



City of Banning Housing Element Update

Initial Study – Negative Declaration

prepared by

City of Banning
Community Development Department
99 East Ramsey Street
Banning, California 92220

Contact: Adam Rush, Community Development Director

prepared with the assistance of

Rincon Consultants, Inc.
1980 Orange Tree Lane, Suite 105
Redlands, California 92374

September 2021



RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers

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Initial Study

1. Project Title

City of Banning Housing Element Update

2. Lead Agency Name and Address

City of Banning
Community Development Department
99 E Ramsey Street
Banning, California 92220
(951) 922-3120

3. Contact Person and Phone Number

Adam Rush, Community Development Director
(951) 922-3120

4. Project Location

The City of Banning (City) is located in the San Gorgonio Pass Region of western Riverside County, approximately 21 miles east of the City of Riverside. U.S. Interstate-10 (I-10) corridor runs east-west through the City. Surrounding locations include the City of Beaumont to the west, the Morongo Indian Reservation to the northeast, and the town of Cabazon to the east. The City of Banning limits encompass about 23.2 square miles. Most of the City's urban development is residential and commercial, concentrated between north of I-10 and south of the San Bernardino Mountains.

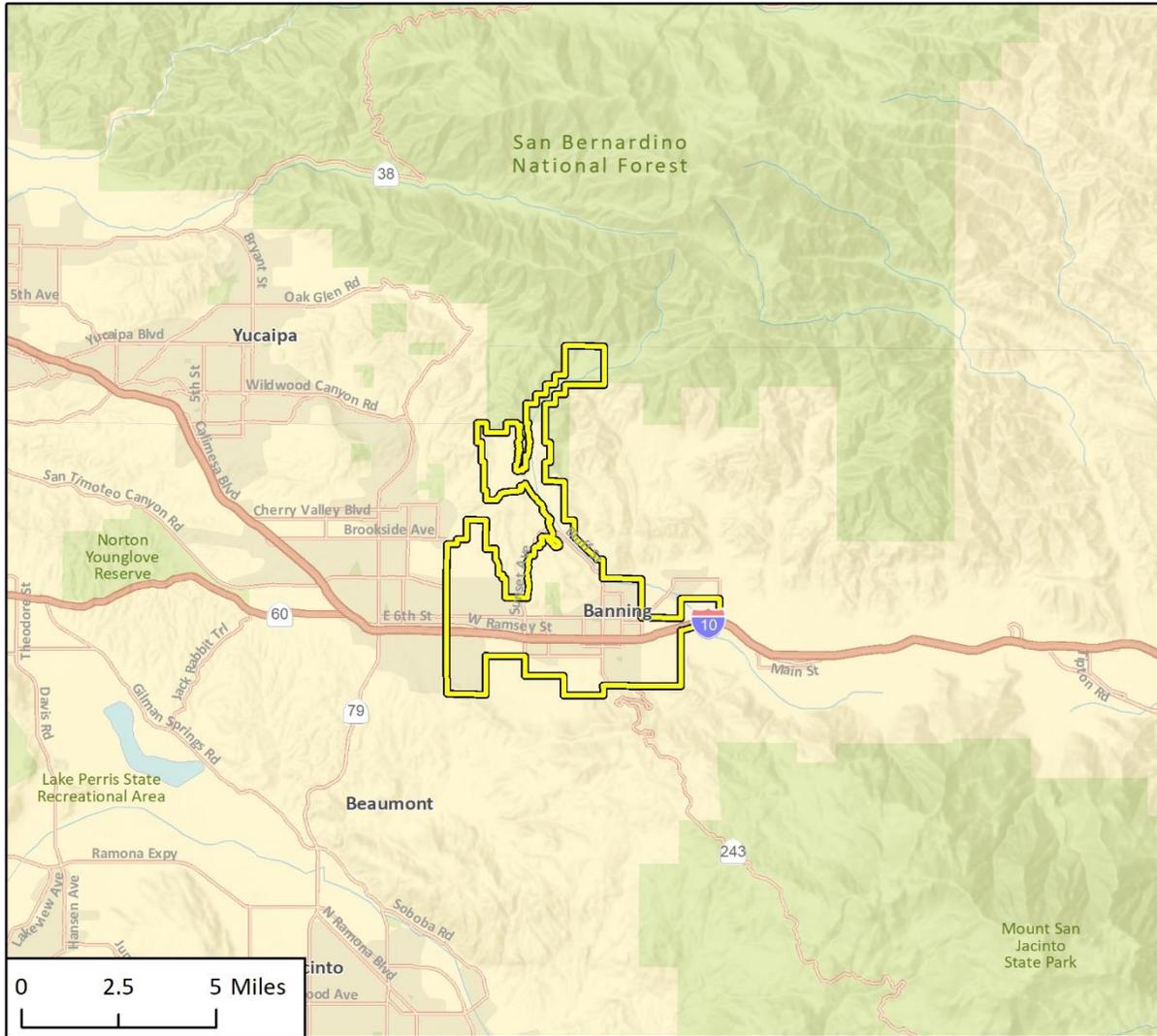
The City is situated across a variety of geographic and geologic conditions, including the San Bernardino Mountains to the north and the San Jacinto Mountains to the south. The adjacent mountain canyons form the alluvial plains on which portions of the City have developed. The mountains provide dramatic and valuable viewsheds that are visible in many portions of the City. The City is located in a transitional zone where coastal climates transition to desert, resulting in significantly differing landscape and geology.

The Housing Element planning boundaries coincide with the City's limits, depicted in Figure 1.

5. Project Sponsor's Name and Address

City of Banning
Community Development Department
99 E Ramsey Street
Banning, California 92220

Figure 1 Regional Project Location



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 City of Banning Boundary 

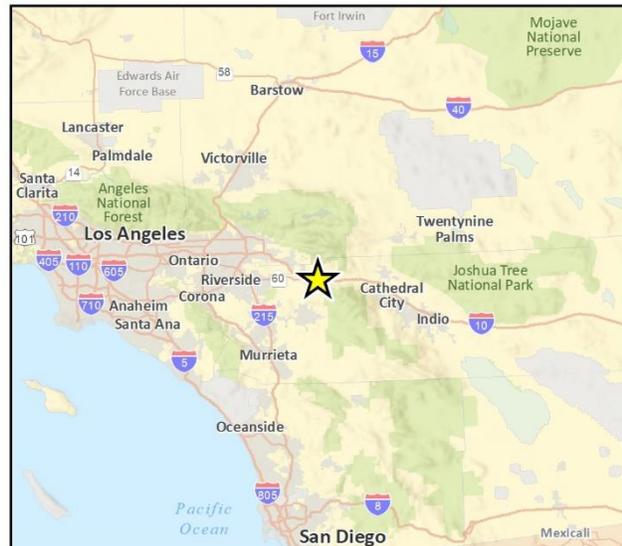


Fig 1 Regional Location

6. Project Description

This Initial Study-Negative Declaration (IS-ND) serves as the environmental review of the draft Housing Element Update, as required by the California Environmental Quality Act (CEQA), Public Resources Code (PRC) Section 21000 et seq., the CEQA Guidelines, and the City of Banning Local Guidelines for Implementing CEQA.

The draft Housing Element Update consists of a comprehensive update to the Housing Element of the City of Banning General Plan. State law requires that housing elements are updated every eight years (California Government Code Sections 65580 to 65589.8). The draft Housing Element Update identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups, defined under State law (California Government Code Section 65583). The draft Housing Element Update analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies and programs that promote housing opportunities for all persons. The City's existing 2013-2021 Housing Element was updated in 2014. The draft Housing Element Update would update the City's Housing Element as part of the 6th cycle Regional Housing Needs Assessment (RHNA) allocation. For Banning, the 6th cycle planning period runs from October 15, 2021 through October 15, 2029.

The update to the Housing Element would bring the City's General Plan into compliance with State legislation passed since the adoption of the 2013-2021 Housing Element. There are multiple main components of the draft Housing Element Update that mirror those of the previous Housing Element, but that have been updated to reflect current conditions, including:

- An introduction and profile/analysis of the City's current demographics, housing characteristics, and existing and future housing needs.
- Review of resources available to facilitate and encourage the production and maintenance of housing.
- Analysis of market constraints on housing production and maintenance.
- An evaluation of accomplishments under the 2013-2021 Housing Element (5th cycle).
- A statement of the Housing Plan to address the City's identified housing needs, including an assessment of past accomplishments, and a formulation of housing goals, policies, and programs to facilitate the 2021-2029 Housing Element Update (6th cycle).
- An identification of the City's quantified objectives for the 6th cycle RHNA planning period by income group based on growth estimates, past and anticipated development, and income data.

Changes unique to the draft Housing Element Update include the following components:

- A summary of the public outreach process undertaken by the City to inform the public about the impending draft Housing Element Update.
- Updated Demographic and Housing Analysis from the latest American Community Survey, and other demographic data sources for the City.
- Analysis for consistency with new State laws. Since the 2013-2021 Housing Element, the State enacted legislation to encourage housing development including, in some cases, requiring local jurisdictions to streamline project approvals for the purpose of expediting housing development. The project includes an analysis of these new regulations and as needed, programs to implement them.
- Updated Sites Inventory and Rezone Program. The draft Housing Element Update includes a citywide housing sites inventory (Appendix B of the draft Housing Element Update) which

identifies all properties with the potential for residential development. The sites inventory and rezone program would be implemented pursuant to allowances detailed in California Government Code 65583(c)(1)(A), which would rezone sites identified in the housing site inventory as determined by the City Council to achieve housing goals in accordance with the City's RHNA.

The draft Housing Element Update establishes objectives, policies, and programs to assist the City in achieving state-mandated housing goals. The City's implementation of these policies and programs includes future amendments to other elements of the General Plan (e.g. Land Use Element and Land Use/Zoning Map), and the future rezoning of sites identified in the housing site inventory to meet the City's RHNA obligation. Pursuant to Government Code Section 65583(c)(1), these actions must be accomplished within three years of the City's adoption of the draft Housing Element Update. As required by Government Code Section 65583(c)(8), the draft Housing Element Update provides a timeline for processing each of the amendments to the General Plan, Zoning Ordinance, and other land use documents which implement the draft Housing Element Update. No formal land use changes or physical development are proposed at this time and future land use and zoning changes would require separate environmental evaluation.

Accommodation of the Regional Housing Needs Assessment (RHNA)

The Regional Housing Needs Allocation (RHNA) reflects the California Department of Housing and Community Development's (HCD's) determination of the projected housing needs in a region by household income level as a percent of the Area Median Income (AMI). The Southern California Association of Governments (SCAG) was tasked with allocating the RHNA among the jurisdictions in the SCAG region, which includes the City of Banning.

Banning's RHNA for the current planning period is 1,673 units, which includes:

- 510 very low- and low-income housing units
- 280 moderate-income housing units,
- 883 above moderate-income housing units.

To assess options for meeting its RHNA allocations, the City compiled an inventory of candidate housing sites, which includes properties throughout the City. The draft Housing Element Update intends to reduce potential environmental impacts by situating housing near existing residential areas, public transportation, and commercial areas; and away from undeveloped land and/or environmentally sensitive resources. To address the RHNA allocation, the City relies on the following development opportunities:

- Planned and approved projects
- Vacant and underutilized sites
- Rezoned sites

The City of Banning can meet the majority of the current cycle RHNA with existing Land Use/Zoning classifications and projects currently in process. As shown in Table 1, 1,316 units can be accommodated with land uses under the existing General Plan. These units would be developed under pending or approved (pipeline) projects and vacant or nonvacant (underutilized) sites. The remaining 357 units would be accommodated with potential rezone of nonvacant, or vacant sites. Current and planned densities would accommodate a total of 2,691 units which is more than sufficient capacity to meet the City's 2021-2029 RHNA allocation.

Planned and Approved Projects

The majority of the planned and approved projects that are anticipated to be constructed during the 2021-2029 planning period are located in Specific Plan areas. Thirty-two moderate income units and 1,284 above moderate-income units are currently planned within the Butterfield Specific Plan and 80 above moderate-income units are currently planned within the Rancho San Gorgonio Specific Plan. The development standards of these specific plans are discussed in Chapter 3 of the draft Housing Element Update.

Vacant and Underutilized Sites

Table 7 in the draft Housing Element Update shows vacant parcels that are currently zoned to allow residential development or that could be rezoned or granted a change in General Plan Land Use and zoning designation to allow residential development at suitable densities to meet RHNA allocations. Program 5 of the draft Housing Element Update specifies the sites that would need land use and zone changes to facilitate residential development. With these recommended amendments, the selected sites could accommodate an additional 510 lower-income units, 280 moderate-income units, and 883 above moderate-income units.

Nonvacant but underutilized sites were also identified as areas where increased density could contribute to meeting the RHNA allocation. Some of these sites would require a change to zoning and land use designation. Nonvacant sites would accommodate up to 326 moderate-income units.

Rezoned Sites

Potential rezone of vacant and nonvacant parcels to allow higher residential densities would accommodate 600 low and moderate-income units.

Table 1 Draft Housing Element Update Projections by Development Opportunity

| Site Category | Very Low/ Low-Income | Moderate- Income | Above Moderate- Income | Total Units |
|-------------------------------|-------------------------|---------------------|------------------------------|--------------|
| RHNA Required | 510 | 280 | 883 | 1,673 |
| Planned and Approved Projects | 0 | 32 | 1,284 | 1,316 |
| RHNA Remaining Need | 510 | 248 | 0 | 758 |
| Vacant Sites | 0 | 42 | 407 | 449 |
| Nonvacant Sites | 0 | 326 | 0 | 326 |
| Potential Rezoned Sites | 600 | 0 | 0 | 600 |
| Total Sites | 600 | 368 | 407 | 1,375 |
| RHNA Surplus | 90 | 120 | 908 | 1,118 |

Source: Adapted from Table 38 of the 2021-2029 Housing Element update

7. Environmental Review

State law mandates that each city and county in California adopt "a comprehensive, long-term general plan," the purpose of which is to plan for important community issues such as new growth, housing needs, and environmental protection. The Housing Element is a required element of the City's General Plan.

This IS-ND includes the analysis of the changes and potential impacts related to the adoption of draft Housing Element Update only. No physical development or land use changes are addressed or evaluated. The City would analyze land use changes as a separate action to demonstrate compliance with the requirements of CEQA.

8. Discretionary Action

Implementation of the draft Housing Element Update would require the following discretionary actions by the City of Banning Planning Commission and/or City Council:

- Adoption of the 2021-2029 Housing Element
- Certification of the IS-ND prepared for the 2021-2029 Housing Element

9. Other Public Agencies Whose Approval is Required

The Housing Element has been submitted to the California Department of Housing and Community Development (HCD) for review and comment. The City will seek certification of the Housing Element from HCD.

10. Location of Documents

The City Clerk for the City of Banning, 99 E Ramsey Street, Banning, California, 92220 serves as the custodian of the General Plan, the draft Housing Element Update, and associated documents. A copy of the General Plan and EIR is available online at the City of Banning, Community Development Department webpage: <http://banning.ca.us/468/General-Plan-Amendments>.

11. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?

To date, the City has received one request for project notification pursuant to Assembly Bill 52 (AB 52) from the Morongo Band of Mission Indians. In May 2021, the City provided these tribes with notification of the project. On June 11, 2021, the Morongo Band of Mission Indians responded noting that the project is not located within the boundaries of the Morongo Reservation. However, it is within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians. The Morongo Band of Mission Indians requested government-to-government consultation with the City. The Morongo Band of Mission Indians requested continued meaningful government-to-government consultation with the City of Banning for projects related to the update of the Housing Element. The Agua Caliente Band of Cahuilla Indians requested copies of any cultural resource documentation generated in connection with this project. See Section 18, *Tribal Cultural Resources*, of this IS-ND for additional discussion.

Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

Determination

Based on this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “less than significant with mitigation incorporated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Adam Rush

Printed Name

September 7, 2021

Date

Community Development
Director

Title

Environmental Checklist

1 Aesthetics

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

Except as provided in Public Resources Code Section 21099, would the project:

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Scenic views generally refer to visual access to, or the visibility of, a particular natural or man-made visual resource from a given vantage point or corridor. Focal views focus on a particular object, scene, setting, or feature of visual interest. Panoramic views, or vistas, provide visual access to a large geographic area, for which the field of view can be wide and extend into the distance. Panoramic views are usually associated with vantage points looking out over urban or natural areas that provide a geographic orientation and view not commonly available. Examples of panoramic views might include an urban skyline, a valley, a mountain range, the ocean, or other water bodies.

Banning is generally bounded by the San Bernardino Mountains to the north, Mount San Gorgonio to the southeast and the San Jacinto Mountains to the south, which provide the most prominent scenic resources in the City and the San Gorgonio Pass region. The San Bernardino Mountains and San Jacinto Mountains are the most visible of these features in the City; visible from most portions of the City, but primarily from the north and south sides of I-10. The San Gorgonio River and its associated tributaries and flood plains are also prominent topographic features; however, they can only be seen from close-up foreground views. Manmade scenic resources within the City include

public parks, and historic buildings throughout the City, such as Gilman Ranch Museum which is located on the northern boundary of the City.

- a. *Would the project have a substantial adverse effect on a scenic vista?*
- b. *Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c. *Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*
- d. *Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?*

Scenic corridors consist of land visible from the highway right-of-way and is comprised primarily of natural features and landforms. When a city or county nominates an eligible scenic highway for official designation, it must identify and define the scenic corridor of the highway. Scenic corridors are defined as corridors that possesses highly scenic and natural features, as viewed from the highway. Topography, vegetation, viewing distance, and/or jurisdictional lines determine the corridor boundaries. Under the “Corridor Protection Program,” the city must adopt ordinances, zoning, and/or planning policies that are designed to protect the scenic quality of an officially designated corridor. According to the State Scenic Highway system map, State Route (SR) 243 from I-10 to the base of the mountains near Wesley Street is the only eligible State Scenic Highway in Banning (California Department of Transportation [Caltrans] 2021). SR 243, which starts at Lincoln Street in Banning and traverses through the San Jacinto Mountains, is a designated State Scenic Highway beginning at the base of the mountains near Wesley Street and has a Corridor Management Plan. The City has not adopted a Corridor Protection Plan for the portion of SR 243 that traverses the City that is eligible for official designation.

Furthermore, the City of Banning Open Space and Conservation Element of the General Plan has established several regulatory requirements for the preservation of aesthetic resources. Individual projects are not proposed as part of the project. The following goals and policies in the City’s 2006 General Plan would protect peaks, ridgelines, and natural hillsides from future development:

- Goal 1:** Open space and conservation lands that are preserved and managed in perpetuity for the protection of environmental resources or hazards, and the provision of enhanced recreational opportunities and scenic qualities in the City.
- Goal 2:** A balance between the City’s built and open space environment and local and regional protection and preservation of its unique environment.
- Policy 2:** The City shall protect natural hillsides above the toe of slope in perpetuity as undeveloped open space and shall provide specific parameters under which development can occur within the Rural Residential – Hillside and Ranch/Agriculture Residential – Hillside land use designations. For purposes of this General Plan, the toe of slope is defined as the dividing line between

rock formations where there is a noticeable break in the angle of slope from steep to shallow.

Policy 3: The City of Banning shall protect the peaks and ridgelines within the City and encourage coordination with adjacent jurisdictions to protect the peaks and ridgelines within the City's area of influence, to protect the historic visual quality of the hillside areas and natural features of the Pass area.

New development accommodated by the draft Housing Element Update would be reviewed for consistency with regulations related to aesthetics, light, and glare contained in the Title 17 (Zoning Code) of the City's Municipal Code, which incorporate extensive design guidelines for single-family and multi-family residential development. Chapter 17.24.100 requires that exterior lighting be shielded or recessed so that light is contained within the boundaries of the parcel on which the lighting is located. The design guidelines include site planning and grading, varied building design and architecture, wall articulation, colors and finish materials, project entry design treatment, parking lot lay-out and design, garage, garage doors, carport design, equipment screening, requirements for open space, landscaping, lighting intensity and fixture design, and security.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update will not result in impacts to scenic vistas. Future development projects are subject to development plan review where potential aesthetic impacts will be minimized. Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern visual quality and community design. Compliance with the General Policies and Design Guidelines in the Zoning Ordinance ensures that future projects are sensitive to the surrounding environment and visually compatible with existing neighborhoods. Therefore, the draft Housing Element Update would not result in impacts related to scenic vistas, scenic highways, visual character, and light and glare and no impact would occur.

NO IMPACT

This page intentionally left blank.

2 Agriculture and Forestry Resources

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

Would the project:

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with existing zoning for agricultural use or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The California Department of Conservation (DOC) maintains information related to mapping and monitoring of farmland and farmland subject to Williamson Act contract. In the City of Banning, there is Farmland of Local Importance in the Banning Bench area located in the northern portion of the City, east of Bluff Street (DOC 2018). The land that is designated as Farmland of Local Importance at the Banning Bench is currently zoned as rural residential, open space, and Specific Plan area (City of Banning 2016). These areas are currently being used as fruit tree orchards. There is no land located in the City of Banning considered to be forest land, or timberland zoned as Timberland Production.

There are currently three Williamson Act contracts in effect located at the Banning Bench. The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, allows local governments to enter into contracts with private landowners to restrict specific parcels of land to

agricultural or related open space use. Landowners in return receive lower than-normal property tax assessments, based upon farming and open space uses as opposed to full market value. Local governments receive an annual subsidy of property tax revenues from the state. Based on information provided by Riverside County, there are currently three Williamson Act contracts in effect that comprise approximately 3,500 acres in the planning area of the City's General Plan. These lands are located within the City limits near the Banning Bench, in the northwest portion of the City between Highland Springs Avenue and Highland Home Road, and in the City's southerly sphere of influence south of Westward Avenue (City of Banning 2006a).

- a. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?*

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), or conflict with existing zoning and existing Williamson Act contracts, and no impact would occur.

NO IMPACT

- c. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*
- d. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

"Forest land" is defined in PRC Section 12220(g) pursuant to the California Forest Legacy Program Act of 2007 as land that can support 10 percent or more native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. There is no land in the City of Banning considered to be forest land, or timberland zoned as Timberland Production. Therefore, the draft Housing Element Update would not conflict with existing zoning for, or cause rezoning of, forest land, or timberland zoned Timberland Production, and no impact would occur.

NO IMPACT

- e. *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

There is no land in the City of Banning considered to be forest land, or timberland zoned as Timberland Production. As previously discussed, Banning does have a small amount of land designated as Farmland of Local Importance (DOC 2018). The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document the draft Housing Element Update would not result in other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use, and no impact would occur.

NO IMPACT

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3 Air Quality

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The City of Banning is in the South Coast Air Basin (Basin), which includes the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County. The Basin is bordered on the west by the Pacific Ocean, and on the north and east by the San Gabriel, San Bernardino, and San Jacinto mountains. The Basin is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for development of the regional Air Quality Management Plan (AQMP), which is a comprehensive program for compliance with all federal and State air quality planning requirements including California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). The most recently adopted AQMP is the 2016 AQMP (SCAQMD 2017). The City refers all fugitive dust complaints to SCAQMD for investigation and enforcement.

Depending on whether the standards are met or exceeded, the Basin is classified as being in “attainment” or “nonattainment.” Under State law, air districts are required to prepare a plan for air quality improvement for pollutants for which the district is in non-compliance. The SCAQMD is in non-attainment for the federal standards for ozone and PM_{2.5} (particulate matter up to 2.5 microns in size) and the State standards for ozone, PM₁₀ (particulate matter up to 10 microns in size), and PM_{2.5} (SCAQMD 2016). The Basin is designated unclassifiable or in attainment for all other federal and State standards. The CEQA Guidelines (Section 15064.7) provide that, when available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make determinations of significance. These thresholds are designed such that a project that would not exceed the adopted thresholds would not have an individually or cumulatively significant impact on the Basin’s air quality. This analysis conforms to the methodologies recommended in the SCAQMD’s *CEQA Air Quality Handbook* (1993) and supplemental guidance provided by the SCAQMD, including recommended thresholds for emissions associated with both construction and operation of the project (SCAQMD 2017).

Table 2 presents the significance thresholds for construction and operational-related criteria air pollutant and precursor emissions for individual projects. These represent the levels at which a project’s individual emissions of criteria air pollutants or precursors would result in a cumulatively considerable contribution to the Basin’s existing air quality conditions.

Table 2 SCAQMD Thresholds of Significance

| Construction Thresholds | Operational Thresholds |
|--|--|
| 75 pounds per day of ROG | 55 pounds per day of ROG |
| 100 pounds per day of NO _x | 55 pounds per day of NO _x |
| 550 pounds per day of CO | 550 pounds per day of CO |
| 150 pounds per day of SO _x | 150 pounds per day of SO _x |
| 150 pounds per day of PM ₁₀ | 150 pounds per day of PM ₁₀ |
| 55 pounds per day of PM _{2.5} | 55 pounds per day of PM _{2.5} |

Notes: ROG = reactive organic gases; NO_x = nitrogen oxides; CO = carbon monoxide; SO_x = sulfur oxides
 Source: SCAQMD 2015

- a. *Would the project conflict with or obstruct implementation of the applicable air quality plan?*
- b. *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*
- c. *Would the project expose sensitive receptors to substantial pollutant concentrations?*

A project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding forecasts used in the development of the AQMP. The 2016 AQMP, the most recent AQMP adopted by the SCAQMD, incorporates local general plans and the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) socioeconomic forecast projections of regional population, housing and employment growth. The draft Housing Element Update would bring the forecasts for the City’s General Plan and the AQMP into consistency because the new population forecast based on the draft Housing Element Update will be incorporated into SCAQMD’s 2022 AQMP.

Additionally, the Air Quality Element of the City’s 2006 General Plan contain the following policies that focus on documentation, maintenance, preservation, conservation and enhancement of air quality:

- Policy 1:** The City shall be proactive in regulating local pollutant emitters and shall cooperate with the Southern California Association of Governments and the South Coast Air Quality Management District to assure compliance with air quality standards.
- Policy 2:** The City shall continue to coordinate and cooperate with local, regional and federal efforts to monitor, manage and reduce the levels of major pollutants affecting the City and region, with particular emphasis on PM10 and ozone emissions, as well as other emissions associated with diesel-fueled equipment and motor vehicles.
- Policy 3:** City land use planning efforts shall assure that sensitive receptors are separated from polluting point sources.

Policy 4: Development proposals brought before the City shall be reviewed for their potential to adversely impact local and regional air quality and shall be required to mitigate any significant impacts.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle.

New development accommodated under the draft Housing Element Update would be subject to compliance with applicable SCAQMD rules, including Rule 401 (Visible Emissions), Rule 402 (Nuisance), Rule 403 (Fugitive Dust), and Rule 1113 (Architectural Coatings) to reduce emissions, dust, and volatile organic compounds during project construction. New development would be required to implement additional mitigation if project-specific analysis identifies air quality impacts, as described by General Plan Policy 4. Operational impacts would be addressed by General Plan policies, Banning Municipal Code regulations, and other regulations and standards that govern air quality in Banning.

Therefore, the adoption of the draft Housing Element Update would not conflict with emissions forecasts in the AQMP, obstruct implementation of the AQMP, result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, or expose sensitive receptors to substantial pollutant concentrations, and no impact would occur.

NO IMPACT

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Residential uses are not identified as a major source of odors by SCAQMD. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Future projects accommodated under the draft Housing Element Update would be required to comply with local and State regulations, such as SCAQMD Rule 402, which regulates nuisance odors during project construction. Therefore, the draft Housing Element Update would not result in other emissions (such as those leading to odors) and no impact would occur.

NO IMPACT

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4 Biological Resources

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The City of Banning includes a wide range of significant biological resources. Of these, some have been listed as threatened or endangered by the federal and State governments. “Endangered”

species are those considered in imminent danger of extinction due their limited numbers. “Threatened” species refers to those likely to become endangered within the foreseeable future, primarily on a local scale. “Sensitive” species are those that are naturally rare or have been locally depleted or put at risk by human activities. Although the perpetuation of these species is not apparently significantly threatened, they are considered vulnerable and may be candidates for future listing. Tables IV-1 through IV-4 in the City’s 2006 General Plan show the listed or sensitive species that have been reported by federal and State wildlife agencies and quasi-public conservation organizations as potentially occurring within the planning area of the City’s General Plan. However, given that many of these species require larger stands of undisturbed habitat than are present in the planning area of the City’s General Plan, the majority of these species are not likely to be present.

Urban lands, agricultural fields and the San Gorgonio River channel provide habitat, albeit to a more limited extent than do undeveloped lands. The San Gorgonio River channel provides one of the few possible connectors for wildlife travel between the San Bernardino Mountains and the San Jacinto Mountains. Although its value as such for larger mammals and predators is not proven, it is thought to be important (City of Banning 2006a).

- a. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

Special status species are those plants and animals listed, proposed for listing, or candidates for listing as Threatened or Endangered by the U.S. Fish and Wildlife Service (USFWS) under the Federal Endangered Species Act (FESA); those considered “Species of Concern” by the USFWS; those listed or candidates for listing as Rare, Threatened, or Endangered by the California Department of Fish and Wildlife (CDFW) under the California Endangered Species Act (CESA); animals designated as “Fully Protected” by the California Fish and Game Code (CFGC); animals listed as “Species of Special Concern” (SSC) by the CDFW; CDFW Special Plants, in the California Native Plants Society’s (CNPS) Inventory of Rare and Endangered Vascular Plants of California (CNPS 2021).

The City of Banning participates in the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP). Within the MSHCP, there are requirements for which the City must comply concerning biological species.

The Biological Resources Element of the City’s 2006 General Plan contains the following goals and policies that focus on the documentation, maintenance, preservation, conservation and enhancement of biological resources:

- Goal 1:** A pattern of community development that supports a functional, productive, harmonious and balanced relationship between the built and natural environment.
- Policy 1:** The City shall continue to participate in the preservation of habitat for endangered, threatened and sensitive species.
- Policy 2:** As part of the development review process, the City shall evaluate projects based on their impact on existing habitat and wildlife, and for the land’s value as viable open space.
- Policy 5:** The City shall promote the protection of biodiversity and encourage an appreciation of the natural environment and biological resources.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Future development projects accommodated by the draft Housing Element Update would be subject to development plan review to determine potential concerns related to candidate, sensitive, or special status species in local or regional plans, policies, or regulations based on site-specific locations and development design. Future development would also be required to comply with local and State regulations related to sensitive species. Therefore, the adoption of the draft Housing Element Update itself would not result in impacts to candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS and no impact would occur.

NO IMPACT

- b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

Plant communities are considered sensitive biological resources if they have limited distributions, high wildlife value, include sensitive species, or are particularly susceptible to disturbance (CDFW 2019). Riparian habitats in the City include the northern boundary of the Potrero Reserve/Area of Critical Environmental Concern (ACEC) located within the foothills of the San Jacinto Mountains, part of the San Jacinto Wildlife Area. The area supports habitat for sensitive wildlife species, Southern Cottonwood-Willow Riparian Forest, and a small stand of South Coast Live Oak Riparian Forest. Additionally, there are major drainages below the canyons of the San Bernardino Mountains that support riparian habitat and provide wildlife movement corridors. Watercourses within the City include Smith Creek, a relatively intact watercourse at the southern edge of the planning area of the City's General Plan, Montgomery Creek, and others. Drainage from the southern hillsides flows primarily away from the City into the San Jacinto Valley (City of Banning 2006a).

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to any riparian habitat or other sensitive natural communities in the City or adjacent areas. All development would be required to comply with federal and State regulations, in addition to the policies within the Biological Resources Element of the City's General Plan. Future development projects accommodated by the draft Housing Element Update would also be subject to development plan review to determine potential concerns related to riparian habitats or other sensitive natural communities. Therefore, the draft Housing Element Update would not have a substantial adverse effect on riparian habitat or other sensitive natural community and no impact would occur.

NO IMPACT

- c. *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Although mapping conducted for the MSHCP indicates a plant community designated as “meadows and marshes” in the uppermost reaches of Banning Canyon, it was not found to be present during field surveys. Therefore, there are no wetlands in the city (City of Banning 2006a). As a result, implementation of the draft Housing Element Update would not result in impacts on State or federally protected wetlands and no impact would occur.

NO IMPACT

- d. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Wildlife corridors are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Regional and local wildlife movements are expected to be concentrated near topographic features that allow convenient passage, including roads, drainages, and ridgelines. In Banning, landscapes that contribute to wildlife corridors and/or nursery sites are concentrated primarily in large, contiguous open space areas with native habitats such as those located in the surrounding mountains and along watercourses, such as the major drainages below the canyons of the San Bernardino Mountains that support riparian habitat; though such movement would likely be limited given the channelized nature of much of the drainages and its urban surroundings. Otherwise, because much of Banning is either urban or suburban in nature, wildlife corridors and nursery sites are not present in much of the urban environments of the city (City of Banning 2006a).

The Biological Resources Element of the City’s 2006 General Plan contains the following goals and policies that focus on wildlife corridors. Individual projects are not proposed as part of the project.

- Policy 3:** The City shall encourage and cooperate with other agencies in establishing multiple use corridors that take advantage of drainage channels and utility easements as wildlife corridors, public access and links between open space areas and the built environment.
- Policy 4:** Drainage channels, utility corridors and pipeline easements shall be preserved in natural open space to the greatest extent possible.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. All future development would require project-specific developmental review to determine compliance with the City’s habitat conservation regulations, federal and State regulations, and the policies within the Biological Resources Element of the City’s General Plan. Therefore, the draft Housing Element Update would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites and no impact would occur.

NO IMPACT

- e. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- f. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The City must comply with the MSHCP for protection of biological resources and sensitive species and habitat. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance in the city or adjacent areas. All development would be required to comply with federal, State, and local regulations, including compliance with the MSCHP. Therefore, the draft Housing Element Update would not conflict with any local policies or ordinances protecting biological resources and no impact would occur.

NO IMPACT

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5 Cultural Resources

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The majority of prehistoric sites in City of Banning represent Native American habitation activities, including ceramic and lithic scatters, bedrock milling features, rock cairns, trails, roasting pits, and fire hearths. According to the Office of Historic Preservation (OHP), the City has one site that is listed on the National Registry and eight listed as Point of Interest sites (OHP 2021). In addition, more than 100 historic-period buildings and other built environment features have been recorded within the City and SOI. The historic-period buildings are concentrated in the central core of the City, particularly in the Ramsey Street and San Gorgonio Avenue corridors (City of Banning 2006a). The City has identified and recorded archaeological sites (City of Banning 2006a). Several isolated artifacts have also been identified. The City has not been extensively surveyed for cultural resources due to the fact that large scale development projects have not been common. The City contains areas considered to be of moderate and high sensitivity for archeological resources, particularly in the Gilman Ranch, the foothills of the mountains, and the downtown area (City of Banning 2006a).

CEQA requires that a lead agency determine whether a project could have a significant effect on historical resources (PRC, Section 21084.1), unique archaeological resources (PRC Section 21083.2 [g]), and tribal cultural resources (PRC Section 21074 [a][1][A]-[B]). A historical resource is a resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR) (Section 21084.1), a resource included in a local register of historical resources (Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (Section 15064.5[a][3]).

Impacts to significant cultural resources that affect the characteristics of any resource that qualify it for the NRHP or adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. These impacts could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (CEQA Guidelines Section 15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of an historical resource that convey its historical

significance and that justify its inclusion or eligibility for inclusion in the CRHR (CEQA Guidelines Section 15064.5[b][2][A]).

- a. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?*
- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?*

Policies and goals put forth in the City's 2006 General Plan are intended to protect cultural resources. The Archaeological and Cultural Resources Element of the City's 2006 General Plan contains the following goals and policies that focus on documentation, maintenance, preservation, conservation and enhancement of archaeological and historic sites, artifacts, traditions, and other elements of the City's cultural heritage:

- Policy 1:** The City shall exercise its responsibility to identify, document and evaluate archaeological, historical and cultural resources that may be affected by proposed development projects and other activities.
- Program 1.A:** All new development proposals, except single family dwelling on existing lots of record, shall submit a records search for historic and cultural resources as part of the planning process.
- Program 1.B:** Development or land use proposals which have the potential to disturb or destroy sensitive cultural resources shall be evaluated by a qualified professional and, if necessary, comprehensive Phase I studies and appropriate mitigation measures shall be incorporated into project approvals.
- Policy 2:** The City shall expand and enhance its historic preservation efforts.

The draft Housing Element Update, in and of itself, does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Banning. Because it is a policy document, the draft Housing Element Update would not create adverse change in the significance of a historical resource pursuant to Section 15064.5 or cause a substantial adverse change in the significance of an or archaeological resource. Future development under the draft Housing Element Update would be required to comply with federal, State, and local regulations and the policies in the City's General Plan. Future development projects accommodated by the draft Housing Element Update would also be subject to development plan review to determine potential concerns related to historical or archeological resources, as described by Program 1.A and 1.B of the City's General Plan. Therefore, the adoption of the draft Housing Element Update would not result in changes to historical or archeological resources and no impact would occur.

NO IMPACT

- c. *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

The disposition of human remains is governed by Health and Safety Code Section 7050.5 and PRC Sections 5097.94 and 5097.98 and falls within the jurisdiction of the Native American Heritage Commission (NAHC). If human remains are discovered, the County Coroner must be notified within 48 hours and there should be no further disturbance to the site where the remains were found. If the remains are determined by the coroner to be Native American, the coroner is responsible for contacting the NAHC within 24 hours. The NAHC, pursuant to PRC Section 5097.98, will immediately notify those persons it believes to be most likely descended from the deceased Native Americans so they can inspect the burial site and make recommendations for treatment of the remains and associated grave goods.

The draft Housing Element Update does not propose the development of any specific sites, and any future development would be subject to developmental review and required to adhere to the City's policies and goals designed to reduce impacts to historic and cultural resources. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not disturb any human remains, including those interred outside of formal cemeteries. Individual projects are not proposed as part of the draft Housing Element Update. New development accommodated by the draft Housing Element Update would be subject to federal, State, and local regulations and policies in the City's General Plan. Projects would be reviewed for compliance with City development standards and would be required to comply with CEQA Guidelines Section 15000 et seq. which set procedures for notifying the County Coroner and NAHC for identification and treatment of human remains if they are discovered during construction. Therefore, the adoption of the draft Housing Element Update would not disturb any human remains and no impact would occur.

NO IMPACT

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6 Energy

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Electricity service in the City is provided by the City of Banning. Southern California Gas Company (SoCalGas) provides natural gas services to residents and businesses.

The California Green Building Standards Code sets targets for energy efficiency; water consumption; dual plumbing systems for potable and recyclable water; diversion of construction waste from landfills; and use of environmentally sensitive materials in construction and design, including ecofriendly flooring, carpeting, paint, coatings, thermal insulation, and acoustical wall and ceiling panels. Furthermore, the California Energy Code provides energy conservation standards for all new and renovated commercial and residential buildings constructed in California. All new developments in California must adhere to the requirements of the California Green Building Standards Code and the California Energy Code.

- a. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*
- b. *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The Energy and Mineral Resources Element of the City’s 2006 General Plan contains the following goals and policies that establishes several regulatory requirements for the conservation, local control, greater use of renewable resources and community-scale technologies:

- Goal 1:** Efficient, sustainable and environmentally appropriate use and management of energy and mineral resources, assuring their long-term availability and affordability.
- Policy 1:** Promote energy conservation throughout all areas of the community and sectors of the local economy, including the planning and construction of urban uses and in City and regional transportation systems.

- Policy 2:** Promote the integration of alternative energy systems, including but not limited to solar thermal, photovoltaics and other clean energy systems, directly into building design and construction.
- Policy 3:** Proactively support long-term strategies, as well as state and federal legislation and regulations, that assure affordable and reliable production and delivery of electrical power to the community.
- Policy 4:** Support public and private efforts to develop and operate alternative systems of wind, solar and other electrical production, which take advantage of local renewable resources.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation, or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Future development accommodated by the draft Housing Element Update would be subject to the energy conservation requirements of the California Energy Code, the California Green Building Standards Code, and local policies. Development would obtain electrical power from the City, which updated its renewable energy portfolio (RPS) in 2015 to expand its commitment to renewable energy sources 50 percent by 2030 in order to comply with Senate Bill 350, which was adopted in 2015. Additionally, the draft Housing Element Update would prioritize accommodation of high-density residential uses near transit areas and existing commercial/retail, recreational, and institutional land uses, which would reduce trip distances and encourage the use of alternative modes of transportation such as bicycling and walking.

Therefore, the adoption of the draft Housing Element Update would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency or result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation and no impact would occur.

NO IMPACT

7 Geology and Soils

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| 1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The City of Banning is bounded to the north by the San Bernardino Mountains and the San Jacinto Mountains to the south. The majority of the City is located in an east-trending valley known as the San Gorgonio Pass. Banning is located at the boundary of two great tectonic plates, the North American Plate and the Pacific Plate. The San Andreas Fault, an active fault line, forms the boundary for the said tectonic plates and crosses the city. Given its physical and geologic location, the City is susceptible to potential intense seismic ground shaking (City of Banning 2006b).

In the City, as development reaches higher elevations within the hills, landslides and slope instability are considered a significant risk. Slope failures can occur on the steep slopes of the foothills and mountains that surround Banning during or after periods of intense rainfall or in response to strong seismic shaking. Other areas potentially prone to landslides and slope instability include areas with steep canyon walls and the natural slopes facing the southern edge of the City, which are likely to be impacted by rockfalls, rockslides, and soil slips. Landslides could also occur in the southern Banning Bench area on shallow subsurface sedimentary rock that is generally massive to thickly bedded. Exhibit V-2 in the City's General Plan shows the areas in hillside terrain that are susceptible to slope failure. This exhibit also shows the areas where assessments and engineering analyses should be conducted prior to development.

Many factors contribute to slope failure, including slope height, slope steepness, shear strength and orientation of weak layers in the underlying geologic unit, as well as pore water pressures. While slope failures can occur on natural slopes, man-made slopes could also fail generally due to poor engineering or poor construction. Slope failures often occur as elements of interrelated natural hazards in which one event triggers a secondary event, such earthquake-induced landslides, fire-flood sequences, or storm-induced mudflows.

- a.1. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*
- a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*
- a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*
- a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*

The Geotechnical Element of the City's 2006 General Plan contains the following goals and policies that establish safety precautions regarding potential geologic hazards and resources:

- Goal 1:** Increased protection and safety of human life, land, and property from the effects of seismic and geotechnical hazards.
- Policy 1:** The City shall establish and maintain an information database containing maps and other information which describe seismic and other geotechnical hazards occurring within the City boundaries, sphere-of-influence and planning area.
- Policy 2:** In accordance with state law, all development proposals within designated Alquist-Priolo Earthquake Fault Zones shall be accompanied by appropriate geotechnical analysis.

Policy 5: The City shall coordinate and cooperate with public and quasi-public agencies to assure the continued functionality of major utility systems in the event of a major earthquake.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to geologic hazards. Development proposals for individual projects accommodated under the draft Housing Element Update would be subject to adopted development guidelines and required to adhere to the California Building Code (CBC) requirements, General Plan policies and other applicable standards and regulations. Any proposed development would require a site-specific geological hazard investigation if in a designated Alquist-Priolo Earthquake Fault Zone, and the adoption of appropriate engineering design in conformance with the recommended geotechnical standards for construction. Therefore, the draft Housing Element Update would not directly or indirectly cause potential substantial adverse effects related to seismic activity and no impact would occur.

NO IMPACT

b. Would the project result in substantial soil erosion or the loss of topsoil?

The City is subject to erosion, runoff, and sedimentation due to the extreme topographic relief between the valley and the surrounding mountains. Climate, topography, soil and rock types and vegetation are key factors to erosion, runoff, and sedimentation processes. Human activities such as agricultural or land development accelerate natural erosion. Development that creates impermeable surfaces increases the potential for flooding and sedimentation downstream. The most developed part of the City occurs on alluvial fans that are still receiving sediments from the mountains, while future developments are proposed within the City's upland areas.

The Geotechnical Element of the City's 2006 General Plan contains the following goals and policies that establish safety precautions regarding potential geologic hazards and resources:

Policy 3: Development in areas identified as being susceptible to slope instability shall be avoided unless adequately engineered to eliminate geotechnical hazards.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to substantial soil erosion or the loss of topsoil. Future development accommodated under the draft Housing Element Update would be subject to development plan review to determine potential concerns related to geologic hazards based on site-specific locations and development design. Development proposals for individual projects would be subject to adopted development guidelines and would be required to comply with CBC Chapter 70 standards, which are designed to ensure implementation of appropriate measures during grading and construction to control erosion and storm water pollution. Future development shall also be subject to the National Pollutant Discharge Elimination System (NPDES) General Construction Permit process, which would require development of a Stormwater Pollution Prevention Plan (SWPPP) to outline best management practices (BMPs) for controlling erosion, sediment release, and otherwise reduce the potential for discharge of pollutants from construction into stormwater.

Compliance with existing regulations would reduce the risk of soil erosion from potential construction activities. Therefore, the draft Housing Element Update would not result in substantial soil erosion or the loss of topsoil, and no impact would occur.

NO IMPACT

- c. *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?*

Impacts related to landslides and liquefaction are addressed under impact discussions a.3. and a.4.; therefore, this discussion focuses on impacts related to unstable soils as a result of lateral spreading, subsidence, or collapse. Lateral spreading occurs as a result of liquefaction; accordingly, liquefaction-prone areas would also be susceptible to lateral spreading. Subsidence occurs at great depths below the surface when subsurface pressure is reduced by the withdrawal of fluids (e.g., groundwater, natural gas, or oil) resulting in sinking of the ground. In the City, expansive soils are primarily associated with areas underlain by older fan deposits containing argillic soil profiles that are typically rich in clay and probably fall in the moderately expansive range. Since the low-lying areas of the City are underlain by alluvial fan sediments that are composed primarily of granular soils, the expansion potential for soils ranges from very low to moderately low (City of Banning 2006b).

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, in and of itself, result in impacts related to lateral spreading, subsidence, or collapse. All future development accommodated under the draft Housing Element Update would be required to comply with the CBC's minimum standards for structural design and site development. The CBC provides standards for excavation, grading, and earthwork construction; fills and embankments; expansive soils; foundation investigations; and liquefaction potential and soils strength loss. Therefore, CBC-required incorporation of soil treatment programs (replacement, grouting, compaction, drainage control, etc.) in the excavation and construction plans can achieve an acceptable degree of soil stability to address site-specific soil conditions. Adherence to these requirements would achieve accepted safety standards relative to unstable geologic units or soils.

Therefore, the draft Housing Element Update would not result in impacts associated with unstable geologic units or soil and no impact would occur.

NO IMPACT

- d. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

Soils that volumetrically increase (swell) or expand when exposed to water and contract when dry (shrink) are considered expansive soils. A soil's potential to shrink and swell depends on the amount and types of clay in the soil. Highly expansive soils can cause structural damage to foundations and roads without proper structural engineering and are generally less suitable or desirable for development.

Future project development would be subject to Title 18 of the Banning Municipal Code regulations that require the testing of underlying soils for each individual development site for the presence of expansive soils and their remediation as necessary to reduce potential damage risk. The City of

Banning Municipal Code incorporates the CBC requirements for slab-on-ground building foundations located on expansive soils (City of Banning 2021a). When, on a project-by-project basis, expansive soils are detected through a preliminary soil investigation, the CBC requires preparation of a soil report that incorporates appropriate corrective actions for preventing structural damage prior to construction.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to expansive soils. Future projects accommodated by the draft Housing Element Update would be required to adhere to the CBC and City regulations to prevent substantial direct or indirect risks from expansive soils, and no impact would occur.

NO IMPACT

- e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to septic tanks.

Development accommodated under the draft Housing Element Update is anticipated to be connected to the municipal waste disposal system. Therefore, the draft Housing Element Update would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater and no impact would occur.

NO IMPACT

- f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Numerous resources have been discovered in the county (University of California Museum of Paleontology 2019). The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to paleontological resources or unique geologic features. Future development accommodated under the draft Housing Element Update would be subject to development plan review to determine potential concerns related to paleontological resources or unique geologic features based on site-specific locations and development design. Therefore, the adoption of the draft Housing Element Update would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature and no impact would occur.

NO IMPACT

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8 Greenhouse Gas Emissions

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Gases that absorb and re-emit infrared radiation in the atmosphere are called greenhouse gases (GHGs). The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO₂), methane (CH₄), nitrous oxides (N₂O), fluorinated gases such as hydrofluorocarbons and perfluorocarbons, and sulfur hexafluoride. Water vapor is excluded from the list of GHGs because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation. GHGs are emitted by both natural processes and human activities. Of these gases, CO₂ and CH₄ are emitted in the greatest quantities from human activities. Emissions of CO₂ are largely by-products of fossil fuel combustion, and CH₄ results from off-gassing associated with agricultural practices and landfills. Different types of GHGs have varying global warming potentials (GWPs), which are the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally 100 years). Because GHGs absorb different amounts of heat, a common reference gas (CO₂) is used to relate the amount of heat absorbed to the amount of the GHG emissions, referred to as carbon dioxide equivalent (CO₂e), and is the amount of a GHG emitted multiplied by its GWP. CO₂ has a 100-year GWP of one. By contrast, CH₄ has a GWP of 28, meaning its global warming effect is 28 times greater than that of CO₂ on a molecule per molecule basis (Intergovernmental Panel on Climate Change [IPCC] 2014a).¹

The accumulation of GHGs in the atmosphere regulates Earth's temperature. Without the natural heat-trapping effect of GHGs, the Earth's surface would be about 33 degrees Celsius (°C) cooler. However, emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of GHGs in the atmosphere beyond the level of naturally occurring concentrations.

¹ The IPCC's (2014a) *Fifth Assessment Report* determined that methane has a GWP of 28. However, modeling of GHG emissions was completed using the California Emissions Estimator Model version 2016.3.2, which uses a GWP of 25 for methane, consistent with the IPCC's (2007) *Fourth Assessment Report*.

- a. *Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The Western Riverside Council of Governments (WRCOG) developed their Subregional Climate Action Plan (CAP) in September 2014. WRCOG’s subregional emissions reduction targets are 15 percent below 2010 levels by 2020, and 49 percent below 2010 levels by 2035. The CAP contains GHG reduction measures organized into four primary sectors: energy, transportation, solid waste, and water. The principal State GHG plan and policy is Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006, and Senate Bill 32 (SB 32). The quantitative goal of AB 32 is to reduce GHG emissions to 40 percent below 1990 levels by 2030 (CARB 2017). SB 375, signed in August 2008, enhanced the State’s ability to reach AB 32 goals by directing CARB to develop regional GHG emission reduction targets to be achieved from passenger vehicles for 2020 and 2035. In addition, SB 375 directs each of the State’s 18 major Metropolitan Planning Organizations (MPO) to prepare a “sustainable communities strategy” that contains a growth strategy to meet these emission targets for inclusion in the RTP. SCAG formally adopted the 2020-2045 RTP/SCS on September 3, 2020 to provide a roadmap for sensible ways to expand transportation options, improve air quality and bolster Southern California’s long-term economic viability (SCAG 2020).

The City of Banning Energy and Mineral Resources Element of the General Plan has established several regulatory requirements related to energy consumption, GHG emissions, or climate change. The following goals and policies in the City’s 2006 General Plan would promote efficient, sustainable, and environmentally appropriate energy systems:

- Goal 1:** Efficient, sustainable and environmentally appropriate use and management of energy and mineral resources, assuring their long-term availability and affordability.
- Policy 1:** Promote energy conservation throughout all areas of the community and sectors of the local economy, including the planning and construction of urban uses and in City and regional transportation systems.
- Policy 2:** Promote the integration of alternative energy systems, including but not limited to solar thermal, photovoltaics and other clean energy systems, directly into building design and construction.
- Policy 4:** Support public and private efforts to develop and operate alternative systems of wind, solar and other electrical production, which take advantage of local renewable resources.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to energy consumption, GHG emissions, or climate change. Future development would require development review to evaluate potential concerns related to GHG emissions. Development accommodated under the draft Housing Element Update would be consistent with the SCAG 2020-2045 RTP/SCS goals. The draft Housing Element Update would concentrate housing in the City limits and not in the sphere of influence, which would reduce per capita vehicle miles travelled (VMT) and GHG emissions related to automobile travel. Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern the emissions of

GHGs. Additionally, the City would require individual projects to comply with the latest Title 24 Green Building Code and Building Efficiency Energy Standards which reduce energy use from lighting, water-efficient faucets and toilets, and water efficient landscaping and irrigation. Development would obtain electrical power from the City, which updated its RPS in 2015 to expand its commitment to renewable energy sources 50 percent by 2030 in order to comply with Senate Bill 350. Therefore, the draft Housing Element Update would not generate GHG emissions that may have a significant impact on the environment and would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions, and no impact would occur.

NO IMPACT

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9 Hazards and Hazardous Materials

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The management of hazardous materials and hazardous wastes is regulated at federal, State, and local levels, including through programs administered by the U.S. Environmental Protection Agency (USEPA); agencies within the California Environmental Protection Agency, such as the California Department of Toxic Substances Control (DTSC); federal and State occupational safety agencies; and the Certified Unified Program Agency (CUPA), which for Banning is the Riverside County Department of Environmental Health.

As a department of the California Environmental Protection Agency, DTSC is the primary agency in California that regulates hazardous waste, assumes authority for clean-up of the most serious existing contamination sites, and looks for ways to reduce the hazardous waste produced in California. The DTSC regulates hazardous waste in California primarily under the authority of the Resource Conservation and Recovery Act and the California Health and Safety Code. The DTSC also administers the California Hazardous Waste Control Law to regulate hazardous wastes. The Hazardous Waste Control Law lists 791 chemicals and approximately 300 common materials that may be hazardous; establishes criteria for identifying, packaging, and labeling hazardous wastes; prescribes management controls; establishes permit requirements for treatment, storage, disposal, and transportation; and identifies some wastes that cannot be disposed of in landfills.

California Government Code Section 65302(g) mandates that the general plan of a community address safety issues, including but not limited to hazardous materials. Responsibility for regulating and monitoring the management, disposal, labeling, and use of toxic and hazardous materials lies with a variety of federal, state, and local agencies, including the USEPA, the California Office of Health Planning and Development, and the Riverside County Department of Health. Assembly Bill 2948 (AB 2948, Chapter 1504, Statutes of 1986), commonly known as the Tanner Bill, authorizes counties to prepare Hazardous Waste Management Plans (HWMP) in response to the need for safe management of hazardous materials and waste products.

The Riverside County HWMP was adopted in 1990 and identifies the types and amounts of wastes generated in the County and establishes programs for managing these wastes. To comply with Health and Safety Code Section 25135, the Riverside County HWMP assures that adequate treatment and disposal capacity is available to manage the hazardous wastes generated within the jurisdiction, and addresses issues related to manufacture and use of hazardous waste. This plan was developed jointly by the County, Banning and other cities within the county, the State, the industry and widespread public participation in order to address the disposal, handling, processing, storage and treatment of local hazardous materials and waste products.

The State Water Resources Control Board (SWRCB) GeoTracker website identifies Leaking Underground Storage Tanks (LUST) cleanup sites; Cleanup Program Sites, formerly known as Spills, Leaks, Investigations, and Cleanups sites; military sites; land disposal sites, or landfills; permitted underground storage tank sites; Waste Discharge Requirement sites; Irrigated Lands Regulatory Program sites; and DTSC cleanup and hazardous waste permit sites. Banning does not have any sites listed in the DTSC EnviroStor database of cleanup and hazardous waste permit sites as of August 2, 2021 (DTSC 2021). There are several closed and inactive contaminated LUST sites in the City, mostly along I-10 (SWRCB 2021).

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*
- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*
- d. *Would the project be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The Hazardous and Toxic Materials Element of the City's 2006 General Plan contains the following goals and policies that establish several regulatory requirements to present methods of safe management for hazardous and toxic materials in the community:

- Goal 1:** Maintain and promote measures to protect life and property from hazards resulting from human activities and development.
- Policy 1:** The City shall continue to encourage research on potential and known hazards to public health and safety and make this information available to the general public, commercial interests, and governmental organizations.
- Policy 2:** The City shall continue to conduct and participate in studies with other agencies to identify existing and potential hazards to public health and safety.
- Policy 3:** The City shall thoroughly evaluate development proposals for lands directly adjacent to sites known to be contaminated with hazardous or toxic materials, traversed by natural gas transmission lines or fuel lines, or sites that use potentially hazardous or toxic materials.
- Policy 4:** Require and facilitate the adequate and timely cleanup of contaminated sites identified within the City of Banning and its sphere-of-influence.
- Policy 5:** The City shall designate appropriate access routes to facilitate the transport of hazardous and toxic materials.
- Policy 6:** Continue to promote programs that encourage or educate the public in the proper handling and disposal of household hazardous waste or dangerous materials.
- Policy 7:** The City shall actively oppose plans to establish hazardous or toxic waste dumps, landfills, or industrial processes that may potentially adversely affect the City and its Sphere-of-Influence.
- Policy 8:** Maintain an inventory and information database, including mapping, of all major natural gas transmission lines and liquid fuel lines within the City limits and Sphere of Influence.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, in and of itself, result in impacts associated with hazardous materials. Future development accommodated by the draft Housing Element Update would be subject to development plan review to determine

potential concerns related to hazards and hazardous materials based on site-specific locations and development design. Development proposals for, and construction and operation of individual projects would be subject to adopted federal, State, and local regulations associated with contaminated sites; hazardous materials transportation, use, and storage; hazardous waste and disposal, and emergency response to leakages and spills of hazardous materials.

Through the City's development review process, it would be determined whether a Phase I Environmental Site Assessment would be necessary to determine whether a proposed development site is on or in the immediate vicinity of any known hazardous material sites. It is possible that underground storage tanks (USTs) in use prior to permitting and record keeping requirements may be present in the Plan Area. If an unidentified UST were uncovered or disturbed during construction activities, it would be removed under permit by the HHMD; if such removal would potentially undermine the structural stability of existing structures, foundations, or impact existing utilities, the tank might be closed in place without removal. Tank removal activities could pose both health and safety risks, such as the exposure of workers, tank handling personnel, and the public to tank contents or vapors. Potential risks, if any, posed by USTs would be minimized by managing the tank according to existing standards contained in Division 20, Chapters 6.7 and 6.75 (Underground Storage Tank Program) of the California Health and Safety Code as enforced and monitored by the Riverside County Department of Environmental Health.

Construction associated with future project development accommodated under the Draft Housing Element Update would involve the use of potentially hazardous materials, such as vehicle fuels and fluids, that could be released should a leak or spill occur. Any use of potentially hazardous materials during construction of future development would be required to comply with all local, State, and federal regulations regarding the handling of potentially hazardous materials. Contractors would be required to implement standard construction BMPs for the use and handling of such materials to avoid or reduce the potential for such conditions to occur. The transport, use, and storage of hazardous materials during future construction would be required to comply with all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and California Code of Regulations Title 22.

In addition, the potential for future construction to involve the demolition or alteration of structures that may contain asbestos and/or lead-based paint, would be reduced through compliance with existing regulations, including SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities) which requires the owner or operator of any demolition or renovation activity to complete a facility survey for the presence of asbestos prior to any demolition or renovation activity and federal and State regulations related to lead and polychlorinated biphenyls (PCBs) (see e.g., Code of Federal Regulation's Title 40 and California Code of Regulations Title 22).

Therefore, the adoption of the draft Housing Element Update would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; the reasonably foreseeable upset and accident conditions involving the release of hazardous materials; hazardous emissions or materials near a school site; and known hazardous materials sites; and no impact would occur.

NO IMPACT

- e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The Banning Municipal Airport is located south of I-10 in the southeastern portion of the City. The Banning Municipal Airport Master Plan Update shows typical takeoff noise levels for such aircraft. Federal Aviation Administration (FAA) Regulations have determined that 65 CNEL is the level of noise “acceptable to a reasonable person residing in the vicinity of an airport” (City of Banning 2007a). The buildout noise contours extend considerably east and west of the airport, but the 65 dBA CNEL contour remains in the area of the airport itself and the surrounding industrial lands. Lower noise levels, within the range of acceptable noise levels for sensitive receptors, occur further east and west, over lands designated for industrial and residential development. According to the City’s Municipal Code, residential development is not permitted in the Public Facilities – Airport (PF-A) zone which ensures compatibility and safety between land uses.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts involving airport safety. Future development accommodated under the draft Housing Element Update would require project-specific developmental review to evaluate potential concerns regarding excessive noise from airports. Therefore, the adoption of the draft Housing Element Update itself would not result in a safety hazard or excessive noise for people residing or working near an airport and no impact would occur.

NO IMPACT

- f. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The City of Banning Emergency Operations Plan addresses the planned response to emergency situations associated with natural disasters, technological incidents, and national security emergencies in or affecting the city (City of Banning 2007b).

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts regarding interference with an adopted emergency response plan. Through the City’s development review process, future development accommodated under the draft Housing Element Update would be evaluated for consistency with adopted emergency response plans.

The draft Housing Element Update would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, the adoption of the draft Housing Element Update would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and no impact would occur.

NO IMPACT

- g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

As further discussed in Section 20, *Wildfire*, portions of the City are subject to wildland fire risk, primarily in areas where single-family residential development abuts the undeveloped hillsides and natural areas in the north portion of the city and around the San Bernardino and San Jacinto Mountains (California Department of Forestry and Fire Protection [CALFIRE] 2020). The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, in and of itself, result in impacts regarding wildfire risk.

To the extent any project development accommodated under the draft Housing Element Update is located in Very High Fire Hazard Severity Zones (VHFHSZ) as mapped by the CALFIRE and Fire Brush Clearance Zones, regulations require development to minimize fire risks during the high fire season through vegetation clearance, maintenance of landscape vegetation to minimize fuel supply that would spread the intensity of a fire, compliance with provisions for emergency vehicle access, use of approved building materials and design. In addition, project development would be required to be constructed according to the requirements for fire-protection and would be subject to review and approval by the Riverside County Fire Department. Therefore, the adoption of the draft Housing Element Update would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires and no impact would occur.

NO IMPACT

10 Hydrology and Water Quality

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |
| (i) Result in substantial erosion or siltation on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (iv) Impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The City has a subtropical desert climate shaped by topography with very low mean annual rainfall with an average of less than 16 inches annually. The City is prone to occasional high-intensity rainfall that can quickly saturate the ground creating substantial runoff and flash floods during summer storms, especially on the hillsides and paved urban areas where ground saturation is low. Winter storms often produce equal amounts of rain, but over a longer duration, thereby reducing the hazards associated with flooding.

The primary source of domestic water in the San Gorgonio Pass is groundwater extracted from a large subsurface aquifer, which underlies the City of Banning. The U.S. Geological Survey and the California Department of Water Resources (CDWR) has determined that the basin is separated into distinct subbasins, which are further divided into smaller subunits based on geologic and hydrologic characteristics. The San Gorgonio Pass Subbasin is the westerly most subbasin of the Coachella Valley Hydrologic Unit and is the primary groundwater repository for the San Gorgonio Pass and the City of Banning. It is approximately 15 miles long and encompasses approximately 60 square miles in the narrow east-west trending valley between the San Jacinto and San Bernardino Mountains. The subbasin contains an estimated groundwater storage capacity of 2,200,000 acre-feet with an estimated 1,400,000-acre feet of groundwater in storage. The portion of the subbasin that underlies the city is divided into six subunits: the Banning Canyon Storage Unit, the Banning Bench Storage Unit, the East and West Banning Storage Units, the Beaumont Storage Unit and the Cabazon Storage Unit (City of Banning 2006).

The Federal Emergency Management Agency (FEMA) publishes Flood Insurance Rate Maps (FIRMs), which depict varying degrees of potential flood hazards and serve as the basis for determining the need for federal flood insurance and assist local government in providing for safe land use and floodplain development. According to FEMA FIRMs for the City of Banning, lands within the 100-year flood plain (designated Zone A) are in major portions of the San Gorgonio River in the northeastern portion of the City, including portions of the upper Smith Creek Drainage area. There are special flood hazard areas near the Montgomery Creek and the Gilman Home Channel in the southeastern area of Banning, and areas of one percent annual chance flood (Zone X) south and north of I-10 (FEMA 2020).

The Riverside County Flood Control District and Water Conservation District (RCFCD) is responsible for the management of regional drainage within and in the vicinity of Banning. It is empowered with broad management functions, including flood control planning, the construction of drainage improvements for regional flood control facilities, and watershed and watercourse protection. The City is directly responsible for the management of local drainage. RCFCD's Banning Master Drainage Plan, adopted in 1995, guides drainage infrastructure and flood control improvements in the City. The drainage area encompassed by the Master Drainage Plan is bounded roughly by the San Gorgonio River on the north, Smith Creek on the south, Hathaway Street on the east, and Highland Springs Road on the west (RCFCD 1994).

- a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*
- c.(i) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?*
- c.(ii) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
- c.(iii) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*
- c.(iv) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?*

The Water Resources Element of the City's 2006 General Plan contains the following goals and policies that focus on hydrology and water quality:

- Goal 1:** A balance of development which assures the maintenance of the water supply and its continued high quality.
- Policy 6:** Coordinate with the San Geronio Pass Water Agency, Banning Heights Mutual Water Company and the Beaumont-Cherry Valley Water District, the California Regional Water Quality Control Board and other appropriate agencies to share information on potential groundwater contaminating sources.
- 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.

The Flooding and Hydrology Element of the City's 2006 General Plan contains the following goals and policies that focus on hydrology and water quality:

- Goal 1:** A comprehensive system of flood control facilities and services effectively protecting lives and property.
- Policy 1:** Proactively plan and coordinate with other responsible agencies to upgrade the City's local and regional drainage system.
- Policy 2:** Major drainage facilities, including debris basins and flood control channels, shall be designed to maximize their use as multi-purpose recreational or open space sites, consistent with the functional requirements of these facilities.

Policy 7: Assure that adequate, safe, all-weather crossing over drainage facilities and flood control channels are provided where necessary and are maintained for passage during major storm events.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts that violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Future development accommodated by the draft Housing Element Update would be subject to development plan review to determine potential concerns related to water quality and consistency with federal, State, and local regulations concerning water contamination, flooding, and drainage.

Construction of potential development accommodated under the draft Housing Element Update could potentially impact surface or ground water quality due to erosion resulting from exposed soils and the generation of water pollutants, including trash, construction materials, and equipment fluids. Banning Municipal Code Chapter 13.24, Stormwater Management System, requires owners or developers to implement stormwater pollution prevention and control requirements for construction activities depicted in the project plans, which are subject to approval by the Department of Building and Safety; the Director of the Department may require additional and/or alternative site-specific BMPs or conditions, if needed. Operators of a construction site would be responsible for complying with the City's NPDES program, including preparing and implementing a SWPPP that outlines project specific BMPs to control erosion, sediment release, and otherwise reduce the potential for discharge of pollutants in stormwater. Typical BMPs include covering stockpiled soils, installation of silt fences and erosion control blankets, and proper handling and disposal of wastes. Compliance with these regulatory requirements would minimize impacts to water quality during the construction of future project development.

The City's Stormwater and Urban Runoff Pollution Control Ordinance requires future development to comply with the Standard Urban Stormwater Mitigation Plan requirements, if applicable, integrate low impact development (LID) practices and standards for stormwater pollution mitigation, and maximize open, green, and pervious space on all development consistent with the City's landscape ordinance and other related requirements. BMP requirements are enforced through the City's plan approval and permit process and plans for all new development projects are subject to City inspection. Compliance with these requirements would ensure that development accommodated by the draft Housing Element Update does not violate any water quality standards or discharge requirements or otherwise substantially degrade water quality.

Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern water quality. Future development accommodated under the draft Housing Element Update would be subject to compliance with existing regulations, standards, and guidelines established by the federal, State, and local agencies in addition to the goals and policies in the General Plan related to water quality. The draft Housing Element Update would not introduce any features that would preclude implementation of or alter these policies and procedures in any way. Therefore, the draft Housing Element Update would not violate any water quality standards or waste discharge requirements; generate a substantial increase in runoff that would result in substantial erosion, siltation, flooding on- or off-site; or increase polluted runoff; and no impact would occur.

NO IMPACT

- b. *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The City of Banning provides water service in the city, which is entirely supplied by groundwater from 19 drinking groundwater wells and one non-potable groundwater well in the San Gorgonio Pass Subbasin. The total amount of groundwater in storage within the City is estimated between 1.4 and 2.6 million acre-feet. Groundwater production in the City is increasing at a rate of approximately 180 acre-feet per year (AFY). Over the past five years of operation, groundwater extraction has averaged 7,513 AFY (City of Banning 2021b).

The San Gorgonio Pass Subbasin is a medium priority basin, as defined by California Department of Water Resources (CDWR). In 2017, the San Gorgonio Pass Water Agency (SGPWA) joined the Cabazon Water District, the City of Banning, and the Banning Heights Mutual Water Company to form the San Gorgonio Pass Sub-Basin Groundwater Sustainability Agency, which is required to submit a final groundwater sustainability plan by January 2022.

The Water Resources Element of the City's 2006 General Plan contains the following goals and policies that focus on hydrology and water 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.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, in and of itself, result in impacts that would substantially decrease groundwater supplies or interfere substantially with groundwater recharge that would impede sustainable groundwater management of the basin. Future development to be accommodated by the draft Housing Element Update could increase demand for water by increasing residential density, but residential growth under the draft Housing Element Update has already been anticipated and included in the City's 2020 Urban Water Management Plan (UWMP) demand forecast. Additional demand beyond the UWMP forecast could be met through increasing the amount of water purchased from the Metropolitan Water District of

Southern California (MWD), implementing water conservation measures, increasing use of recycled water, and/or implementing groundwater recharge projects.

Future development accommodated under the draft Housing Element Update would increase the amount of impervious surface in the City. However, future development would implement appropriate construction BMPs and comply with policies in the 2006 General Plan to reduce impacts to groundwater. Therefore, the draft Housing Element Update would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge and no impact would occur.

NO IMPACT

d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Based on the FEMA maps for the City of Banning, the 100-year and 500-year flood zones, the 100-year flood occupies the entire San Gorgonio River basin through Banning Canyon, the gravel mining operations at the eastern edge of the City, and I-10. Flash flooding can be expected to occur in the lower reaches of Smith Creek, including the Montgomery and Pershing drainage areas, along the western boundary of the City; a large portion of the residential and business districts north of I-10; and the southeastern part of the City; in the vicinity of Hargrave and Hathaway Street. A large portion of these flood hazard areas are currently undeveloped or sparsely developed. According to FEMA maps for the City, lands within the 100-year flood plain (designated Zone A) are in major portions of the San Gorgonio River, including portions of the upper Smith Creek Drainage.

The Flooding and Hydrology Element of the General Plan sets forth a number of policies and programs intended to address potential flooding hazards and hydrology issues in the City. It also establishes measures directed at minimizing the impacts of increased development on storm water control facilities. The Flooding and Hydrology Element of the City's 2006 General Plan contains the following goals and policies that focus on hydrology and water quality:

- Policy 3:** The City Engineer shall continue to actively participate in regional flood control and drainage improvement efforts and to develop and implement mutually beneficial drainage plans.
- Policy 4:** The City shall cooperate in securing FEMA map amendments, recognizing the importance of redesignation of the 100-year flood plains within the City boundaries and sphere-of-influence as improvements are completed.
- Policy 5:** Pursue all credible sources of funding for local and regional drainage improvements needed for adequate flood control protection.
- Policy 6:** All new development shall be required to incorporate adequate flood mitigation measures, such as grading that prevents adverse drainage impacts to adjacent properties, on-site retention of runoff, and the adequate siting of structures located within flood plains.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, in and of itself, result in impacts regarding flood hazards. Development accommodated by the draft Housing Element Update would be reviewed for consistency with federal, State, and local requirements to

limit flood hazards, including release of pollutants. Therefore, the draft Housing Element Update would not result in the release of pollutants due to project inundation and no impact would occur.

NO IMPACT

- e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The Santa Ana Regional Water Quality Control Board (RWQCB) maintains a Water Quality Control Plan for the basin and the California Department of Water Resources (CDWR) maintains the San Gorgonio Integrated Regional Water Management Plan (County of Riverside 2018). San Gorgonio Pass Sub-Basin Groundwater Sustainability Agency will submit a final groundwater sustainability plan by January 2022 for groundwater management of the San Gorgonio Pass Sub-Basin. These plans include objectives and implementation actions for the preservation of water quality and groundwater supply in the San Gorgonio Pass area.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to a water quality control plan or sustainable groundwater management plan. Potential water quality and groundwater impacts associated with the draft Housing Element Update are analyzed above under *Impacts a.* and *b.* The draft Housing Element Update would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

NO IMPACT

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11 Land Use and Planning

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The City's Zoning Ordinance implements five residential land use designations and one mixed-use designation through various zoning districts. In addition to these general plan land use designations, the City also implements specific plans to establish land use policies. Specific plans, such as the Rancho San Geronio Specific Plan (RSG Specific Plan), have unique land use designations and zoning categories.

- a. *Would the project physically divide an established community?*
- b. *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

The draft Housing Element Update establishes objectives, policies, and programs to assist the City in achieving state-mandated housing goals. The City's implementation of these policies and programs includes future amendments to other elements of the General Plan and the rezoning of sites in the inventory of potential sites for meeting the City's RHNA obligation. Pursuant to Government Code Section 65583(c)(1), these actions must be accomplished within three years of the City's adoption of the draft Housing Element Update.

The Land Use Element of the City's 2006 General Plan contains the following goals and policies that guide the physical development of the city:

- Goal:** A balanced, well planned community including businesses which provides a functional pattern of land uses and enhances the quality of life for all Banning residents.
- Policy 1:** The City maintain a land use map which assures a balance of residential, commercial, industrial open space and public lands.
- Policy 2:** The Planning, Public Works and Economic Development staffs shall be closely coordinated, to assure efficient and cost-effective processing of applications
- Policy 3:** Development in all land use categories shall be of the highest quality

- Policy 4:** Specific Plans shall be required for projects proposing one or more of the following:
- More than one residential land use designation;
 - A combination of residential, recreational, commercial and/or industrial land use designation;
 - or Extension of infrastructure (water, sewer and roadways) into an area where these do not exist
- Policy 5:** All land use proposals shall be consistent with the goals, policies and programs of this General Plan, and with the Zoning Ordinance.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to land use and planning. Implementation of the draft Housing Element Update would not significantly divide any community or reduce access to community amenities. No formal land use changes or physical development are proposed at this time, and future land use and zoning changes would require separate development review or environmental evaluation. All future residential development projects would be reviewed for consistency with the 2006 General Plan, Zoning Ordinance, and other applicable plans and policies. Therefore, the draft Housing Element Update would not significantly divide any community or conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect and no impact would occur.

NO IMPACT

12 Mineral Resources

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

According to a report by the DOC Division of Mine Reclamation, under direction of the Surface Mining and Reclamation Act, the majority of the City is designated as Unstudied, with no portion of the City designated as MRZ-1 or MRZ-4. Lands classified MRZ-4 are areas of unknown mineral resource potential, and lands classified MRZ-1 are areas where geologic information indicates no significant mineral deposits are present. Areas within the eastern portion of the City are designated as MRZ-2, which is defined as an area where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists. These areas include cement concrete-grade aggregate (DOC 2015). This designation applies to an area of approximately 6.5 miles of land along the alluvial fan of the San Gorgonio River that lies southeast of the Banning Bench, north and south of I-10.

- a. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

The Energy and Mineral Resources Element of the City’s 2006 General Plan contains the following goals and policies aim to preserve mineral resources within the city:

- Goal:** Efficient, sustainable and environmentally appropriate use and management of energy and mineral resources, assuring their long-term availability and affordability.
- Policy 5:** Assure a balance between the availability of mineral resources and the compatibility of land uses in areas where mineral resources are mined
- Program 5.A:** The City shall monitor and regulate the safe and environmentally responsible extraction and recycling of significant mineral resources located within the planning area.

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

Program 5.C: The City shall strictly enforce the provisions of the existing mining permit within City limits.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to mineral resources. New development accommodated under the draft Housing Element Update would not conflict or interfere with existing mineral extraction operations, and proposals for new development would be required to individually undergo development review to evaluate concerns related to mineral resources. Therefore, the adoption of the draft Housing Element Update would not result in the loss of availability of a known mineral resource and no impact would occur.

NO IMPACT

13 Noise

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| Would the project result in: | | | | |
| a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. The unit of measurement used to describe a noise level is the decibel (dB). Decibels are measured on a logarithmic scale that quantifies sound intensity. A doubling of the energy of a noise source, such as a doubling of traffic volume, would increase the noise level by 3 dB; similarly, dividing the energy in half would result in a decrease of 3 dB. Noise-sensitive land uses generally include residences, hospitals, schools, churches, libraries, and parks.

Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. The primary concern from vibration is that it can be intrusive and annoying to building occupants and vibration-sensitive land uses. Vibration amplitudes are usually expressed in peak particle velocity (PPV) or root mean square (RMS) vibration velocity. The PPV and RMS velocity are normally described in inches per second (in./sec.). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. A PPV of 0.035 is considered barely noticeable while a PPV of 2.00 is considered severe (Caltrans 2020). Vibration-sensitive receivers, which are similar to noise-sensitive receivers, include residences and institutional uses, such as hospitals, schools, and churches. However, vibration-sensitive receivers also include buildings where vibrations may interfere with vibration-sensitive equipment that is affected by vibration levels that may be well below those associated with human annoyance (e.g., recording studios or medical facilities with sensitive equipment).

- a. *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
- b. *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

The Noise Element of the City's 2006 General Plan contains the following goals and policies related to noise conditions within the city:

- Goal:** A noise environment that complements the community's residential character and its land uses.
- Policy 1:** The City shall protect noise sensitive land uses, including residential neighborhoods, schools, hospitals, libraries, churches, resorts and community open space, from potentially significant sources of community noise.
- Policy 3:** Private sector project proposals shall include measures that assure that noise exposures levels comply with State of California noise insulation standards as defined in Title 25 (California Noise Insulation Standards) and/or Banning Ordinances 1138 and 1234, whichever is more restrictive.
- Policy 4:** The City shall maintain a General Plan Circulation Map and assure low levels of traffic within neighborhoods by assigning truck routes to major roadways only.
- Policy 6:** All development proposals within the noise impact area of the Interstate and the railroad shall mitigate both noise levels and vibration to acceptable levels through the preparation of focused studies and analysis in the development review and environmental review process.
- Policy 7:** The City shall coordinate with adjoining jurisdictions to assure noise-compatible land uses across jurisdictional boundaries.
- Policy 8:** The City shall impose and integrate special design features into proposed development that minimize impacts associated with the operation of air conditioning and heating equipment, onsite traffic, and use of parking, loading and trash storage facilities.
- Policy 9:** The City shall support development that results in grade separated railroad tracks.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Furthermore, because it is a policy document, the draft Housing Element Update would not, in and of itself, result in generation of a substantial temporary or permanent increase in ambient noise or vibration levels in the City.

Pursuant to the Banning Municipal Code construction activities are limited to the hours between 7:00 a.m. and 6:00 p.m. The maximum permissible noise level for construction activities is 55 dB(A) for intervals of more than 15 minutes per hour as measured in the interior of the nearest occupied residence or school (Banning Code of Ordinances, Chapter 8.44). Development accommodated by the draft Housing Element Update would be subject to the policies in the City's General Plan and Municipal Code for construction and operation noise and vibration to reduce temporary or

permanent impacts. Future projects would undergo development review to ascertain the potential for temporary or permanent noise and vibration concerns. Therefore, the adoption of the draft Housing Element Update would not result in generation of a substantial temporary or permanent increase in ambient noise or vibration levels in the city and no impact would occur.

NO IMPACT

- c. *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

The Banning Municipal Airport is located south of I-10 in the southeastern portion of the City. Air traffic is comprised primarily of private, single-engine fixed-wing aircraft. The Banning Municipal Airport Master Plan Update shows typical takeoff noise levels for such aircraft. Federal Aviation Administration (FAA) Regulations have determined that 65 CNEL is the level of noise “acceptable to a reasonable person residing in the vicinity of an airport” (City of Banning 2007a). The buildout noise contours extend considerably east and west of the airport, but the 65 dBA CNEL contour remains in the area of the airport itself and the surrounding industrial lands. Lower noise levels, within the range of acceptable noise levels for sensitive receptors, occur further east and west, over lands designated for industrial and residential development. According to the City’s Municipal Code, residential development is not permitted in the Public Facilities – Airport (PF-A) zone which ensures noise compatibility and safety between land uses.

Future Land Use and Zoning amendments that may allow for residential development near the Banning Municipal Airport are subject to review by Riverside County Airport Land Use Commission (ALUC), ensuring compliance with noise and safety requirements for residential development.

The Noise Element of the City’s 2006 General Plan contains the following policy related to noise conditions within the city:

Policy 5: The City shall ensure that flight paths and airport improvements adhere to all local, State and federal noise regulations.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts involving airport safety. Future development accommodated under the draft Housing Element Update would include project-specific developmental review to evaluate potential concerns regarding excessive noise from airports. Therefore, the adoption of the draft Housing Element Update itself would not expose people to excessive noise for people residing or working near an airport and no impact would occur.

NO IMPACT

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14 Population and Housing

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The City of Banning had an estimated a population of 32,233 residents and 12,643 units as of January 2021 (California Department of Finance 2021). Pursuant to federal and State law, SCAG serves as a Council of Governments, a Regional Transportation Planning Agency, and the MPO for Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial Counties. SCAG is responsible for preparing the RTP/SCS and RHNA in coordination with other State and local agencies. These documents include population, employment, and housing projections for the region and its 15 subregions. SCAG estimates that the City's population will reach 37,600 in 2040 (SCAG 2016).

a. *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, in and of itself, induce substantial unplanned population growth in an area.

The draft Housing Element Update emphasizes the creation of new housing units within urban infill areas of the city, which would increase development density throughout the city. As discussed in the *Project Description*, the draft Housing Element Update provides the capacity to meet the City's RHNA, therefore, the draft Housing Element Update would be consistent with State requirements for the RHNA. The draft Housing Element Update would bring the forecasts for the City's General Plan and the RTP/SCS into consistency since the RTP/SCS will be updated to reflect new forecasts for each city in the region. Therefore, the draft Housing Element Update would not induce substantial unplanned population growth in an area and no impact would occur.

NO IMPACT

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not displace substantial numbers of existing people or housing. The project would not involve any changes in land use designations or zoning or allowed density of any parcel. The draft Housing Element Update would accommodate potential future residential development that meets the City's RHNA, including housing for low-income households. Implementation of the draft Housing Element Update would increase access to housing to meet housing needs in the city. Therefore, the adoption of the draft Housing Element Update would not displace substantial numbers of existing people or housing and no impact would occur.

NO IMPACT

15 Public Services

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| 1 Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4 Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5 Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Park facilities are addressed in *Impact 16, Recreation*.

The City of Banning contracts for fire protection with the Riverside County Fire Department (RCFD) and CAL-FIRE. Currently there is one fire station and two fire engines staffed for emergency response in Banning, located at 172 North Murray Street (City of Banning, 2021c). Police protection services are provided by the Banning Police Department. Currently there are seven divisions under the Banning Police Department which include animal control, code enforcement, dispatch, investigations, patrol, property and evidence, and records. Currently, 15 officers at minimum are assigned to patrol the city streets (City of Banning 2021d).

The Banning Unified School District serves the educational needs of children in the San Geronio Pass. It currently operates four elementary schools, two middle schools, one comprehensive high school, and one continuation high school. It also offers independent study and adult education opportunities. The District educates approximately 5,000 students enrolled in kindergarten through 12th grade (City of Banning 2021e).

The Banning Library District provides services at two locations: one 9,573-square foot facility in Banning and one 1,300-square foot facility in Cabazon (Local Agency Formation Commission 2006).

- a.1. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*
- a.2. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*
- a.3. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*
- a.4. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*
- a.5. *Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

The Public Building and Facilities Element and the Schools and Libraries Element of the City's General Plan established several regulatory requirements that set forth goals, policies and programs which address the City's public facility needs:

Public Building and Facilities Element

- Goal 1:** The provision of a full range of dependable, cost-effective, and conveniently located public buildings, services and facilities that meet the functional, social and economic needs of the entire community.
- Policy 1:** The Land Use Element shall consider the long-term availability of sites for future public and quasi-public buildings, infrastructure, and other facilities.
- Policy 2:** Continue to identify and evaluate viable, long-term funding mechanisms that provide for the construction, maintenance and operation of existing and future public buildings and facilities, including assuring that new development funds its fair share of these facilities.
- Policy 4:** All public buildings and facilities shall comply with the same development standards as private development.

Schools and Libraries Element

- Goal 1:** The provision of quality school and library facilities in the City that are accessible, safe and conveniently located within the community.

- Policy 1:** Assist, cooperate and coordinate with the Banning and Beaumont Unified School Districts and state agencies in identifying, acquiring and developing school sites needed to meet future growth demands. Encourage the selection of potential school sites that are centrally located in areas of existing or future residential development.
- Program 1.A:** The City shall review and advise the Banning and Beaumont Unified School Districts on their master plans, development proposals and environmental documentation, and shall otherwise coordinate and cooperate with the Districts to assure the provision of safe, conveniently located and effective educational facilities.
- Policy 4:** The City shall cooperate in securing school impact fees from developers, in accordance with state law.
- Policy 8:** As appropriate, the City shall pursue agreements with the school districts to assist in the purchase, lease or joint use of land and facilities for school and recreational purposes, and to provide the neighboring community with access to recreational facilities and open space during non-school hours.
- Policy 11:** The City shall coordinate with the Banning Public Library to assure that adequate library space, services and resources are provided to meet the educational and literary needs of the community.
- Policy 12:** Recognizing the importance of the library system for educational and cultural development within the community, the City shall explore the need for and feasibility of expanded library facilities and resources, including the potential for and appropriateness of accessing on-line resources associated with the Riverside County library system.

Police and Fire Protection Element

- Goal 1:** The highest possible quality and level of service for fire and police protection to preserve and protect the health, welfare and property of residents, business owners, visitors and property owners.
- Policy 1:** The City shall work closely with the Fire and Police departments to assure that adequate facilities are constructed and service is provided as development and growth occur to maintain and enhance levels of service and insurance ratings.
- Program 1.A:** On an annual basis, consult and coordinate long-term planning with the Police and Fire departments regarding the optimal location of future police and fire stations, equipment, paramedic/ambulance service, and to ensure that levels of staffing are adequate.
- Policy 2:** The City shall review all proposals for new or significant remodeling projects for potential impacts concerning public safety.
- Program 2.A:** The City shall continue to monitor levels of development in the planning area to assess the need for new fire stations.
- Program 2.B:** All development applications shall be routed to the Police and Fire Departments for comment as part of the application review process.
- Policy 3:** The City shall strictly enforce fire standards and regulations in the course of reviewing development and building plans and conducting building

inspections of large multiple family projects, community buildings, commercial structures and motel structures.

Policy 4: All proposed development projects shall demonstrate the availability of adequate fire flows prior to approval.

Policy 5: Crime prevention design techniques, including the use of “defensible space,” high security hardware, optimal site planning and building orientation, and other design approaches to enhance security shall be incorporated in new and substantially remodeled development.

Policy 9: The Fire Department shall maintain a 5-minute response time.

Policy 10: The Police Department shall maintain a level of service (LOS) goal of 2.0 sworn officers per 1000 residents.

Policy 11: The Fire Department Ambulance Services shall maintain a 5-minute response time.

Policy 14: The City shall pursue all funding mechanisms to fund the need for police and fire services generated by new development.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, in and of itself, result in impacts related to public facilities and services.

Future development would require project-specific development review to evaluate potential concerns related to public services. Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern public facilities, services, and adequate fire and public safety protections. Public services would be funded through the payment of development fees or project specific mitigation, as appropriate and in accordance with Section 65995(h) of the California Government Code (Senate Bill 50, August 27, 1998). Development impact fees, including those for fire protection facilities, police protection facilities, and general city facilities, are outlined in Banning Municipal Code Section 15.68. The Banning Unified School District (BUSD) also leverages funding through the collection of developer fees on new residential construction (BUSD 2021). Facilities planning is conducted by the City on an ongoing basis to assess needs to maintain adequate service ratios and response times, as required by the City’s General Plan. Environmental impacts would be reviewed for specific projects associated with public facilities at the time of proposal. Therefore, draft Housing Element Update would not result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities and no impact would occur.

NO IMPACT

16 Recreation

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The City of Banning has eight developed parks totaling approximately 200 acres. This includes one mini park, four neighborhood parks, one community park, one regional park, and one private park. Public facilities include three picnic shelter areas; three parks with ball and soccer fields; tennis courts; basketball courts; a new skateboard park; a senior center; and a community center with gymnasium, kitchen area, and meeting rooms (City of Banning 2021f). The current population to parkland ratio is 32,233 residents to 200 acres, or 6.21 acres per 1,000 residents.

- a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*
- b. *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The City of Banning Public Buildings and Facilities and Open Space Elements of the General Plan has established several regulatory requirements for the maintenance and development of parks and parkland facilities:

Open Space Element

- Goal 1:** Open space and conservation lands that are preserved and managed in perpetuity for the protection of environmental resources or hazards, and the provision of enhanced recreational opportunities and scenic qualities in the City.
- Goal 2:** A balance between the City’s built and open space environment and local and regional protection and preservation of its unique environment.

Public Building and Facilities Element

- Goal 1:** A high quality public park system with adequate land and facilities to provide recreational facilities and activities for the City’s residents.

- Goal 2:** A comprehensive bikeway, trail and walking path system that connects homes to workplaces, commercial venues and recreational facilities, and which enhances the safety and enjoyment of cyclists, equestrians and pedestrians.
- Policy 1:** Update the Master Parks and Recreation Plan so as to assure adequate parklands and facilities that meet the immediate and future needs of the community and is complementary to the natural environment.
- Policy 1A:** Update the City’s parks master plan to address the proposed and anticipated parks and recreational facilities to be developed within the City.
- Policy 1B:** The parks master plan shall maintain a standard of 5 acres of parkland per 1,000 residents.
- Policy 2:** The City will distribute parks and recreation facilities in a manner that is convenient to City neighborhoods and balanced within population concentrations.
- Policy 2A:** The location and design of neighborhood parks shall consider neighborhood suggestions and input regarding facility needs, vehicular and pedestrian access, noise and lighting impacts, and public safety.
- Policy 2B:** City staff shall identify and prioritize park development projects based upon need, land availability, neighborhood suggestions and funding, and shall encourage the planting of trees as in parks and open spaces.
- Policy 2C:** Investigate and identify the broad range of sources of financing and operating revenue, including Development Impact Fees, Mello Roos special districts, public/private ventures, state and federal grant opportunities, developer fees and inter-agency joint use agreements to supplement revenues collected for parks and recreation purposes.
- Policy 2D:** Investigate and identify sources of development financing and revenue, including charitable organizations, state and federal grant opportunities to supplement revenues collected for development of parks and recreation facilities and programs.
- Policy 2E:** The City will consider the implementation of a Quimby Ordinance for the purchase of park lands for new developments as they occur.
- Policy 3:** Require developers of new residential projects to provide on-site recreational and/or open space facilities in addition to City-wide park requirements.
- Policy 5:** The City shall consider alternative methods of providing park and recreational amenities to meet future population demands.
- Policy 6:** The City shall develop and implement plans for a coordinated and connected bicycle lane network in the community that allows for safe use of bicycles on City streets.
- Policy 8:** The City shall provide for a comprehensive, interconnected recreational trails system suitable for bicycles, equestrians and/or pedestrians.
- Program 9.A:** The City shall develop a non-motorized trail system and associated ordinances and other required implementation programs.
- Program 9.B:** The non-motorized trail system shall be funded, to the greatest extent possible, by new development.

Program 9.C: The routing and facilities required in the non-motorized trail system Plan shall be incorporated into the Development Impact Fee when the Plan is adopted.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to recreational facilities. Any concerns identified for an individual project accommodated under the draft Housing Element Update would be addressed through the project approval process, including development review.

Future residential development accommodated by the draft Housing Element Update would be subject to development fees for the provision or improvement of parkland. Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern recreational facilities. Development impact fees, including those for parkland and park facilities, are outlined in Banning Municipal Code Section 15.68. Environmental impacts would be reviewed for specific projects associated with park facilities at the time of proposal. Therefore, the draft Housing Element Update would not increase the use of existing recreational facilities or require the construction or expansion of recreational facilities and no impact would occur.

NO IMPACT

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17 Transportation

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The City's current General Plan Circulation Element identifies the existing transportation conditions in the city, including roadway configuration and capacities. Existing and future roadways are included in the City's General Plan Circulation Element. The City is served by the Banning Connect public transit service Routes 1, 5, and 6. The City's current Parks and Recreation Element includes an inventory of existing bicycle and pedestrian trails.

In 2018, CEQA Guidelines Section 15064.3 was finalized to help determine the significance of transportation impacts. Beginning on July 1, 2020, level of service (roadway congestion) is no longer an acceptable metric for analyzing transportation impacts under CEQA. Instead, jurisdictions must adopt VMT thresholds to analyze impacts related to the number of automobile trips and miles traveled. The City is in the process of updating the Circulation Element to incorporate VMT thresholds.

- a. *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*
- b. *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?*
- c. *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?*

The City of Banning Circulation Element of the General Plan has established several regulatory requirements for the development of transportation facilities:

- Goal 1:** A safe and efficient transportation system.
- Policy 1:** The City’s Recommended General Plan Street System shall be strictly implemented.
- Policy 2:** Local streets shall be scaled to encourage neighborhood interaction, pedestrian safety and reduced speeds.
- Policy 3:** The City shall establish and maintain a 5-Year Capital Improvement Program for streets.
- Policy 4:** Proactively participate in regional transportation planning.
- Policy 5:** Consider amendments to the Highland Home/Highland Springs/18th Street/Brookside street configurations based on public safety, design feasibility and area needs.
- Policy 6:** The City shall maintain peak hour Level of Service C or better on all local intersections, except those on Ramsey Street and at I-10 interchanges, where Level of Service D or better shall be maintained.
- Policy 7:** New development proposals shall pay their fair share for the improvement of streets within and surrounding their projects on which they have an impact, including roadways, bridges, grade separations and traffic signals.
- Policy 10:** Sidewalks shall be provided on all roadways 66 feet wide or wider. In Rural Residential land use designation pathways shall be provided.
- Policy 11:** Sidewalks or other pedestrian walkways shall be required on all streets within all new subdivisions.
- Policy 12:** In the absence of a vehicular grade separation, the City shall aggressively pursue a grade separated pedestrian access across San Gorgonio, to assure that high school students do not have to cross the railroad tracks on their way to and from school.
- Policy 13:** Pedestrian access in the Downtown Commercial designation shall be preserved and enhanced.
- Policy 14:** The City shall aggressively pursue the construction of all-weather crossings over General Plan roadways.
- Policy 15:** The City shall develop a Golf Cart Plan compliant with state requirements.
- Policy 17:** Encourage the expansion of an integrated Pass transit system
- Policy 16:** Golf cart paths and facilities shall be funded, to the greatest extent possible, by new development.
- Policy 18:** The City shall review its transit service to major regional attractions, and intra-City recreational locations in future planning efforts, based on need.
- Policy 19:** Bus pullouts shall be designed into all new projects on arterial roadways, to allow buses to leave the flow of traffic and reduce congestion.
- Policy 20:** Promote the location of a passenger rail station for long distance and commuter rail service.
- Policy 26:** The City should continue to work with the Morongo Band of Mission Indians and neighboring cities and communities to create a regional bicycle and trail network.

- Goal 2:** A comprehensive bikeway, trail and walking path system that connects homes to workplaces, commercial venues and recreational facilities, and which enhances the safety and enjoyment of cyclists, equestrians and pedestrians.
- Policy 6:** The City shall develop and implement plans for a coordinated and connected bicycle lane network in the community that allows for safe use of bicycles on City streets.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to consistency with adopted transportation and emergency evacuation plans, transportation facilities, safety, and VMT. Future development accommodated by the draft Housing Element Update would be reviewed on a project-specific level for potential transportation-related concerns. Individual projects would be required to adhere to federal, State, and local policies and regulations including those included in the General Plan.

The draft Housing Element focuses high-density housing in infill sites in the City limits near transit routes, which would decrease per capita VMT and therefore would be consistent with the SCAG RTP/SCS.

Therefore, the draft Housing Element Update would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b); or substantially increase hazards due to a geometric design feature or incompatible use; and no impact would occur.

NO IMPACT

d. Would the project result in inadequate emergency access?

The Banning General Plan Circulation Element lists 27 policies as with the main goal of a safe and efficient transportation system as listed below:

- Goal:** A safe and efficient transportation system.
- Policy 1:** The City's Recommended General Plan Street System shall be strictly implemented.
- Policy 2:** Local streets shall be scaled to encourage neighborhood interaction, pedestrian safety and reduced speeds.
- Policy 3:** The City shall establish and maintain a 5-Year Capital Improvement Program for streets.
- Policy 4:** Proactively participate in regional transportation planning.
- Policy 5:** Consider amendments to the Highland Home/Highland Springs/18th Street/Brookside street configurations based on public safety, design feasibility and area needs
- Policy 6:** The City shall maintain peak hour Level of Service C or better on all local intersections, except those on Ramsey Street and at I-10 interchanges, where Level of Service D or better shall be maintained.

- Policy 7:** New development proposals shall pay their fair share for the improvement of street within and surrounding their projects on which they have an impact, including roadways, bridges, grade separations and traffic signals.
- Policy 8:** Traffic calming devices shall be integrated into all City streets to the greatest extent possible and all new streets shall be designed to achieve desired speeds.
- Policy 9:** Street trees within the City right of way shall be preserved, unless a danger to the public health and safety or if the tree is diseased.
- Policy 10:** Sidewalks shall be provided on all roadways 66 feet wide or wider. In Rural Residential land use designation pathways shall be provided.
- Policy 11:** Sidewalks or other pedestrian walkways shall be required on all streets within all new subdivisions.
- Policy 12:** In the absence of a vehicular grade separation, the City shall aggressively pursue a grade separated pedestrian access across San Geronio, to assure that high school students do not have to cross the railroad tracks on their way to and from school.
- Policy 13:** Pedestrian access in the Downtown Commercial designation shall be preserved and enhanced.
- Policy 14:** The City shall aggressively pursue the construction of all-weather crossings over General Plan roadways.
- Policy 15:** The City shall develop a Golf Cart Plan compliant with State requirements.
- Policy 16:** Golf cart paths and facilities shall be funded, to the greatest extent possible, by new development.
- Policy 17:** Encourage the expansion of an integrated Pass transit system.
- Policy 18:** The City shall review its transit service to major regional attractions, and intra-City recreational locations in future planning efforts, based on need.
- Policy 19:** Bus pullouts shall be designed into all new projects on arterial roadways, to allow buses to leave the flow of traffic and reduce congestion.
- Policy 20:** Promote the location of a passenger rail station for long distance and commuter rail service.
- Policy 24:** Public alleys throughout the City shall be maintained to be useful and safe at all times.
- Policy 25:** The City shall develop and implement plans for a coordinated and connected bicycle lane network in the community that allows for safe use of bicycles on City streets.
- Policy 26:** The City should continue to work with the Morongo Band of Mission Indians and neighboring cities and communities to create a regional bicycle and trail network.
- Policy 27:** The City shall provide for a comprehensive, interconnected recreational trails system suitable for bicycles, equestrians and/or pedestrians.
- Policy 28:** Motorized vehicles shall be prohibited on City trails.

Additionally, all applicable City policies and review processes related to hazards and emergency access (as described in Section 8, *Hazards and Hazardous Materials*) would continue to apply to future development carried out subsequent to adoption of the Housing Element.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, in and of itself, result in inadequate emergency access.

Development accommodated by the draft Housing Element Update would be subject to federal, State, and local regulations and standards, including General Plan goals and policies, that govern transportation and emergency access. Future development proposals will be reviewed for consistency with the City's existing and planned circulation network; and ensure that the construction of new features will not impede emergency access. Proposed improvements to off-site and on-site circulation systems and parking would also be reviewed by the City and by the RCFD prior to project construction. These review processes would evaluate the design of future projects' emergency access schematics, which would minimize the potential for the creation of inadequate emergency access. Therefore, the draft Housing Element would not result in inadequate emergency access and no impact would occur.

NO IMPACT

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18 Tribal Cultural Resources

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

AB 52 was enacted in 2015 and expanded CEQA by defining a new resource category, “tribal cultural resources.” AB 52 established that “A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment” (PRC Section 21084.2). It further stated that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k), or

2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

California Government Code Section 65352.3 (adopted in 2004 pursuant to the requirements of Senate Bill 18 [SB 18]) requires local governments to contact, refer plans to, and consult with tribal organizations prior to making a decision to adopt or amend a general or specific plan. The tribal organizations eligible to consult have traditional lands in a local government’s jurisdiction, and are identified, upon request, by the NAHC. As noted in the California Office of Planning and Research’s Tribal Consultation Guidelines (2005), “The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places.”

- a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?*
- b. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to tribal cultural resources.

Consistent with AB 52, the City must consult with traditionally and culturally affiliated Native American tribes to determine if the draft Housing Element Update would result in a substantial adverse change in the significance of a tribal cultural resource. The Morongo Band of Mission Indians requested continued meaningful government-to-government consultation with the City of Banning for projects related to the update of the Housing Element. The Agua Caliente Band of Cahuilla Indians requested copies of any cultural resource documentation generated in connection with the Housing Element Update.

Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern archaeological resources as described in *Impact 5, Cultural Resources*, and disposition of human remains as governed by Health and Safety Code Section 7050.5 and PRC Sections 5097.94 and 5097.98. Based on the AB 52 consultation efforts and the regulations and standards outlined in *Impact 5*, the draft Housing Element Update would not result in impacts to tribal cultural resources and no impact would occur.

NO IMPACT

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19 Utilities and Service Systems

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Domestic water is provided by City of Banning Public Works and Utilities Department/Banning Heights Mutual Water Company. According to the 2020 Banning UWMP, the Department's water supply reliability analysis shows that the implementation of additional planned supplies (such as groundwater) and conservation measures, supplies would meet demands under all hydraulic scenarios.

Sewage collection and treatment services are provided by the City of Banning Public Works Wastewater Division; however, portions of the city continue to operate on individual septic systems. the 2018 Banning Integrated Master Plan (IMP) found that there were a few deficiencies identified in the existing, as well as build-out scenarios. However, the IMP also identified prioritization of capital improvement projects related to these deficiencies.

Electrical services are provided by the City of Banning Public Works and Utilities Department while SoCalGas provides natural gas to the city. Telephone services are widely available throughout the community through providers such as T-Mobile, AT&T, and Verizon. Solid waste management services in Banning are provided by Waste Management Inland Empire. The Final 2020 Electronic Annual Report for the City of Banning stated that the City is in compliance with goals and State mandates for solid waste disposal, collection, and diversion (City of Banning 2021g). Landfills that service the city's waste include Lamb Canyon, El Sobrante, and Badlands, all which have remaining capacity (CalRecycle 2021).

- a. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
- b. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*
- c. *Would the 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?*

The City of Banning Water, Wastewater and Utilities Element of the General Plan has established several regulatory requirements for the provision of domestic water, sewage treatment, and utility services to the entire community:

- Goal 1:** A comprehensive range of water, Wastewater and utility services and facilities that adequately, cost-effectively and safely meet the immediate and long-term needs of the City.
- Policy 1:** The City shall coordinate between the City Utility Department-Water Division, Banning Heights Mutual Water Company, Beaumont/Cherry Valley Water Agency, San Geronio 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 3:** In the event a sewer line exists in the right-of-way where a for-sale residential unit is served by a septic system, the septic system shall be properly abandoned prior to a sale and/or close of escrow, and the unit shall be connected to the sewer system.
- 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 supports the widespread integration of energy resource conserving technologies throughout the community.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to utilities and service systems. Development accommodated by the draft Housing Element Update would be subject to federal, State, and local regulations and standards, including and General Plan goals and policies, that govern utilities and service systems. As new housing development occurs, upgrades to water, wastewater, and stormwater conveyance facilities; electrical and natural gas infrastructure, and telecommunications infrastructure may be required. Should any new connections or upgrades be required, such upgrades would be subject to subsequent developmental review. Any future line size modifications or connections would be designed in accordance with applicable provisions of the Banning Municipal Code and approval by City departments.

Future development to be accommodated by the draft Housing Element Update could increase demand for water by increasing residential density, but residential growth under the draft Housing Element Update has already been anticipated and included in the City's 2020 UWMP demand forecast. Additional demand beyond the UWMP forecast could be met through increasing the amount of water purchased from the Metropolitan Water District of Southern California (MWD), implementing water conservation measures, increasing use of recycled water, and/or implementing groundwater recharge projects.

Therefore, the draft Housing Element Update would not result in impacts to utilities, water supplies, and wastewater systems and no impact would occur.

NO IMPACT

- d. *Would the 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?*
- e. *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The City of Banning Water, Wastewater and Utilities Element of the General Plan has established two policies for the provision of solid waste:

- 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.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to solid waste. Currently, the three landfills that serve the city have remaining capacity. Development accommodated under the draft Housing Element Update would be subject to local policies and standards for solid waste disposal and recycling, including General Plan policies. In addition, development under the draft Housing Element Update would undergo development

review to evaluate concerns related to solid waste. Therefore, the draft Housing Element Update would not 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 and no impact would occur.

NO IMPACT

20 Wildfire

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | |
| a. Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The City of Banning contracts with the Riverside County Fire Department (RCFD) or CALFIRE for fire protection (City of Banning 2021c). According to CALFIRE, areas within the City that are designated as federal, State, or Local Responsibility Area VHFHSZ are located in the northern near the San Jacinto and San Bernardino Mountains, and in the far eastern and southern portions of the city (CALFIRE 2021). RCFD monitors the fire hazard in the City and has ongoing programs for investigation and alleviation of hazardous situations (City of Banning 2021c). Banning Electrical Utility's Wildfire Mitigation Plan describes the range of activities the City takes to mitigate the threat of power-line ignited wildfires, including its various programs, policies, and procedures, including those related to utility pole locations, vegetation clearance, and overhead conductors (City of Banning 2019).

- a. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*
- b. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*
- c. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*
- d. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The City of Banning Wildland Fire Hazards Element of the General Plan has established goals and policies for the provision of wildfire safety:

- Goal:** Protect human life, land, and property from the effects of wildland fire hazards.
- Policy 1:** The City shall establish and maintain an information database containing maps and other information which describe fire hazard severity zones, fire threat zone, and other wildfire hazards occurring within the City boundaries, sphere-of-influence and planning area.
- Policy 2:** On going coordination between the Banning Fire Department, Beaumont Fire Department, the Riverside County Fire Department, the California Department of Forestry, the Morongo Band of Mission Indians and the US Forest Service in fire prevention programs.
- Policy 3:** Continue to identify wildfire hazard areas, and to enforce special standards for construction in wildland fire hazard areas.
- Policy 4:** The City shall make every attempt to assure that adequate water supplies and pressures are available during a fire, earthquake or both.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to wildfire. Development accommodated under the draft Housing Element Update would be evaluated for wildfire safety, including the ability of emergency vehicles to access the site, ease of evacuation, exacerbation of fire risk, and proximity to areas prone to flooding or landslide, as part of the standard development review process. Development proposals for individual projects would be subject to adopted federal, State, and local development guidelines that govern wildfire, emergency services, and emergency access, including the City's Wildfire Mitigation Plan for utility connections, the California Fire Code, and the City's General Plan policies. Therefore, the draft Housing Element Update would not result in impacts wildfire safety and no impact would occur.

NO IMPACT

21 Mandatory Findings of Significance

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

Does the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>b. Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a. *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not have the potential to substantially degrade the quality of the environment. Adopting the draft Housing Element Update would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species. In

addition, the draft Housing Element Update would not have a substantial adverse effect on any riparian habitat or sensitive natural community.

Through the City's development review process, future development projects would be evaluated for potential direct and indirect impacts on biological and cultural resources. Therefore, the draft Housing Element Update would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory and no impacts would occur.

NO IMPACT

- b. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts that are individually limited, but cumulatively considerable. In addition, through the City's development review process, future development projects would be evaluated for potential cumulative impacts and for consistency with all applicable policies of the City's General Plan Zoning Ordinance, and Municipal Code. Through this development review process, potential cumulative impacts to various natural and human-made resources would be evaluated. Therefore, the draft Housing Element Update would not have impacts that are individually limited, but cumulatively considerable and no impacts would occur.

NO IMPACT

- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Banning consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Through the City's development review process, future residential development projects would be evaluated for potential direct and indirect impacts on human beings. Therefore, the draft Housing Element Update would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly and no impacts would occur.

NO IMPACT

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