Total	-	**79,565,323**	**38,826,219**	**10,200**	-

Source: Riverside County Department of Waste Resources. 2021. Website: https://www.rcwaste.org/disposal/hours (accessed December 2021).

[1] Email communication between Chris Graham, Senior Environmental Planner, LSA, and Andy Cortez, Principal Engineer, Riverside County Department of Waste Resources, December 28, 2021.

4.19.3.5 Electricity and Natural Gas

The Development Project site is within the service territory of the BEU. The BEU is a not-for-profit, publicly owned retail electrical energy distribution utility with six distribution substations and 134 miles of power lines serving nearly 13,500 citizens and business patrons. The BEU is a member of the Southern California Public Power Authority (SCPPA), which allows for effective planning, construction, management, and operations of electrical energy resources.[11] According to the California Energy Commission (CEC), total electricity consumption in the BEU service area in 2022 was 151.5 gigawatt-hours (GWh) (47.5 GWh for the commercial sector).[12] In Riverside County, total electricity consumption in 2022 was 17,780.6 GWh (9,060.6 GWh for the residential sector and 8,702.0 GWh for the non-residential sector).[13] The BEU has historically obtained electricity from a variety of sources (e.g., San Juan Generating Station Unit 3 and the Palo Verde Nuclear Generating Station), has direct entitlements to hydroelectric output from Hoover Dam, and has an interest in power purchase agreements between the SCPPA and geothermal energy facilities in Imperial County. Additionally, BEU makes purchases in the wholesale market to cover its summer peaking and capacity requirements. As supply inventory changes (e.g., shutdown/decommissioning of facilities), the BEU/City of Banning adjusts its energy supply accordingly. For example, prior to the closure of San Juan Unit 3, the BEU/City of Banning contracted for a 9-megawatt (MW) share of the Puente Hills Landfill Gas-to-Energy Facility ("Puente Hills Landfill Project"), and an 8 MW share of the Astoria 2 Solar Project. Contracts on these sources run through 2030 and 2031, respectively. Beginning in January 2022 for a term of 20 years, the BEU receives energy from COSO Geothermal Holdings. The nearest City substation to the Development Site is the 22nd Street substation near the interchange of 22nd Street with the I-10 and the San Gorgonio Substation near the intersection of Lincoln Street and San Gorgonio Avenue.

[11] Banning Electric Utility (BEU). 2022. Website: www.ci.banning.ca.us/57/Banning-Electric-Utility (accessed September 2023).

[12] California Energy Commission (CEC). 2023a. Electricity Consumption by Entity. Website: www.ecdms.energy.ca.gov/elecbyutil.aspx (accessed August 31, 2023).

[13] California Energy Commission (CEC). 2023b. Electricity Consumption by County. Website: www.ecdms.energy.ca.gov/elecbycounty.aspx (accessed August 31, 2023).

SoCalGas, which is regulated by the California Public Utilities Commission (CPUC), is the natural gas service provider for the Project site. SoCalGas provides natural gas to approximately 21.8 million people in a 24,000-square-mile service area throughout Central and Southern California, from Visalia to the Mexican border.[14] According to the CEC, total natural gas consumption in the SoCalGas service area in 2022 was 5,026.5 million therms (867.5 million therms for the commercial sector).[15] Total natural gas consumption in Riverside County in 2022 was 431.1 million therms (284.1 million therms for the residential sector and 144 therms for the non-residential sector).[16] A natural gas pipeline crosses the northern half of the Development Site and is marked by signs and exposed where the pipeline crosses the natural drainages that exist on the Development Site. SoCalGas supplies natural gas to the City of Banning.

4.19.3.6 Telecommunications Facilities

Telephone, television, and internet services are offered by a variety of providers in the City of Banning. Verizon is the telephone service provider in the City with a wide variety of telecommunication products and services that are available to residential and business customers. These services include local and long-distance calling, Digital Subscriber Line (DSL) and internet, wireless communication, conference services, and online courses. Cable television services are provided to the City by Time Warner Cable through a franchise agreement. Time Warner Cable offers a wide range of cable products and services, including high speed internet, digital cable with access to over 200 channels, iControl movies, and High-Definition TV (HDTV).

4.19.4 Regulatory Setting

This section includes applicable federal, State, regional, and City regulations.

4.19.4.1 Federal Regulations

Clean Water Act. Pursuant to Section 404 of the Clean Water Act (CWA; 33 U.S. Code [USC] Section 1251 et seq.), the U.S. Army Corps of Engineers (USACE) is authorized to regulate any activity that would result in the discharge of pollutants into the waters of the United States and regulating quality standards for surface waters of the U.S. (including wetlands), which include those waters listed in 33 Code of Federal Regulations (CFR) 328.3 (as amended at 80 Federal Register [FR] 37104, June 29, 2015).

The Regional Water Quality Control Board (RWQCB), a division of the State Water Resources Control Board (SWRCB), is required to provide "certification that there is reasonable assurance that an activity that may result in the discharge to waters of the U.S. will not violate water quality standards." Water Quality Certification must be based on the finding that proposed discharge will comply with applicable water quality standards.

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14 Southern California Gas Company (SoCalGas). 2022. About SoCalGas. Website: https://www.socalgas.com/about-us/company-profile (accessed September 2023).

15 California Energy Commission (CEC). 2022d. Gas Consumption by Entity. Website: http://www.ecdms.energy.ca.gov/gasbyplan.aspx (accessed September 2023).

16 California Energy Commission (CEC). 2022e. Gas Consumption by County. Website: http://www.ecdms.energy.ca.gov/gasbycounty.aspx (accessed September 2023).

The National Pollutant Discharge Elimination System (NPDES) is the permitting program for discharge of pollutants into surface waters of the U.S. under CWA Section 402.

Safe Drinking Water Act. The Safe Drinking Water Act (SDWA) (42 USC Section 300f et seq.) is intended to protect public health by regulating the nation's public drinking water supply. The Federal SDWA authorizes the U.S. Environmental Protection Agency (USEPA) to set national standards for drinking water to protect against both naturally occurring and man-made contaminants. Under the SDWA, the USEPA also establishes minimum standards for State programs to protect underground sources of drinking water from endangerment by underground injection of fluids.

Resource Conservation and Recovery Act (42 U.S. Code §6901 et seq.). The federal Resource Conservation and Recovery Act (RCRA) was enacted in 1976 to ensure that solid and hazardous wastes are properly managed from their generation to their ultimate disposal or destruction. Implementation of the RCRA has largely been delegated to federally approved state waste management programs and, under Subtitle D, further promulgated to local governments for management of planning, regulation, and implementation of nonhazardous solid waste disposal. The USEPA retains oversight of state actions under Code of Federal Regulations Title 40, Section 239–259. Where facilities are found to be inadequate, Section 256.42 requires that necessary facilities and practices be developed by the responsible state and local agencies, or by the private sector. In California, that responsibility was created under created under Assembly Bill (AB) 939, the California Integrated Waste Management Act, in 1989.

4.19.4.2 State Regulations

California Integrated Waste Management Act of 1989. The California Integrated Waste Management Act of 1989 (Public Resources Code [PRC] Division 30), enacted through AB 939 and modified by subsequent legislation, required all California cities and counties to implement programs to reduce, recycle, and compost at least 50 percent of wastes by 2000 (PRC Section 41780). The State determines compliance with this mandate to "divert" 50 percent of generated waste (which includes both disposed and diverted waste) through a complex formula. This formula requires cities and counties to conduct empirical studies to establish a "base year" waste generation rate against which future diversion is measured. The actual determination of the diversion rate in subsequent years is arrived at through deduction, not direct measurement: instead of counting the amount of material recycled and composted, the city or county tracks the amount of material disposed at landfills, then subtracts the disposed amount from the base year amount. The difference is assumed to be diverted (PRC Section 41780.2). The Riverside County Department of Waste Resources has adopted a Countywide Integrated Waste Management Plan (CIWMP), which was prepared in accordance with the California Integrated Waste Management Act of 1989 (AB 939).

Waste Reuse and Recycling Act (AB 1327). The Waste Reuse and Recycling Act (WRRA) required the California Integrated Waste Management Board (CIWMB) to approve a model ordinance for adoption by any local government for the transfer, receipt, storage, and loading of recyclable materials in development projects by March 1, 1993. This act requires local agencies to adopt a local ordinance by September 1, 1993 or allow the model ordinance to take effect, and requires all development projects that are commercial, industrial, institutional, or marina in nature and where solid waste is collected

and loaded, to provide an adequate area for collecting and loading recyclable materials over the lifetime of the project. The area is required to be provided before building permits are issued.

Mandatory Commercial Recycling Program (AB 341). Assembly Bill (AB) 341 directed the California Department of Resources Recycling and Recovery (CalRecycle) to develop and adopt regulations for mandatory commercial recycling. AB 341 was designed to help meet California's recycling goal of 75 percent by the year 2020. AB 341 requires all commercial businesses and public entities that generate 4 cubic yards or more of waste per week to have a recycling program in place. In addition, multi-family apartments with five or more units are also required to form a recycling program.

Urban Water Management Planning Act. The Urban Water Management Planning Act (UWMP Act) (California Water Code [CWC], Division 6, Part 2.6, § 10610 et seq.) was enacted in 1983. The UWMP Act applies to municipal water suppliers, such as the BCVWD, because it provides water service directly to more than 3,000 connections. The UWMP Act requires these suppliers to develop Urban Water Management Plans (UWMPs) for a 20-year planning period horizon and to update their UWMP every 5 years to demonstrate an appropriate level of reliability in supplying anticipated short-term and long-term water demands during normal, dry, and multiple dry years.

Porter-Cologne Water Quality Act. The Porter-Cologne Water Quality Act (CWC § 13000 et seq.) is the basic water quality control law for California. Under this act, the SWRCB has primary responsibility for coordination and control of water quality. In California, the USEPA has delegated authority to issue NPDES permits to the SWRCB. The State is divided into nine regions related to water quality and quantity characteristics. The SWRCB, through its nine RWQCBs, carries out the regulation, protection, and administration of water quality in each region. Each RWQCB is required to adopt a Water Quality Management Plan or Basin Plan that recognizes and reflects the regional differences in existing water quality, the beneficial uses of the region's ground and surface water, and local water quality conditions and problems.

California Water Conservation in Landscaping Act, Government Code Section 65591 et seq. Pursuant to the Water Conservation in Landscaping Act of 2006 (Government Code 65591 et seq.), cities and counties in California are required to adopt a water efficient landscape ordinance. Local ordinances are intended to reduce water use for landscaping and irrigation purposes and encourage the use of recycled and reclaimed water for these purposes. The California Department of Water Resources maintains a model water efficient landscape ordinance (MWELO) (Cal. Code Regs. 490 23 et seq.) after which local jurisdictions can model their ordinances.

California Water Recycling in Landscaping Act, Government Code Section 65601 et seq. The California Water Recycling in Landscaping Act promotes the efficient use of water through the development of water recycling facilities. The Act stipulates that landscape design, installation, and maintenance should be water efficient, and the use of potable domestic water for landscaped areas is considered a waste or unreasonable use of water if recycled water is available that meets the conditions described in Section 13550 of the Water Code.

State Model Ordinance, California Solid Waste Reuse and Recycling Access Act of 1991 (AB 1327). AB 1327 requires development projects to reserve adequate areas for collecting and loading recyclables. The City of Banning, in Chapter 8 of its Municipal Code, similarly has requirements for

including garbage and recycling enclosures in site design, including space for recycling containers and access for recycling and garbage collection trucks.

Water Supply Assessment. California PRC Section 21151.9 requires that any proposed "project," as defined in Section 10912 of the Water Code, prepare a Water Supply Assessment in compliance with Water Code Section 10910 et seq. Water Code Section 10910 et seq. outlines the necessary information and analysis that must be included in an EIR to ensure that a proposed land development has a sufficient water supply to meet existing and planned water demand over a 20-year horizon.

According to Water Supply Assessment requirements, a "project" is defined as any of the following:

- A residential development of more than 500 dwelling units
- A shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet (sf) of floor space
- A commercial office building employing more than 1,000 persons or having more than 250,000 sf of floor space
- A hotel or motel, or both, having more than 500 rooms
- An industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 sf of floor area
- A mixed-use project that includes one or more of the projects specified above
- A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500-dwelling-unit project

If a public water system has fewer than 5,000 service connections, a "project" means any proposed residential, business, commercial, hotel or motel, or industrial development that would account for an increase of 10 percent or more in the number of the public water system's existing service connections, or a mixed-use project that would demand an amount of water equivalent to, or greater than, the amount of water required by residential development that would represent an increase of 10 percent or more in the number of the public water system's existing service connections.

Senate Bill 1374. Senate Bill (SB) 1374 requires that the annual report submitted to CalRecycle include a summary of the progress made in diversion of construction and demolition waste materials. In addition, SB 1374 required that CalRecycle adopt a model ordinance suitable for adoption by any local agency to require 50 to 74 percent diversion of construction and demolition waste materials from landfills by March 1, 2004. Local jurisdictions are not required to adopt their own construction and demolition ordinances, nor are they required to adopt CalRecycle's model by default. However, adoption of such an ordinance may be considered by CalRecycle when determining whether to impose a fine on a jurisdiction that has failed to implement its Source Reduction and Recycling Element (SRE).

Assembly Bill 75. AB 75, passed in 1999, took effect on January 1, 2000. This bill adds new provisions to the PRC, mandating that State agencies develop and implement an Integrated Waste Management Plan (IWMP); it also mandates that community service districts providing solid-waste services report disposal and diversion information to the city, county, or regional agency in which the community service district is loaded.

Title 24 of the California Code of Regulations. Energy and water consumption by new buildings in California is regulated by the California Green Building Standards Code, embodied in California Code of Regulations (CCR) Title 24. Title 24 provides efficiency standards for new construction and the rehabilitation of both residential and nonresidential buildings, including building energy consumption, water conservation, and operational efficiencies. Title 24 regulates building energy consumption for heating, cooling, ventilation, water heating, and lighting with regard to both electricity and natural gas, while also regulating water consumption through the installation of efficient plumbing fixtures. The efficiency standards apply to both new construction and rehabilitation of both residential and nonresidential buildings. The building efficiency standards are enforced through the local building permit process. Local government agencies may adopt and enforce energy standards for new buildings, provided these standards meet or exceed Title 24 Building Code requirements. The 2019 Standards went into effect January 1, 2020, following approval by the California Building Standards Commission.

Additionally, the California Green Building Code Section 5.408.1 identifies that construction projects shall "recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent." The City of Banning strives to meet the 75 percent diversion of solid waste to landfills as set forth by the State of California.

Assembly Bill 341. AB 341, enacted in 2011 and begun in 2012, changes the due date of the State agency waste management annual report to May. The bill makes a legislative declaration that it is the policy goal of the State of California that not less than 75 percent of solid waste generated be source reduced, recycled, or composted by 2020.

Public Health and Safety Code Part 9.5, Section 115700. Public Health and Safety Code Part 9.5, Section 115700, requires the proper decommissioning of inactive wells to prevent the contamination of groundwater. The section provides specifics for the casting, securing, and marking of wells and the surrounding area. This section also provides that at minimum, permanently inactive wells shall be destroyed in accordance with standards developed by the Department of Water Resources pursuant to Section 13800 of the Water Code and adopted by the State Water Resources Control Board or local agencies in accordance with Section 13801 of the Water Code. Minimum standards recommended by the department and adopted by the State Board or local agencies for the abandonment or destruction of groundwater monitoring wells or class one hazardous injection wells shall not be construed to limit, abridge, or supersede the powers or duties of the department, in accordance with Section 13801 of the Water Code.

4.19.4.3 Regional Regulations

Metropolitan Water District 2020 Regional Urban Water Management Plan. The Metropolitan Water District's (MWD) 2020 Regional UWMP lists and describes the various uses, demand, supplies, target reductions, and compliance measures for 26 member agencies. These include 14 cities, 11 municipal water districts, and one county water authority serving approximately 18.7 million people in Southern California. The 2020 Regional UWMP found that within the service area, retail water demands can be met with local supplies or imported supplies. In the UWMP, MWD's supply reliability assessments focus on the future demands for MWD's imported and other supplies. The expected firm demand on MWD is the difference between total demands, adjusted for conservation, and projected total local supplies. Thus, in order to project the regional need for water, MWD starts with a projection of total demand including retail Municipal and Industrial (M&I), retail agricultural, seawater barrier, and replenishment demands, determines the adjustments from total conservation, and subtracts the total local supplies that are available to meet a portion of those demands.

Beaumont Basin Watermaster. The Beaumont Basin is an adjudicated basin established by the Stipulation for Entry of Judgment Adjudicating Groundwater Rights in the Beaumont Basin. Pursuant to the Judgment, the Court appointed a five-member Watermaster Committee, consisting 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. The Beaumont Basin Watermaster is responsible for the management and control of water supply withdrawal and replenishment in the Basin and the acquisition and spread of replacement water as needed.

Riverside Countywide Integrated Waste Management Plan. The CIWMP was prepared in accordance with the California Integrated Waste Management Act of 1989 (AB 939). AB 939 redefined solid waste management in terms of both objectives and planning responsibilities for local jurisdictions and the State. AB 939 mandated a reduction of waste being disposed: jurisdictions were required to meet diversion goals of 25 percent by 1995 and 50 percent by the year 2000. AB 939 also established an integrated framework for program implementation, solid waste planning, and solid waste facility and landfill compliance. The Waste Reuse and Recycling Act (AB 1327) requires local agencies to adopt a local ordinance that requires all development projects that are commercial, industrial, institutional, or marina in nature and where solid waste is collected and loaded to provide an adequate area for collecting and loading recyclable materials over the lifetime of the project. The area is required to be provided before building permits are issued. The Mandatory Commercial Recycling Program (AB 341) was designed to help meet California's recycling goal of 75 percent by the year 2020 and requires all commercial businesses and public entities that generate four cubic yards or more of waste per week to have a recycling program in place. In addition, multi-family apartments with five or more units are also required to form a recycling program.

Riverside Drainage Master Plan. A master drainage plan addresses the current and future drainage needs of a given community. The boundary of the plan usually follows regional watershed limits. The proposed facilities may include channels, storm drains, levees, basins, dams, wetlands, or any other conveyance capable of economically relieving flooding problems within the plan area. The plan includes an estimate of facility capacity, sizes, and costs. The Banning Drainage Master Plan prepared

by the Riverside County Flood Control and Water Conservation District (1994) covers a 19-square-mile area, including the Development Site.

4.19.4.4 Local Regulations

Riverside County General Plan. The following are policies from the Riverside County General Plan pertaining to utilities that are applicable to the Development Project:

> **Policy LU 5.2** Monitor the capabilities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of services.
>
> **Policy LU 5.3** Review all projects for consistency with individual urban water management plans.
>
> **Policy LU 17.2** Require that adequate and available water resources exist to meet the demands of the proposed land use.
>
> **Policy OS 1.1** Balance consideration of water supply requirements among urban, agricultural, and environmental needs so that sufficient supply is available to meet each of these different needs.
>
> **Policy OS 2.1** Encourage the installation and use of water conserving systems such as dry wells and graywater systems, where feasible, in new developments. The installation of cisterns or infiltrators shall be encouraged to capture rainwater from roofs for irrigation in the dry season and flood control during heavy storms.
>
> **Policy OS 2.3** Encourage the use of native, drought-resistant landscaping planting.
>
> **Policy OS 2.4** Support and engage in educational outreach programs with other agencies that promote water conservation and widespread use of water-saving technologies.
>
> **Policy OS 11.1** Enforce the state Solar Shade Control Act, which promotes all feasible means of energy conservation and all feasible uses of alternative energy supply sources.
>
> **Policy OS 11.2** Support and encourage voluntary efforts to provide active and passive solar access opportunities in new developments.
>
> **Policy OS 11.3** Permit and encourage the use of passive solar devices and other state-of-the-art energy resources.
>
> **Policy OS 16.1** Continue to implement Title 24 of the State Building Code. Establish mechanisms and incentives to encourage architects and builders to exceed the energy efficiency standards of Title 24.
>
> **Policy OS 16.3** Implement public transportation systems that utilize alternative fuels when possible, as well as associated urban design measures that support alternatives to private automobile use.

Policy OS 16.9 Encourage increased use of passive, solar design and day lighting in existing and new structures.

City of Banning Code of Ordinances. The City of Banning Code of Ordinances includes chapters and sections pertaining to utility services in the City. The following chapter/sections of the Banning Code of Ordinances would apply to utility services pertaining to the Development Project:

Chapter 13, Section 13.08.050 (Water System Connection Fee). Applicants developing commercial and industrial uses in the City are required to pay a water connection fee. The fee amount is dependent on the project type, number of meters on the site, and the meter size required for the uses on the site.

Chapter 13, Section 13.08.060 (Sewer System Connection Fee). This section requires an applicant of a development in the City to pay a sewer connection fee in order to be connected to the City-owned system. Commercial and industrial developments are required to pay this fee dependent on the type of project being constructed. The revenues from the sewer connection fee are spent on capital improvements of the City's sewage system (i.e., sewer main and interceptor extensions, wastewater treatment plant upgrades, or expansions).

Chapter 13.16 (Water Conservation). This section of the Code of Ordinances requires adoption of an urban water management plan or conservation plan by the City. The plan is to be available and kept on file at the City Clerk's office for public access. Pursuant to Section 13.16.030, all new development in the City is required to comply with water conservation provisions that use xeriscape principals such as turf limitations, irrigation techniques, use of mulch, and water-conserving landscaping plans. In times of water supply emergencies, Section 13.16.020 restricts water use by all customers in the City.

Chapter 13.24 (Stormwater Management System). This chapter regulates non-stormwater discharges to the municipal storm drain; controls discharge to municipal storm drains from spills, dumping, or disposal of non-stormwater materials; and reduces pollutants in stormwater discharges as to not cause pollution in receiving waters.

Chapter 15.08. Chapter 15.08, Section 15.08.010(3), adopts the 2019 California Green Building Standards Code, 2019 Edition (Title 24). Generally, the intent of Title 24 is to provide efficiency standards for new construction and the rehabilitation of both residential and nonresidential buildings, including building energy consumption, water conservation, and operational efficiencies. Title 24 regulates building energy consumption for heating, cooling, ventilation, water heating, and lighting with regard to both electricity and natural gas, while also regulating water consumption through the installation of efficient plumbing fixtures. [Title 24 is included as **Regulatory Compliance Measure AQ-5**, as detailed in **Section 4.3** of this EIR.]

Chapter 18.15 (Erosion and Sediment Control). This section requires that all individual construction and grading projects shall implement measures to ensure that pollutants are not discharged from the site, would reduce to the maximum extent practicable (MEP), and would not cause or contribute to an exceedance of water quality objectives in the local natural watercourses within the City. Erosion and sediment control plans and control systems are required by each individual development in the City to ensure erosion and sediment control is handled properly.

City of Banning General Plan. The Water, Wastewater, and Utilities Element of the *City of Banning General Plan* establishes policies and programs to be implemented to ensure the adequate provision of domestic water, sewage treatment, and utilities services to all residents/businesses in the City. The following goals and policies pertaining to utility services would be applicable to the Development Project:

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

Policy 1: The City shall coordinate between the City Utility Department-Water Division, Banning Heights Mutual Water Company, Beaumont/Cherry Valley Water Agency, San Gorgonio Pass Water Agency, California Regional Water Quality Control Board and Riverside County Environmental Health to protect and preserve local and regional water resources against overexploitation and contamination.

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

Policy 4: The City shall make every effort to assure and assist in facilitating the timely and cost-effective extension and expansion of services that support community development and improved quality of life.

Policy 5: To ensure the timely expansion of facilities in a manner that minimizes environmental impacts and disturbance of existing improvements, the City shall confer and coordinate with service and utility providers in planning, designing, and siting of supporting and distribution facilities.

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

Policy 7: The City shall continue to confer and coordinate with its solid waste service franchisee to maintain and, if possible, exceed the provision of AB 939 by expanding recycling programs that divert valuable resources from the waste stream and returning these materials to productive use.

Policy 8: The City shall support, and to the greatest extent practical, shall encourage commercial and industrial businesses to reduce and limit the amount of packaging and potential waste associated with product sale and production.

Policy 10: Major utility facilities, including power and other transmission towers, cellular communication towers and other viewshed intrusions shall be designed and sited to ensure minimal environmental and viewsheds impacts and environmental hazards.

Policy 11: The City shall encourage the planning, development and installation of state-of-the art telecommunications and other broadband communications systems as essential infrastructure.

Policy 12: The City shall encourage in others and itself the use of alternative fuel vehicles.

Policy 14: The City shall encourage alternative energy use for individual property owners and consider developing an incentive program.

The Water Resources Element of the *City of Banning General Plan* addresses water quality, availability, and conservation for the City's current and future need. Topics in the element include groundwater replenishment programs, consumptive demand of City residents, and wastewater management and its increasingly important role in the protection of groundwater resources. The following goals and policies pertaining to water resources are applicable to the Development Project:

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

Policy 1: New development projects proposing 50 units on property whose General Plan Land Use designation would allow 50 units, and/or 10 acres of commercial/ industrial/other development, or more, whether through a tract map, Specific Plan, or other planning application, shall be required to fund the provision of its entire water supply, either through SWP, recycled water or other means, as a condition of approval.

Policy 2: The City shall require the use of drought-tolerant, low water consuming landscaping as a means of reducing water demand for new development.

Policy 3: The City shall require the use of recycled wastewater for new development, or where it is unavailable, the infrastructure for recycled water when it becomes available, as a means of reducing demand for groundwater resources.

Policy 4: Require that all new development be connected to the sewage treatment system, or install dry sewers until such time as that connection is possible.

Policy 5: The City shall provide guidelines for the development of on-site storm water retention facilities consistent with local and regional drainage plans and community design standards.

Policy 6: Coordinate with the San Gorgonio Pass Water Agency, Banning Heights Mutual Water Company and the Beaumont-Cherry Valley Water District, the California Regional Water Quality Control Board, and other appropriate agencies to share information on potential groundwater contaminating sources.

Policy 7: The City shall ensure that no development proceeds that has potential to create groundwater hazards from point and non-point sources, and shall confer with other appropriate agencies, as necessary, to assure adequate review and mitigation.

4.19.5 Thresholds of Significance

The thresholds for impacts to utilities and service systems used in this analysis are consistent with Appendix G of the *2023 CEQA Guidelines*. The Development Project may be deemed to have a significant impact with respect to utilities and service systems if it would:

Threshold 4.19.1: **Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.**

Threshold 4.19.2: **Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.**

Threshold 4.19.3: **Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.**

Threshold 4.19.4: **Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.**

Threshold 4.19.5: **Conflict with federal, state, and local management and reduction statutes and regulations related to solid waste.**

4.19.6 Project Impacts

4.19.6.1 New or Expanded Utility Infrastructure

Threshold 4.19.1: Would the Development Project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Water. As discussed above, the City of Banning Public Works Department provides domestic water services to the City of Banning and portions of unincorporated Riverside County lands located southwesterly of the City limits. Existing potable water lines within Pressure Zone 2721 exist in Sunset Avenue (24-inch) and the future SLB Extension (18-inch). The Development Project's proposed Potable Water Plan would create a looped system to serve uses on the Development Site by installing the following components:

- A proposed 8-inch water line located in Lincoln Street to serve the Industrial and General Commercial uses located north of the future SLB Extension. This proposed 8-inch water line would connect to the existing 24-inch water line located in Sunset Avenue.

- A proposed 8-inch water line located in PA 5 that would connect the proposed 8-inch line in Lincoln Street to the existing 18-inch water line located in the future SLB Extension, forming a looped system.

- A proposed 8-inch water line located in Bobcat Road with a point of connection to the existing 24-inch line in Sunset Avenue.

- A proposed 8-inch water line located within PAs 3, 4, and 10 would connect to the existing 18-inch water line in the future SLB Extension to the proposed 8-inch line in Sunset Avenue and to the proposed 9-inch water line in Bobcat Road.

The City of Banning does not have a supply of recycled water available to users in the City; however, the City, by 2025, anticipates implementing upgrades at the City's wastewater treatment plant that would meet tertiary treatment standards to supply recycled water for outdoor irrigated use. In anticipation of this, the Development Project would include internal infrastructure to connect to recycled water lines that currently exist in Sunset Avenue (24-inch diameter) from Lincoln Street to the future SLB Extension and in the future SLB Extension (24-inch diameter) itself. The Development Project would install the following components associated with the on-site recycled water infrastructure:

- A proposed 8-inch recycled water line in Lincoln Street that would connect to the existing 24-inch recycled water line in Sunset Avenue which would service the development north of the SLB Extension;

- A proposed 8-inch recycled water line located in PA 5 connecting the proposed Lincoln Street line to the existing 24-inch recycled water line in the SLB Extension to create a closed loop system;

- A proposed 8-inch recycled water line along the western portion of PA 4 that would connect the existing 24-inch recycled water line in the SLB Extension with the proposed 8-inch lines in Bobcat Road and Sunset Avenue (between Bobcat Road and the SLB Extension); and

- Development south of the SLB Extension would connect to the existing 24-inch recycled water line in the SLB Extension, the proposed 8-inch recycled water line in Bobcat Road, or the proposed 8-inch recycled water line in Sunset Avenue.

Figures 3-11 and **3-12** in **Chapter 3.0** of this EIR illustrate the potable and recycled water infrastructure planned for the Development Project, respectively. As the Development Site is currently vacant, implementation of the Development Project would increase water usage, although the water demand was largely accounted for in the 2020 UWMP. On-site infrastructure would be required to be developed to serve the Development Project. A discussion of water use during construction and operation of the Development Project is included below:

Construction. Short-term[17] demand for water would occur during excavation, grading, and construction activities on site. Water demand for soil watering (fugitive dust control), cleanup, masonry, painting, and other activities would be temporary and would cease once all of the development is completed on the Development Site. Overall, short-term construction activities would require minimal water and are not expected to have any adverse impacts on the existing water system or available water supplies. Therefore, impacts associated with short-term

[17] The construction schedule is previously identified in Section 3.5.3.9. Mass grading of the Development Site would be conducted in two phases, followed by development of buildings, and supporting features. As the Development Project is phased and will be constructed over a period of up to 4 years, grading, construction, and on-site operation of the uses will overlap.

construction activities would not require or result in the construction of new water treatment facilities or the expansion of existing facilities, and construction of the Development Project would not require the need for new or expanded water entitlements. Construction impacts would be ***less than significant,*** and no mitigation measures are required.

Operation. The Development Project would include the installation of potable and recycled water distribution infrastructure as described above. These improvements would be funded and constructed by the applicant, built to City of Banning Public Works Department standards, and offered for dedication to the City of Banning Public Works Department.

Once all the uses in the Specific Plan are developed, long-term demand for water is anticipated to occur during Development Project operation. There is currently no water demand on the Development Site as it is currently vacant. **Table 4.19.H: Water Demand at Development Project Buildout** provides the estimated water demand of the Development Project once all uses are constructed and operational. As shown in **Table 4.19.H**, the proposed uses would demand 1,060 acre-feet of water annually. As the Development Site is currently vacant, this would represent an increase in water demand over existing conditions. However, the 2020 UWMP included planned water demand for general commercial, open space, and residential uses on the Project Site consistent with anticipated water demand for the Five Bridges project[18], and comparable to proposed water demand for the Development Project. As detailed in **Table 4.19.H**, the Development Project would generate a water demand of 1,060 afy.

Table 4.19.H: Water Demand at Development Project Buildout

Land Use[1]	Acres	Demand Factor (gpd/acre)[2]	Water Use (gpd)	Water Demand (acre-feet/year)
Industrial	398.5	1,700	674,450	759
Commercial	48.3	5,300	255,990	287
Open Space (Parks)	12.6	1,000	12,600	14
Open Space (Resource)	54	0	0	0
Total			**943,040**	**1,060**

Source: Romo Planning Group, Inc., City of Banning Public Works Department, *Water Supply Assessment, Sunset Crossroads Specific Plan*, Table 10 Project Water Demand, July 2022. (**Appendix K**).

1 Residential land use would be transferred to other properties. Residential uses for the site were included in the City's General Plan and the 2020 Urban Water Management Plan; however, the Development Project's Land Use and Zoning Amendment has removed residential uses from the site under the Specific Plan.

2 City of Banning 2018 Integrated Master Plan (IMP) Final Report, Table 3.5.

gpd = gallons per day

As required of all new development in California, the Development Project would comply with State law regarding water conservation measures, including pertinent provisions of the CCR

18 The "Five Bridges" project proposed the development of 548.4 acres as a master-planned community with up to 2,160 residential units, a 51.6-acre commercial center, and 106.2 acres of open space uses, including parks and connecting linear parks. Dedication of 2.4 acres of land for a fire station is also included as part of the proposed project. While the project was not developed, per **Chapter 3.0** of this EIR, the current on-site land use designations include commercial, open space, and residential uses of varying densities. The current land use designations were used in the water demand forecasts detailed in the 2020 UWMP.

regarding the implementation of water efficiency and water conservation measures, such as, but not limited to:

- Water-efficient plumbing fixtures that contribute to a 20 percent reduction in domestic and irrigation water demand;
- Provisions of drought-tolerant plants for exterior landscape design;
- Installation of water-efficient irrigation systems that employ "smart" sensors that can tell whether it has rained or whether the landscape needs irrigation using moisture sensors; and
- Use of recycled water for common area landscape irrigation.

Incorporation of these water conservation measures would reduce the water demands of the Development Project. Furthermore, the following demand measures outlined in Chapter 8 – Demand Management Measures of the City's *2020 Urban Water Management Plan* would be applicable to the Development Project:

- City Ordinance Number 1039 adopted by the City Council in 1991, prohibiting the waste of water. This ordinance describes actions that are considered a waste of water and subsequent penalties if a violation occurs.
- In 1998, this ordinance was incorporated into City Ordinance Number 1231. In 2006, AB 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 Number 2010-06 on January 26, 2010, to meet this requirement.
- 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 Governor Brown pertaining to the declared drought emergency and with the emergency water conservation regulations promulgated by the State Water Resources Control Board.
- All the City's water service connections, for all customer sectors, are metered. Additionally, the City has installed dedicated landscape irrigation meters for Sun Lakes Country Club, Caltrans, the City park system, and City school district facilities. The City would continue to meter all new water service connections.
- The City has a three-tiered increasing rate structure that applies to all customers. The City is currently investigating the potential of a fixed or drive-by Automatic Meter Read (AMR) system that allows the City to monitor each individual customer account for water conservation.

- The City has initiated several water conservation programs to educate its water service customers in regard to various approaches to conserve water. At City Hall, water conservation pamphlets are displayed year-round as well as at public citywide events.

- As part of the City's normal operations, the City repairs major leaks to the distribution system as soon as possible after they are discovered. Further, under the City's capital improvement plan, old leaking pipes are continually being replaced.

Compliance with the above-outlined demand measures would also reduce the water demands of the Development Project.

The City's *2020 Urban Water Management Plan* and the Development Project *Water Supply Assessment* project the City's water supply and demand under various water conditions through 2045[19]. **Table 4.19.I: Normal Year/Single Dry Year Comparison** provides a comparison of water supply and demand during normal and single-dry year conditions, while **Table 4.19.J: Multiple Dry Year Comparison 2025–2035,** and **Table 4.19.K: Multiple Dry Year Comparison 2040–2045** provide a comparison of water supply and demand during multiple dry year conditions.

Table 4.19.I: Normal Year/Single Dry Year Comparison

Water Supply/Use (afy)	2025	2030	2035	2040	2045
Normal Dry Year Scenario					
Available Supply 2020 UWMP	56,358	52,388	44,066	33,124	21,098
Estimated Demand 2020 UWMP	9,507	10,701	11,751	12,670	13,467
Development Project Demand	1,060	1,060	1,060	1,060	1,060
Available Leftover Supply Capacity	**+45,791**	**+40,627**	**+31,255**	**+19,394**	**+6,571**
Single Dry Year Scenario					
Available Supply 2020 UWMP	56,344	52,360	43,744	32,068	18,528
Estimated Demand 2020 UWMP	9,969	11,226	12,362	13,332	14,135
Development Project Demand	1,060	1,060	1,060	1,060	1,060
Available Leftover Supply Capacity	**+45,315**	**+40,075**	**+30,322**	**+17,668**	**+3,333**

Source: Romo Planning Group, Inc., City of Banning Public Works Department, *Water Supply Assessment Sunset Crossroads Specific Plan*, Tables 11 and 12, July 2022.
afy = acre-feet/year
UWMP = Urban Water Management Plan

[19] The water supply/demand detailed in Tables 4.19.I through 4.19.K represent a conservative estimate of water demand. The 2020 UWMP anticipates the water demand associated with the previously considered (but not approved or constructed) "Five Bridges" project.

Table 4.19.J. Multiple Dry Year Comparison 2025–2035

Year	Water Supply/Demand (afy)	2025	2030	2035
Year 1	Available Supply 2020 UWMP[1]	59,179	51,449	42,932
	Estimated Demand 2020 UWMP	9,684	10,911	11,995
	Project Demand	1,060	1,060	1,060
	Available Leftover Supply Capacity	**+48,255**	**+39,478**	**+29,877**
Year 2	Available Supply 2020 UWMP	56,358	52,388	44,066
	Estimated Demand 2020 UWMP	10,234	11,467	12,554
	Project Demand	1,060	1,060	1,060
	Available Leftover Supply Capacity	**+44,564**	**+39,861**	**+30,452**
Year 3	Available Supply 2020 UWMP	56,298	51,152	41,749
	Estimated Demand 2020 UWMP	10,793	12,030	13,120
	Project Demand	1,060	1,060	1,060
	Available Leftover Supply Capacity	**+44,445**	**+38,062**	**+27,569**

Source: Tables 7.3 through 7.6 (City of Banning Water Supply Availability & Demand Projections Multiple Dry Years [2021-2025] [2026-2030] [2031-2035] and [2036-2040] [AF]), 2020 Urban Water Management Plan City of Banning, CA (June 2021).
[1] Dry year demand.
afy = acre-feet/year
UWMP = Urban Water Management Plan

Table 4.19.K: Multiple Dry Year Comparison 2040–2045

Water Supply/Demand (afy)	2040	2041	2042	2043	2044	2045
Available Supply 2020 UWMP	30,390	33,124	29,799	24,477	19,757	15,573
Estimated Demand 2020 UWMP[1]	12,946	13,507	14,074	13,458	13,619	13,732
Project Demand	1,060	1,060	1,060	1,060	1,060	1,060
Available Leftover Supply Capacity	**+16,384**	**+18,557**	**+14,665**	**+9,959**	**+5,078**	**+781**

Source 1: Year 2040, Table 7.6 (City of Banning Water Supply Availability & Demand Projections Multiple Dry Years [2036-2040] [AF]), 2020 Urban Water Management Plan City of Banning, CA (June 2021).
Source 2: Years 2041-2045, Table 7.7 (City of Banning Water Supply Availability & Demand Projections Multiple Dry Years [2041-2045] [AF]), 2020 Urban Water Management Plan City of Banning, CA (June 2021).
[1] Dry year demand.
afy = acre-feet/year
UWMP = Urban Water Management Plan

Under these various conditions, with the Development Project, the UWMP still forecasts a water supply surplus through 2045. Therefore, the Development Project would not necessitate new or expanded water facilities, and the City would be able to accommodate the increased demand for potable water. Therefore, sufficient water supplies from existing entitlements are available to serve the Development Project.

Given that the Development Project would comply with the City of Banning's standard requirements for facility planning and that adequate water distribution facilities would exist to serve the Development Site, the Development Project would not require the relocation or construction of new or expanded potable or recycled water facilities beyond the on-site improvements detailed above. As required by the City of all development that connects to the City's potable water supply, Water Development Impact Fees, as required by **Regulatory Compliance Measure UT-1 (RCM UT-1)**, provided below, would be required to be paid to the City

prior to grading permit issuance by the City on the Development Site. Impacts would be ***less than significant***, and no mitigation measures are required.

Wastewater. The City of Banning would collect wastewater from the Development Project through off-site infrastructure, where the wastewater would be conveyed to the existing Banning WRF. The Banning WRF has a daily intake capacity of 3.5 million gallons of wastewater and is currently operating at an intake of 2.0 million gallons of wastewater per day. As such, the Banning WRF is currently operating at 57.1 percent of its daily intake capacity. As wastewater conveyance infrastructure already exists in the SLB Extension and along PAs 12 and 14, installation of the following on-site wastewater conveyance infrastructure would occur as part of the Development Project:

- A proposed 8-inch gravity sewer line that would connect to a proposed 12-inch gravity sewer line within Lincoln Street;
- A proposed 12-inch gravity sewer line along Sunset Avenue from Lincoln Street to just south of the future SLB Extension, connecting to the existing sewer system at the existing manhole at Sunset Avenue and the future SLB Extension;
- There would be no connection between this proposed line and the existing 15-inch line along PAs 12 and 14;
- Development in the PAs north of Lincoln Street (PAs 1, 6 and 7), and PAs 2 and 3 would connect to the proposed 8- and 12-inch lines in Lincoln Street;
- Development in PA 5 would connect to the existing 15-inch line along the western boundary of PAs 13 and 14; and
- Development in PAs south of the future SLB Extension (PAs 4 and 10) would connect with 8-inch lines to the existing 12-inch line in the future SLB Extension.

As the Development Site is currently vacant, uses developed as part of the Development Project would increase wastewater generation, and on-site infrastructure would be required for the Development Site to be completed. A discussion of wastewater generation during construction and operation of the uses of the Development Project is included below.

Construction. Sanitary services during construction would be provided by portable restroom facilities, which transport waste off site for treatment and disposal. Therefore, during construction, potential impacts to wastewater treatment and wastewater conveyance infrastructure would be ***less than significant***, and no mitigation measures are required.

Operation. Industrial and General Commercial uses would be developed as part of the Development Project. The Development Project would result in an increase in wastewater generation during operation. **Table 4.19.L: Development Project Wastewater Generation** shows that the Development Project at buildout is estimated to generate 352,920 gallons per day of wastewater. The estimated increase in wastewater associated with the buildout of the Development Project would represent 23.5 percent of the Banning WRF's remaining daily intake

capacity. The increase in wastewater generated by the uses associated with the Development Project can be accommodated within the existing design capacity of the Banning WRF, which currently operates at 57.1 percent of its capacity. As discussed in **Section 3.1.1** of this EIR, development and operation of the reverse osmosis facility is not tied to nor needed for the buildout of the Development Project. Due to their nature as public infrastructure requiring only period inspection and/or maintenance, the City-sponsored public facilities would not include features/uses contributing to the volume of wastewater in the City.

Therefore, the Development Project would not require, nor would it result in, the construction of new wastewater treatment or collection facilities or the expansion of existing facilities other than those facilities to be constructed on site. As required by the City of all development that connects to the City's wastewater infrastructure system, Wastewater Facilities Development Impact Fees, as required by **Regulatory Compliance Measure UT-1 (RCM UT-1)**, would be required to be paid to the City prior to grading permit issuance by the City on the Development Site. Therefore, impacts related to the construction of wastewater treatment or collection facilities and the capacity of the wastewater treatment provider would be ***less than significant***, and no mitigation would be required.

Table 4.19.L: Development Project Wastewater Generation

Land Use	Quantity (ac)	Wastewater Flow Generation Factors (gpd/ac)	Project Wastewater Generation (gpd)	Project Wastewater Generation (gpy)
General Commercial	48.3	1,150	55,545	20,273,925
Industrial	396.5	750	297,375	108,541,875
Open Space – Park and Resources	65.4	0	0	0
Street Dedication/Circulation	23.6	0	0	0
Total	**533.8**	**--**	**352,920**	**128,815,800**

Source: *City of Banning. 2018. Integrated Master Plan (IMP) Final Report*, Chapter 3, Table 3.19 Wastewater Flow Factors, page 3-28.
ac = acres
gpd = gallons per day
gpy = gallons per year

Stormwater Infrastructure. **Section 4.10** of this EIR provides a summary of the existing on-site drainage patterns, the proposed drainage system, and the potential impacts that implementation of the Development Project would have on drainage and stormwater systems. The capacity of the downstream storm drain infrastructure depends on peak discharge rates entering the system. Under existing conditions, stormwater flows through three natural drainages that traverse the Development Site: Pershing Creek, Smith Creek, and Highland Wash. As the Development Site is currently vacant, natural percolation of stormwater also occurs.

Buildout of the Development Project would substantially increase impervious surfaces on the site with street, access drives, paved parking areas, and building footprints (including the reverse osmosis facility). Landscaped slopes, undeveloped open space, open space occupied by a park, landscaped parking medians, and landscaped areas around buildings would be incorporated into each PA of the Development Project to reduce the overall number of impervious surfaces. As discussed in **Section 4.10.6.3**, to accommodate the increase in stormwater flows generated by the Development Project,

the Development Site has been segmented into 13 Drainage Management Areas (DMAs [DMAs A through M]) as shown in **Table 3.D** and **Figure 3-11** in **Chapter 3.0** of this EIR. The Development Project would include the installation of storm drainpipes, reinforced concrete pipes (RCP) ranging in size from 12 inches to 42 inches in diameter, and 15 on-site Water Quality Management Plan basins (stormwater basins) where stormwater from the uses on the site would be stored before flowing off site into downstream stormwater receivers. Two 10-foot by 100-foot reinforced concrete box (RCB) culverts would be developed for the Lincoln Street crossings of the Pershing Wash and Smith Creek drainages. The drainage system would route the runoff from the proposed impervious surfaces to the 15 on-site stormwater basins for treatment and peak flow mitigation for their respective tributaries via RCP facilities. Per City of Banning Ordinance #1415, the Development Project is required to retain 100 percent of a 100-year, 3-hour storm event. As shown in **Table 4.10.E**, the 100-year, 3-hour flood volume anticipated to be generated by the Development Project totals 2,797,246 cubic feet (ft^3), and the on-site stormwater system includes development of basins with a total volume of 5,193,324 ft^3; as such, the Development Project would incorporate an adequate on-site stormwater infrastructure system.

Overall, the peak discharge of stormwater generated by the Development Project would not adversely affect the capacity of downstream networks, and construction or expansion of off-site stormwater drainage facilities would not be required. Therefore, impacts to stormwater infrastructure would be ***less than significant***, and no mitigation would be required.

Electricity Infrastructure. Construction and operation impacts associated with electricity infrastructure are discussed below.

Construction. Construction would require energy for the manufacture and transportation of building materials, preparation of the site for grading activities, utility installation, paving, and building construction and architectural coating. Energy required for these activities would be supplied either through petroleum fuels (e.g., diesel and gasoline for on-site generation) or the extension of power to the Development Site from existing electrical systems. Due to the limited duration (estimated at 51 months) and phased nature of construction, the amount of electricity required is not anticipated to exceed that required during Project operation (25.57 GWh/yr, see below). Construction activities are not expected to require new or physically altered electrical transmission or distribution facilities.

Operation. The Project Design Features (PDFs) and mitigation measures identified for the Development Project in **Mitigation Measures AIR-2 and GHG-1 through GHG-6** have been identified in **Sections 4.3** (Air Quality) **and 4.8** (Greenhouse Gas Emissions) and address the air quality and greenhouse gas impacts resulting from operation of the Development Project. While these measures have been identified to reduce criteria pollutants and greenhouse gas emissions, these reductions are achieved in part through the reduction in the amount and/or type of energy used for Project operations. As described in **Section 4.6** of this EIR, at buildout with the implementation of the stated mitigation and PDFs, the Development Project would demand 25,570,405 kilowatt-hours (kWh) (or 25.570 GWh) of electricity per year. As total electricity consumption in the BEU service area in 2022 was 151.5 GWh, the Development Project electric demand represents approximately 16.9 percent of existing electricity consumption within the BEU service area and 0.14 percent of current electrical demand in Riverside County. The BEU has

included the energy usage by this Development Project as well as two other large residential projects in its future planning, which has enabled it to enter into long-term contracts for the purchase of renewable sources of electricity as required by State law[20]. Approximately 1 acre within the Development Site, at the northwest corner of Planning Area 7 (PA 7), has been identified by the BEU as a potential site for development of an electric substation to be developed by the BEU to support projected long-term growth anticipated by the City's existing General Plan. BEU is separately entitling and will develop, own, maintain, and operate the future electrical substation[21]. The Development Project would not require construction of this electrical substation; therefore, it is not reliant or dependent on development of this planned facility. The infrastructure that would be constructed in connection with the Development Project is either already planned for by the City or needed for planned growth as described in the City's General Plan. The Development Project does not require off-site construction or extension of infrastructure that was not already considered, planned, or approved by the City. The extension of electrical infrastructure to/through the Development Site and individual buildings (including any future electrical substation or battery storage use) would conform to applicable design, construction, and maintenance requirements established by the BEU. As the Development Project would not increase demand on electrical systems beyond existing network capacity; a less than significant impact would occur.

Natural Gas Infrastructure. A natural gas pipeline crosses the northern half of the Development Site and is marked by signs and exposed where the pipeline crosses the natural drainages that exist on the site. Natural gas distribution services would be extended through all on-site streets and surface parking lots to which the Development Project would connect. The applicant would be responsible for construction connections to these distribution facilities and the backbone distribution systems for the Development Project.

Construction. Short-term construction activities would not result in demand for natural gas since construction activities/equipment would not require accessing existing natural gas facilities/infrastructure. Therefore, construction activities would not impact natural gas services, and the Development Project would not require new or physically altered gas transmission facilities.

Operation. Operation of the uses on the Development Site would result in increased demand for natural gas. As identified in **Table 4.6.D** of this EIR, at buildout with the implementation of the stated mitigation and PDFs, the natural gas demand associated with proposed on-site uses will total 5,999,799 kBTUs (59,998 therms[22]) per year. Total natural gas consumption in Riverside County in 2022 was 431.1 million therms; therefore, operation of the proposed Project would negligibly increase the annual natural gas consumption in Riverside County by 0.01 percent and approximately 0.0019 percent of existing demand in the Southern California Edison (SCE) service

[20] Long-term forecasts included in the City's 2015 Power Supply Integrated Resource Plan (IRP) recognize growth in electrical demand from the Rancho San Gorgonio and the Butterfield – Pardee Home projects.

[21] The existing steel pole electrical power line at the northern property boundary will be preserved in a 20-foot-wide easement. The Southern California Edison transmission lines located south of Bobcat Road will remain in their current location.

[22] One therm is equal to 100,000 BTUs (British Thermal Unit) or 100 kBTU. One BTU is the quantity of heat required to raise the temperature of 1 pound of water by 1 degree Fahrenheit.

area. Service providers utilize projected demand forecasts to provide an adequate supply or plan for surplus in the service area. As discussed in **Section 4.6**, it is anticipated that SoCalGas would be able to meet energy demand in its service area. Because the Development Project would only represent a small fraction of natural gas demand in Riverside County, the uses of the Development Project would exceed Title 24 requirements, and there would be sufficient natural gas supplies available[23]. As such, natural gas demand for the Development Project at buildout would be ***less than significant***. No mitigation would be required.

The supply and distribution network within the area surrounding the Development Site would remain essentially the same as exists today except for standard on-site improvements, and level of service to off-site users would not be adversely affected. The existing natural gas line that crosses the Northern Portion of the Development Site would remain in place, an easement would be recorded, and access to the pipeline would be available to service providers. Existing gas transmission and distribution services maintained by SoCalGas would provide natural gas service to the Development Site. The uses in the Specific Plan would not increase natural gas systems beyond existing network capacity.

The installation of the proposed on-site electricity and natural gas improvements would result in physical environmental impacts; however, as these improvements would occur within the Development Site, any potential impact associated with the on-site construction of utility facilities has already been addressed and appropriately mitigated in this EIR. Implementation of the Development Project, including the incorporation of appropriate mitigation measures and project design features, and with compliance with City regulatory compliance measures, ensures no significant impacts related to construction and operation of utility systems would occur. Impacts would be ***less than significant***.

Telecommunications. Telephone, cable, and internet services are located along the perimeter of the Development Site and would be extended into the site. Internal to the Development Site, the uses developed would be responsible for constructing adequate telecommunication facility extensions to the various parts of the PAs within the Development Site. Additionally, cable box locations would be carefully planned and coordinated with utility providers and the landscape architect to be unobtrusive and screened from public view where possible. The construction and expansion of these facilities would occur on the Development Site during preparation and earthwork phases and are not expected to impact any telephone, cable, or internet services off site that serve the surrounding areas. Additionally, telecommunication facilities are generally installed concurrently with utility expansions, and impacts associated with the expansion of telecommunications facilities are already considered in air quality, noise, and construction traffic analysis found in this EIR. Therefore, impacts associated

[23] Senate Bill (SB) 100 establishes a target for renewable and zero-carbon resources to supply 100 percent of retail sales and electricity by 2045. While SB 100 does not define "zero-carbon resources," and the State had no legal definition prior to the bill becoming law, it is generally accepted that natural gas is not a "zero-carbon resource." As California moves to a "zero-carbon future," it is reasonable that reductions in natural gas use will occur as utilities move from using this resource to using zero-carbon and/or renewable resources. Furthermore, to achieve the intended goals of SB 100, policies that may limit the installation of natural-gas appliances (i.e., water heaters, stoves/oven, furnaces) will increasingly reduce the overall demand for natural gas in Banning and statewide.

with the relocation or construction of new or expanded telecommunication facilities would be ***less than significant***, and no mitigation measures would be required.

Level of Significance Prior to Mitigation: Less Than Significant Impact.

Regulatory Compliance Measures and Mitigation Measures: The following Regulatory Compliance Measure (RCM) is an existing regulation that is applicable to the Development Project and is considered in the analysis of potential impacts related to water and wastewater service. The City of Banning considers this regulation to be mandatory; therefore, it is not a mitigation measure.

RCM UT-1 Prior to the issuance of grading permits by the City of Banning, the most current Wastewater Facilities and Water Facilities Development Impact Fees for commercial and industrial uses shall be paid as calculated by the City. The grading permit would be issued by the City following demonstration of proof of the appropriate Wastewater Facilities and Water Facilities Development Impact Fees are paid.

Level of Significance After Mitigation: Less Than Significant Impact.

4.19.6.2 Adequate Water Supplies

Threshold 4.19.2: Would the Development Project have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?

The *Water Supply Assessment* prepared for the Development Project provides analysis in determining if the City of Banning would supply water during normal, dry, and multiple-dry year scenarios adequately for operation of the uses that would be developed. The projected water demands in the City's 2020 UWMP were determined based upon population growth projections from the Southern California Association of Governments, a City demand factor of 222 GPCD (gallons per capita per day) for 2025 with a 1 percent passive saving for future years and the proportion of actual historical water use by commercial and industrial properties. Because the City has not established unit water demand factors for each land use category, this analysis uses the water demand factors (WDFs) from the *City of Banning 2018 Integrated Master Plan (IMP) Final Report*.

As shown above in **Table 4.19.H**, the Development Project, at buildout, would demand approximately 949,600 gallons of water per day or 1,060 acre-feet of water annually. According to the City's *2020 Urban Water Management Plan* and the *Water Supply Assessment* prepared for the Development Project (see **Tables 4.19.I through 4.19.K**), the City has projected a water surplus during normal, dry, and multiple-dry years through 2045. The increase in potable water demand as a result of Development Project buildout (1,060 acre-feet/year) would represent a small portion (1.89 percent[24]) of the City's protected water supply in 2025 under the worst-case scenario.

[24] 1,060 acre-feet/year/56,298 acre-feet/year *100 = 1.89 percent.

Under the worst case condition (2045, multiple dry year), adequate water supplies still exist to serve the Development Project and the population/land use forecast in the UWMP; the Development Project would not necessitate new or expanded water facilities, and the City would be able to accommodate the increased demand for potable water. As the Development Project would have sufficient water supplies available to serve its needs and reasonably foreseeable future development during normal, dry, and multiple dry years. Impacts would be ***less than significant,*** and no mitigation measures are required.

Level of Significance Prior to Mitigation: Less Than Significant Impact.

Regulatory Compliance Measures and Mitigation Measures: No Regulatory Compliance or Mitigation Measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

4.19.6.3 Adequate Wastewater Treatment Capacity

Threshold 4.19.3: Would the Development Project result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?

As discussed under Threshold 4.19.1, Development Project buildout would increase wastewater generation above and beyond what is currently being generated on the vacant land. The Banning WRF has a current daily intake capacity of 3.5 million gallons of wastewater and is currently receiving approximately 2.0 million gallons of wastewater on a daily basis. As such, the Banning WRF is currently operating at 57.1 percent of its daily intake capacity. The Development Project, once operational, is estimated to generate approximately 352,920 gallons of wastewater per day, which represents 23.5 percent of the Banning WRF's remaining daily intake capacity. With existing wastewater flows and Development Project wastewater flows, the WRF would continue to operate below its daily intake capacity without improvements to the existing WRF or development of a new WRF in the City. Impacts would therefore be ***less than significant***, and no mitigation measures are required.

Level of Significance Prior to Mitigation: Less Than Significant Impact.

Regulatory Compliance Measures and Mitigation Measures: No Regulatory Compliance or Mitigation Measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

4.19.6.4 Adequate Landfill Capacity

Threshold 4.19.4: Would the Development Project generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

The City of Banning contracts with Waste Management, Inc. for solid waste collection service from residential, commercial, and industrial uses within the City limits. Solid waste collected in the City is disposed of at three landfills serving the City: Badlands Sanitary Landfill, Lamb Canyon Sanitary Landfill, and El Sobrante Landfill. As summarized above in **Table 4.19.G**, these three landfills combined

have a maximum permit capacity of 79,565,323 tons of solid waste, a combined remaining capacity of 38,826,219 tons of solid waste, and a combined daily maximum permitted throughput of 10,200 tons of solid waste. Badlands Sanitary Landfill has an estimated closing date of January 1, 2026[25]; Lamb Canyon Sanitary Landfill has an estimated closing date of April 1, 2029; and El Sobrante Landfill has an estimated closing date of August 1, 2047. The City of Banning strives to meet the 75 percent diversion of solid waste to landfills as set forth by the State of California.

As the Development Site is vacant, solid waste generation due to demolition of existing structures would not occur. However, construction of the Development Project would still have the potential to generate nominal amounts of solid waste which would either be recycled or disposed of at one of the local three landfills serving the City. Based on the anticipated total square footage of 5,903,400 and a construction waste generation factor of 4.34 pounds per square feet of non-residential uses[26], approximately 12,810 tons of waste would be generated during the building construction phase. As construction is anticipated to occur over 51 months, on average, approximately 8.3 tons of construction-related waste would be generated daily. The amount of daily waste generated during construction is less than that occurring during operation of the proposed uses at Project buildout. Once operational and built-out, the Development Project would generate more solid waste than what is being generated under existing conditions. **Table 4.19.M: Projected Solid Waste Generation** shows the projected amount of solid waste that the Development Project would generate daily.

Table 4.19.M: Projected Solid Waste Generation

Land Use	Quantity	Generation Rates[1]	Total Solid Waste Generated per Day (pounds/ton)
General Commercial	268,400 square feet	5 pounds/1,000 square feet/day	1,342/0.67
Hotel	125 rooms	2 pounds/room/day	250/0.13
Industrial	5,545,000 square feet	5 pounds/1,000 square feet/day	27,725/13.86
Total	--	--	**29,317/14.66**

Source: Compiled by LSA (December 2021).

[1] CalRecycle, Estimated Solid Waste Generation Rates. Website: https://www2.calrecycle.ca.gov/wastecharacterization/general/rates (accessed December 7, 2021).

Based on solid waste generation rates gathered from CalRecycle, the Development Project is estimated to generate 29,317 pounds of solid waste per day or 14.66 tons of solid waste per day once operational. This represents 0.1466 percent of the daily maximum combined intake of the three landfills serving the Development Site or 0.000038 percent of the remaining combined capacity of the three landfills serving the Development Site. It should be noted that this represents a worst-case scenario, and as consistent with State diversion rate goals, the Development Project is anticipated to divert 10.995 tons of solid waste daily for recycling. The Development Project would implement a diversion rate of 75 percent of the solid waste generated daily; therefore, up to 7,330 pounds (or 3.665 tons) would be transported to area landfills daily. In the event that all solid waste generated by the Development Project were transported to the El Sobrante Landfill, which accepts the least tons

[25] Email communication between Chris Graham, Senior Environmental Planner, LSA, and Andy Cortez, Principal Engineer, Riverside County Department of Waste Resources, December 28, 2021.

[26] https://archive.epa.gov/region9/buildingreuse/web/pdf/cd-meas.pdf (accessed December 7, 2023).

per day (400 tpd), the Development Project would contribute less than 1 percent of the solid waste accepted by the El Sobrante Landfill.

The Development Project would therefore be served by three landfills with sufficient permitted capacity to accommodate its solid waste disposal needs during construction and operation of the proposed on-site uses; therefore, the Development Project would result in a ***less than significant impact*** related to solid waste and landfill facilities. No mitigation measures would be required.

Level of Significance Prior to Mitigation: Less Than Significant Impact.

Regulatory Compliance Measures and Mitigation Measures: No Regulatory Compliance or Mitigation Measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

4.19.6.5 Compliance with Solid Waste Regulations

Threshold 4.19.5: Would the Development Project comply with federal, state, and local management and reduction statutes and regulations to solid waste?

Federal, State, and local regulations govern the generation, transport, and disposal of solid waste. AB 939 changed the focus of solid waste management from landfill to diversion strategies such as source reduction, recycling, and composting. The purpose of the diversion strategies is to reduce dependence on landfills for solid waste disposal. AB 939 established mandatory diversion goals of 25 percent by 1995 and 50 percent by 2000. The current diversion requirement is 75 percent of solid waste generated. CalRecycle tracks and monitors solid waste generation rates on a per capita basis. Per capita solid waste generation rates and total annual solid waste disposal volumes for the City of Banning between 2015 and 2020 are shown in **Table 4.19.N: Solid Waste Generation Rates in Banning,** below. It should be noted that more recent data have not yet been made available.

Table 4.19.N: Solid Waste Generation Rates in Banning

Year	Waste Generation Rates (pounds/person/day)		Total Disposal Tonnage (tons/year)
	Per Resident	Per Employee	
2015	4.70	28.10	25,885.74
2016	4.80	27.70	26,815.70
2017	4.50	25.30	25,649.55
2018	4.40	22.60	24,688.01
2019	4.60	23.70	26,203.51
2020	4.80	26.30	27,868.59

Source: CalRecycle. n.d. Countywide, Regionwide, and Statewide Jurisdiction Diversion/Disposal Progress Report, Riverside County – Banning, 2015 through 2020. Website: https://www2.calrecycle.ca.gov/LGCentral/AnnualReporting/DiversionDisposal (accessed June 21, 2022).
CalRecycle = California Department of Resources Recycling and Recovery

The City of Banning has complied with State requirements to reduce the volume of solid waste through recycling and reuse of solid waste. The City's per capita disposal rate satisfies the target

established by CalRecycle of 6.1 pounds/person/day for residents and 30.4 pounds/person/day for employees.[27]

As discussed in **Section 4.19.6.4** of this EIR, the Development Project would generate 29,317 pounds of solid waste per day or 14.66 tons of solid waste per day once operational. The Development Project is anticipated to divert 10.995 tons of solid waste daily for recycling. The Development Project would implement a diversion rate of 75 percent of the solid waste generated daily; therefore, up to 7,330 pounds (or 3.665 tons) would be transported to area landfills daily (1,338 tons per year). The Development Project would add 5,993 new jobs; therefore, with a daily waste generation rate of 7,330 pounds per day for 5,993 employees, the Development Project employee disposal rate would decrease to 13.4 pounds/person/day. Therefore, the Development Project would comply with federal, State, and local statutes and regulations related to solid waste. Impacts would be ***less than significant,*** and no mitigation measures are required.

Level of Significance Prior to Mitigation: Less Than Significant Impact.

Regulatory Compliance Measures and Mitigation Measures: No Regulatory Compliance or Mitigation Measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

[27] California Department of Resources Recycling and Recovery (CalRecycle). Countywide, Regionwide, and Statewide Jurisdiction Diversion/Disposal Progress Report, Riverside County – Banning, 2015 through 2020, Website: https://www2.calrecycle.ca.gov/LGCentral/DiversionProgram/slcp/capacityplanning/recycling/JurisdictionDiversionDetail?year=2021&jurisdictionID=34 (accessed June 21, 2022).