SECTION 3.0
PROJECT DESCRIPTION

3.1 PROJECT LOCATION

The proposed Project site (hereinafter the "Butterfield Specific Plan" or "Project") consists of 20 existing legal lots, covering 1,522 acres, owned by Pardee Homes and an additional 21-acre lot owned by the Highland Springs County Club Owner's Association. The site is generally located north of I-10 Freeway within the northwestern portion of the City of Banning adjacent to the City of Beaumont and unincorporated areas of the County of Riverside, within the San Gorgonio Pass, an area that links the Riverside and Perris Valleys to the Coachella Valley; refer to Exhibit 3.0-1, *Regional Vicinity Map.* Specifically, the Project is located north of Wilson Street, east of Highland Springs Road, west of Highland Home Road, north and northwest of the present terminus of Highland Home Road, and south of the unincorporated portion of Riverside County, generally north of the extended alignment of Brookside Avenue into the San Bernardino Mountain foothills; refer to Exhibit 3.0-2, *Local Vicinity Map*. The Project site is generally surrounded by unincorporated Riverside County and portions of the San Bernardino Mountains to the north and northeast, Highland Home Road, and the Banning Bench to the east, the City of Beaumont and existing residential to the east and south, Wilson Street to the south, and Highland Springs Avenue and the City of Beaumont to the west. Regional access to the Project site is via I-10, located south of the Project site.

3.2 EXISTING AND SURROUNDING LAND USES

In 1993, the City approved the Deutsch Specific Plan, which covered most of the Project site; refer to Section 3.4 below, *Background and History*. While the Project site is currently vacant and undeveloped, the site is General Plan-designated for a mix of commercial, high-density residential, medium-density residential, low-density residential, very low-density residential and parkland land uses with a Specific Plan Overlay; refer to General Plan Land Use Map. According to the City's most-current Zoning Map, the Project site is variously zoned for general commercial, high-density residential (i.e., 11-18 dwelling units per acre), low-density residential (i.e., 0-5 dwelling units per acre), very low-density residential (i.e., 0-2 dwelling units per acre), public facilities, and open space-parks, all with a Specific Plan Overlay.

Property surrounding the Project site to the north and northeast includes vacant, privately owned lands and parts of the San Bernardino National Forest. Land uses to the west of the Project site include the Sundance Specific Plan residential development in the City of Beaumont. To the northwest of the Project site, north of Brookside Avenue, are unincorporated areas and the existing Highland Springs County Club residential and golf course development. Further northwest of the Project site is the Highland Springs Mobile Home Village. To the south of the Project site, north of Wilson Street, is a mix of high-density multi-family housing developed at 8.1 to 16 dwelling units/acre (du/ac) and low-density single-family homes developed at a density of 2.4 to 4.1 du/ac. Property south of Wilson Street and north of the I-10 Freeway is

designated for Highway and Community Commercial, office, hospital, mobile home park, and residential uses in the City's General Plan.

North: To the north, the Project site is largely bordered by undeveloped private property, and open space, including the San Bernardino National Forest. To the northwest, the Project site abuts a small golf course and residential neighborhood.

Zoning: Properties north of the Project site are located in the County of Riverside and are variously zoned for medium-density residential development, open space-park, ranch/agriculture-hillside, and open-space-resources

South: Wilson Street and existing residential and commercial development are located immediately south of the site's property line. South of Wilson Street is a mix of existing commercial, single family and multifamily uses. The San Gorgonio Hospital occupies the southeast corner of Wilson Street and Highland Springs Avenue, opposite the Project site. The I-10 Freeway corridor is located one-half mile to the south of the Project site and traverses in an east-west direction.

Zoning: Developed properties located north of Wilson Avenue along the Project's south property line are variously zoned for high-density residential and medium-density residential uses. Properties on the south side of Wilson Street are variously zoned for public facilities-hospital, professional office, high-density residential and medium-density residential uses.

East: To the northeast, the Project site is largely bordered by undeveloped private property and the undeveloped Banning Bench area in the foothills of the San Bernardino Mountains. Highland Home Road traverses the southeast boundary of the site. On the east site of Highland Home Road there are several existing single-family residential neighborhoods.

Zoning: Existing and proposed development east of the Project site is variously zoned for medium-density residential, very low-density residential and ranch/agriculture - hillside

West: To the west, the Project site is bordered Highland Springs Road and the City of Beaumont, West of Highland Springs Avenue are single-family residences located within the Sundance Specific Plan development and vacant, undeveloped property in both the City of Beaumont and the unincorporated County of Riverside. Southwest of the Project site is commercial development and multi-family residential development. West of Highland Springs Avenue Wilson Street is identified as 8th Street.

Zoning: Properties west of the Project site are located in the City of Beaumont or in unincorporated Riverside County. Within the City of Beaumont west of Highland Springs Avenue and north of 8th Street property is zoned for Specific Plan with the exception of a park site on 8th Street, zoned for Recreation and Conservation. South of 8th Street property is zoned for General and Community commercial uses and multifamily residential use.

3.3 PROJECT OBJECTIVES

Section 15124(b) of the CEQA Guidelines indicates that an EIR should include "a statement of objectives sought by the proposed Project." The Specific Plan was prepared to achieve the following Project objectives:

- **Master Planned Community:** Design and implement the development of a creatively-designed master planned community that expresses and embodies the City's vision of its future as articulated in the fundamental land use principals, policies, and objectives of the City's General Plan;

- **Update the Deutsch Specific Plan:** Update and restate the prior approved 1993 Deutsch Property Specific Plan based on current and projected market conditions while maintaining the Plan's underlying concept of comprehensive and cohesive development planning that allows for the appropriate physical and economic development of the property;

- **Provide a Quality, Livable Community:** Provide a quality, livable community through the implementation of a Specific Plan that will ensure a consistent quality of design, allow for the provision and maintenance of community amenities, and create a collection of cohesive, well-defined neighborhoods that provide residents with a clear sense of place and identity within the diverse fabric of the larger community;

- **Provide a Wide Range of Housing Opportunities:** Provide a range of high quality housing opportunities by developing a diverse range of housing types available at a variety of price points, responsive to market demand, varying lifestyles, and the developing economic profile of the community;

- **Promote Sustainability:** Promote the concept of sustainable community development by implementing green building practices in the selection of construction materials, the recycling of construction waste, and the use of energy and water efficient building practices;

- **Incorporate Water and Energy Efficiency:** Incorporate energy and water efficient design and technology into the homes, commercial buildings, and landscape of the Butterfield development;

- **Conserve Water Resources:** Conserve water resources and reduce demand for potable water within the Specific Plan area by maximizing the use of recycled water wherever appropriate, including the potential development of on-site recycled water treatment capacity, if needed;

- **Increase Employment Opportunities:** Increase local job opportunities through the approximate 30 year build out;

- **Ease of Navigation:** Create a community that is easy to navigate through careful use of landscape, signage, and entry design based on the Specific Plan's design objectives;

- **Recreational Amenities:** Provide recreational amenities which will serve the needs of neighborhood residents and others in the City of Banning as well as nearby communities;

- **Safe and Efficient Circulation:** Provide a safe and efficient roadway network, linking all internal elements of the planned community with the surrounding area;

- **Encourage Alternative Transportation:** Encourage alternative transportation choices through the creation of a walkable community with well-defined pedestrian linkages between neighborhoods, amenities, schools, and commercial uses, the provision of bike paths, the creation of LSV/NEV linkages, and the development of multi-purpose trails;

- **Promote Community Security:** Promote community security and safety through appropriate outdoor lighting, the incorporation of "defensible space" concepts in the design of multifamily developments, and by encouraging community involvement through the area's master homeowners association;

- **Address Drainage and Water Quality Issues:** Provide adequate drainage, flood control and water quality improvements, which satisfy applicable local, state and federal criteria while respecting and enhancing/preserving natural drainage functions and features;

- **Ensure Provision of Public Services:** Ensure provision of adequate public services, utilities and infrastructure in a timely manner as development occurs; and

- **School Facilities:** Ensure provision of adequate education facilities within the planned community, pursuant to applicable school district and state requirements.

3.4 BACKGROUND AND HISTORY

Prior to its acquisition by Pardee Homes, the Project site was owned and entitled for development by the Deutsch Corporation. The Deutsch Corporation initiated the Deutsch Specific Plan in 1981. An EIR for the original project was originally certified in 1985, concurrent with the approval of a General Plan Amendment for the Project and annexation of the majority of the Project area into the City of Banning. In 1992, an amendment to the Specific Plan to allow the development of a total of 5,400 residential units was initiated. This amendment was approved in 1993, together with a Subsequent EIR and a Development Agreement for the Project. Permitted residential uses pursuant to the amended Deutsch Specific Plan included low-density/single-family residential detached, patio home, apartment, and senior housing. The approved Deutsch Specific Plan also included 25 acres of commercial development, 24 acres for school sites, a 1-acre fire station site, approximately 75 acres of parks, a 193-acre golf course, and 83 acres of backbone roadways. The land uses and their locations are generally depicted in the City's current General Plan Land Use Map and Zoning Map. The balance of the Specific Plan area was annexed to the City of Banning in 1995; however, development of the Deutsch Specific Plan Project did not move forward at that time.

In August 2007, subsequent to its acquisition of the Project site, Pardee Homes submitted an application for a comprehensive amendment and restatement of the Deutsch Specific Plan, and renamed the Project *'Butterfield'*. That amendment is the subject of this EIR. The Butterfield Specific Plan includes various land use adjustments to address site conditions and to meet demands of the current marketplace and regulatory environment. The Project proposes a total of 5,387 residential units as compared to the 5,400 units permitted pursuant to the currently approved Deutsch Specific Plan. The average gross density of the proposed Project would remain 3.5 dwelling units per acre (du/ac); however, the total area of the Project would be approximately 1,543 acres and is slightly less than the total 1,552 acre area covered by the Deutsch Specific Plan. An Initial Study was completed for the Butterfield Specific Plan and the need for a Subsequent EIR was identified; refer to Section 2.4, *Public Scoping Process*, for a description of the Project's current CEQA review process.

In January 2008, the City approved Subdivision Map 34330, a conveyance map for the Project site, which re-subdivided the Specific Plan area into 20 legal lots for financing purposes and was recorded on May 27, 2008.

Approximately 1,522 acres of the proposed Butterfield Project is within the municipal boundaries of the City of Banning and approximately 21 acres are located within unincorporated Riverside County and the City of Beaumont's Sphere of Influence. Additionally, several off-site infrastructure improvements are included as part of the proposed Project, the effects of which are considered in the environmental analysis provided in this document. References in this document to the "Project study area" or "Specific Plan Project

area" should be understood to include the Specific Plan Project site and all off-site improvements.

3.5 ENVIRONMENTAL SETTING

The proposed Project is located in the northwest corner of the City of Banning, north of Wilson Street, west of Highland Home Road, and east of Highland Springs Avenue, at the boundary between the City of Banning and the City of Beaumont. The City of Banning is located in the San Gorgonio Pass, which divides the San Jacinto Mountains to the south from the San Bernardino Mountains to the north. The City's annual mean temperature ranges from the low to middle 60's in degrees Fahrenheit (°F). Typical summertime highs are in the 90's and wintertime temperatures are generally in the 50's. Average annual precipitation in the City of Banning is approximately 17.60 inches per year, most of which falls from November to April.

Much of the Project site's topography is relatively flat, slopes gently from north to south, and is sparsely vegetated with non-native grasses such as wild oat and brome grass. The lack of topographic relief is due in part to topographic modification in the past, when much of site was used for farming and livestock grazing. The most northerly and northeasterly portions of the site rise steeply into rugged, chaparral-covered foothills. The site's elevation varies from over 3,400 feet above mean sea level (amsl) in the northeastern portion of the Project area to 2,560 feet amsl at the southeastern corner. The site is traversed by two strands of the Banning fault, a component of the San Gorgonio fault zone system. At least one strand of the fault is considered potentially active and is covered by an Alquist-Priolo zone.

A majority of the Project area drains to Smith Creek, a natural drainage course that originates off-site in the San Bernardino Mountains, traverses the center of the site from north to south, and continues off-site south of Wilson Street to a confluence with San Gorgonio Creek. Smith Creek's natural earthen channel has a sandy bottom and un-vegetated to sparsely vegetated banks. The creek bed through the site is approximately 30 feet wide at its widest point and ranges in depth from three to five feet. Approximately 323 acres in the southeast portion of the Project site drain in the existing condition to the Pershing Channel, an improved, concrete lined drainage located along the west side of Highland Home Road[1].

[1] The adjacent Tract 30906 to the east has been conditioned to improve portions of Highland Home Road. Therefore, there is a possibility that portions of Highland Home Road adjacent to the Project will be improved prior to the commencement of the Butterfield Project.

Several utility easements are located within the Project site. These include a 16.5-foot wide Southern California Gas Company easement that traverses the southern portion of the site from east to west. This easement contains a 30-inch diameter buried high-pressure natural gas line. In addition, Southern California Edison maintains a 430-foot wide easement, containing overhead high-powered utility lines with metal and wood framework towers, which traverses the central portion of the site from east to west. The easternmost portion of this easement is only 100-feet wide within the Project site, as the remaining easement is located off-site. An additional 50-foot wide SCE easement, containing overhead electrical transmission lines and wood poles, is located in the northern portion of the Project site.

Complete descriptions of the various physical characteristics of the site are found in Section 4.0 of this EIR and its sub-sections 4.1- 4.14, which provide an analysis of the Project's potential environmental impacts.

3.6 PROJECT CHARACTERISTICS

3.6.1 BUTTERFIELD SPECIFIC PLAN LAND USES

The Butterfield Specific Plan proposes residential, potential golf course, parks, open space, school sites, and commercial uses similar to those proposed by the previously adopted Deutsch Specific Plan; refer to Exhibit 3.0-3, *Land Use Plan*. The total acreage proposed within the Specific Plan is 1,543 acres. A maximum of 5,387 dwelling units could be developed pursuant to the Plan, resulting in a gross density over the entire site of 3.5 du/ac. Table 3.0-1, *Butterfield Specific Plan Land Use Summary*, lists each of the land uses proposed in the Butterfield Specific Plan. Table 3.0-2, *Butterfield Specific Plan Planning Areas Statistical Summary*, provides a Planning Area (PA) listing and statistical summary by land use category. In addition, Table 3.0-3, *Butterfield/ Deutsch Specific Plan Land Use Comparison*, provides a comparison between the land uses proposed in the current Butterfield Specific Plan and those previously approved in the Deutsch Specific Plan.

Table 3.0-1
Butterfield Specific Plan Land Use Summary

Land Use	Gross Acres	% of Area	Dwelling Units	% of Dwelling Units	Average Gross Density
Residential[3]					
Low Density (LDR) 0-5 DU/AC	539.2	35.0%	2,222	41.2%	4.1
Medium Density (MDR) 0-10 DU/AC	324.4	21.0%	1,960	36.4%	6.0
High Density (HDR) 11-18 DU/AC	73.8	4.8%	1,205	22.4%	16.4
Residential Subtotals	**937.2**	**60.8%**	**5,387**	**100.0%**	**5.7**
Open Space					
Golf Course/Drainage/Open Space	253.9	16.5%			
Parks	66.5	4.3%			
Natural/Landscape/Easement	70.1	4.5%			
Drainage/Open Space	38.3	2.5%			
Open Space Subtotals	**428.8**	**27.8%**			
Schools[1]	**23.0**	1.5%			
Commercial/Office[2]	**36.0**	2.3%			
Utility Substation – Existing	**4.2**	0.3%			
Backbone Roads	**113.6**	7.4%			
SPECIFIC PLAN TOTALS	**1,543**	**100.0%**	**5,387**	**100.0%**	**3.5**

[1] Alternate Residential use of School sites at up to 10 DU/AC is provided.

[2] Alternate Residential use or mixed use of the Commercial sites is provided for with PA 17 at up to 4.5 DU/AC (LDR) and PA 18 at up to 10 DU/AC (MDR). The overall DU total for the Specific Plan shall not exceed 5,387 DU. In addition, Commercial use is allowed as an alternate use for all or a portion of Residential PAs 3, 4 and 5 (51.4 acres combined), and Park PAs 26 and 27 (0.9 acres combined).

[3] The Specific Plan allows for cluster development and Active Adult residential within certain Planning Areas, as described in detail within the Specific Plan (Section 3.1.1.1, Residential).

Table 3.0-2
Butterfield Specific Plan Planning Areas Statistical Summary

Planning Areas	Land Use	Gross Acres	Dwelling Units	Density (DU/AC)
RESIDENTAL:				
1A	LDR	21.2	91	4.3
1B	MDR (Model Site)	2.8	10	3.6
1C	MDR	2.7	13	4.8
2	LDR	21.1	86	4.1
3	LDR	18.5	78	4.2
4	MDR	14.7	78	5.3
5	MDR	18.2	183	10.0
6	LDR	16.3	81	5.0
7	LDR	17.4	77	4.4
8	MDR	26.0	133	5.1
9	MDR	31.6	185	5.8
10	MDR	17.4	139	8.0
11	MDR	26.9	252	9.4
12	MDR	9.2	49	5.3
13	MDR	8.7	69	7.9
14	LDR	21.5	94	4.4
15	HDR	31.2	512	16.4
16	HDR	25.2	413	16.4
40	LDR	24.8	98	4.0
41	LDR	22.6	100	4.4
42	MDR	22.6	116	5.1
43A	MDR	19.6	104	5.3
43B	MDR	19.1	113	5.9
44	LDR	25.2	122	4.8
45	LDR	27.8	113	4.1
46	LDR	25.5	105	4.1
47	LDR	32.8	160	4.9
48	LDR	28.5	108	3.8
49	MDR	26.0	129	5.0
50	LDR-7500	34.8	159	4.6
51	MDR-7200	22.6	102	4.5
52	LDR-7500	31.6	129	4.1
53	MDR	14.8	80	5.4
54	MDR	4.0	20	5.0
55	LDR	26.8	126	4.7

Table 3.0-2 (continued)
Butterfield Specific Plan Planning Areas Statistical Summary

Planning Areas	Land Use	Gross Acres	Dwelling Units	Density (DU/AC)
56	LDR	22.6	83	3.7
57	MDR	16.3	63	3.9
58	MDR	21.2	122	5.7
59	HDR	17.4	280	16.1
60	LDR-10000	60.8	205	3.4
61	LDR-10000	59.4	207	3.5
RESIDENTAL TOTALS		**937.4**	**5,387**	**5.8**
OPEN SPACE				
	Golf Course/Drainage			
35	Golf Course/Drainage	247.8		
39	Golf Course/Club House	6.1		
	Subtotal	**253.9**		
	Parks			
21	Neighborhood Recreation PK	3.7		
22	Neighborhood – Mini Park	1.6		
23	Neighborhood – Mini Park	0.5		
24	Neighborhood – Mini Park	0.6		
25	Neighborhood – Mini Park	0.8		
26	Neighborhood – Mini Park	0.5		
27	Neighborhood – Mini Park	0.4		
28	Neighborhood – Mini Park	0.6		
29	Neighborhood – Mini Park	0.8		
30	Neighborhood – Mini Park	0.4		
31	Neighborhood – Mini Park	0.9		
32	Neighborhood – Mini Park	0.7		
33	Neighborhood – Mini Park	0.5		
34	Neighborhood – Mini Park	1.7		
36	Community Park	9.5		
37	Community Park	15.1		
38	Community Park	16.4		
62	Neighborhood – Mini Park	0.7		
63	Neighborhood Recreation PK	4.3		
64	Neighborhood – Mini Park	0.9		
65	Neighborhood – Mini Park	2.0		
66	Neighborhood – Mini Park	1.4		

Table 3.0-2 (continued)
Butterfield Specific Plan Planning Areas Statistical Summary

Planning Areas	Land Use	Gross Acres	Dwelling Units	Density (DU/AC)
67	Neighborhood – Mini Park	1.7		
72	Neighborhood – Mini Park	0.8		
	Subtotal	**66.5**		
Natural/Landscape/Easement				
69	Open Space/Fuel Mod	4.6		
73	Northerly Open Space	56.3		
74	Landscape Easement	4.4		
75	Open Space/Fuel Mod	4.8		
	Subtotal	**70.1**		
Drainage/Open Space				
19	South Channel	7.9		
71	North Basin	30.4		
	Subtotal	**38.3**		
SCHOOLS[1]				
20	Beaumont U. S. D.	11.7		
68	Banning U. S. D.	11.3		
	Subtotal	**23.0**		
COMMERCIAL/OFFICE[2]				
17	Commercial Parcel	13.0		
18	Commercial Parcel	23.0		
	Subtotal	**36.0**		
70	**UTILITY SUBSTATION**	**4.2**		
ROW	**BACKBONE ROADS**	**113.6**		
	SPECIFIC PLANS TOTAL	**1,543.0**	**5,387**	**3.5**

Notes:

LDR: Low Density Residential 2-5 DU/AC
LDR-10,000: Min. Avg. Lot Size = 10,000 SF
MDR-7,200: Min. Avg. Lot Size = 7,200 SF
LDR-7,500: Min. Avg. Lot Size = 7,500 SF
MDR: Medium Density Residential 0-10 DU/AC
HDR: High Density Residential 11-18 DU/AC

1. Alternate Residential use of School sites at up to 10 DU/AC is provided. The overall dwelling unit total for the Specific Plan shall not exceed 5,387 DU in any case.

2. Alternate Residential use or mixed use of the Commercial sites is provided with PA 17 at up to 4.5 DU/AC (LDR) and PA 18 at up to 10 DU/AC (MDR). The overall Dwelling Unit total for the Specific Plan shall not exceed 5,387 DU in any case. In addition, Commercial use is allowed as an alternate use for all or a portion of Residential PAs 3, 4 and 5 (51.4 acres combined), and Park PAs 26 and 27 (0.9 acres combined).

Table 3.0-3
Butterfield/Deutsch Specific Plan Land Use Comparison

Butterfield Specific Plan* Land Use Summary						Deutsch Specific Plan Land Use Summary					
Land Use	Gross Acres	% Of Area	Dwelling Units	% Of Dwelling Units	Average Gross Density (DU/AC)	Land Use	Gross Acres	% Of Area	Dwelling Units	% Of Dwelling Units	Average Gross Density (DU/AC)
RESIDENTIAL						**RESIDENTIAL**					
Low Density - 0-5 DU/AC	539.2	35.0%	2222	41.2%	4.1	Low Density - 0-5 DU/AC	656	42.3%	1946	36%	3.0
Medium Density - 0-10 DU/AC	324.4	21.0%	1960	36.4%	6.0	Medium Density - 5-10 DU/AC	390	25.1%	1950	36%	5.0
High Density - 11-18 DU/AC	73.8	4.8%	1205	22.4%	16.4	High Density - 10-18 DU/AC	89	5.7%	1184	22%	13.3
						Very High Density - 20 DU/AC (Apartments/ Senior Housing)	16	1.0%	320	6%	20.0
Residential Subtotals	**937.4**	**60.8%**	**5387**	**100.0%**	**5.7**	**Residential Subtotals**	**1151**	**74.2%**	**5400**	**100%**	**4.7**
NON-RESIDENTIAL						**NON-RESIDENTIAL**					
Golf Course	253.9	16.5%				Golf Course	193	12.4%			
Parks	66.5	4.3%				Parks	75	4.8%			
Open Space[1]	108.4	7.0%				Open Space					
Schools[3]	23.0	1.5%				Schools	24	1.5%			
Commercial/Office[4]	36.0	2.3%				Commercial/Office	25	1.6%			
Fire Station[2]						Fire Station	1	0.1%			
Utility Substation	4.2	0.3%				Utility Substation					
Roads	113.6	7.4%				Roads	83	5.3%			
Non-Residential Subtotals	**605.6**	**39.3%**				**Non-Residential Subtotals**	**401**	**25.%**			
SPECIFIC PLAN TOTALS	**1543**	**100%**	**5387**	**100.0%**	**3.5**	**SPECIFIC PLAN TOTALS**	**1552**	**100%**	**5400**	**100%**	**3.5**

[1] Open Space includes natural, landscape, easement, and drainage areas

[2] A fire station site, if City of Banning determines it is needed, is designated as a permitted use in all of the Specific Plan planning areas, except PAs 36, 37, 38, 69, 73, 74 and 75.

[3] Alternate Residential use of School sites at up to 10 DU/AC is provided.

[4] Alternate Residential use or mixed use of the Commercial sites is provided for with PA 17 at up to 4.5 DU/AC (LDR) and PA 18 at up to 10 DU/AC (MDR). The overall DU total for the Specific Plan shall not exceed 5,387 DU.

3.6.2 ON-SITE DEVELOPMENT COMPONENTS

3.6.2.1 RESIDENTIAL PLANNING AREAS

One of the primary objectives of the Butterfield Specific Plan is to provide a variety of housing opportunities for current and future residents of the City. In furtherance of that objective, approximately 937.4 acres, or approximately 60.8 percent of the total basic land area of the Specific Plan, are planned for residential development as reflected in Exhibit 3.0-3. The Butterfield Specific Plan contains Land Use Regulations, Design Guidelines and Development Standards that would guide this development. The conceptual characteristics of each Planning Area are described below. It is anticipated that, in the course of designing and processing tract maps to implement the Specific Plan, some of the projected characteristics of the various Planning Areas, including the total number of units, may undergo limited modifications. These modifications are allowed pursuant to the Specific Plan.

The residential Planning Areas vary in allowable density from 3 du/ac to 18 du/ac. As shown in Table 3.0-2, these PAs propose a mix of conventional single-family detached homes on lots anticipated to range in size from a minimum size of 2,000 square feet for medium-density residential to a minimum average of 10,000 square feet for some low-density residential areas. In addition, multifamily housing is proposed, and clustering of housing is permitted. The average overall gross residential density of the Project is 5.7 dwelling units per acre. Residential neighborhoods of varying densities are located throughout the proposed Project.

Low Density Residential – 0 - 5du/ac

Approximately 539.2 acres of the Project site are proposed for low-density residential (LDR) development comprising approximately 35 percent of the total land area, as depicted in Exhibit 3.0-3. A total of 2,222 dwelling units, developed at an average gross density of 4.1 du/ac, could be constructed within LDR-designated PAs on lots that would range in size from 5,000 to over 10,000 square feet.

Medium Density Residential – 0 – 10 du/ac

Single family detached homes on individual lots developed within medium-density residential (MDR) designated Planning Areas would be constructed on approximately 324.4 acres, or approximately 21 percent of the Specific Plan area, as depicted in Exhibit 3.0-3. A total of 1,960 dwelling units could be constructed within MDR-designated PAs at an average gross density of 6.0 du/ac, on lots that would range in size from 2,000 square feet to 3,400 square feet. The Specific Plan also allows for "cluster development" within MDR PAs (e.g., minimum lot size of 2,000 square feet, held in private or condominium ownership, which may be either attached or detached).

High Density Residential – 11 – 18 du/ac

Approximately 73.8 acres of high-density residential (HDR) land use is proposed within the Specific Plan, comprising approximately 4.8 percent of the total land area, as depicted in Exhibit 3.0-3. The average gross density within HDR-designated PAs would be approximately 6.4 du/ac; this density would allow the construction of as many as 1,205 attached dwelling units. The Specific Plan allows for age-restricted or "Active Adult" development in HDR Planning Areas; refer to the Active Adult Alternative below for a definition of residency restrictions. Because Active Adult residential units tend to be smaller than units designed for families and may require less parking, an Active Adult use developed within HDR-designated Planning Areas could result in construction of 1,460 to 2,042 attached dwelling units, depending upon unit mix, required parking, the number of PAs incorporated into the Active Adult development(s), and the amenities offered. An Active Adult HDR neighborhood could be gated for security and could include private streets or driveways.

Permitted Alternative Uses for Residential Planning Areas

The proposed Project has a 30-year implementation period during which time the needs of existing and potential future residents may change. To permit flexibility, various overlays or alternatives are proposed for certain Planning Areas throughout the Specific Plan area. Alternatives for various types of residential development are described below. It should be noted that while some of these alternatives may permit a higher residential density and/or result in a larger number of dwelling units than initially planned for a specific PA, the total number of dwelling units permitted pursuant to the Specific Plan cannot exceed 5,387 units. Accordingly, an increase in density in one area, achieved through the implementation of any of these alternatives, would be offset by a decrease in residential density, or a re-designation to a different permitted use, in another.

Cluster Housing Alternatives

In addition to standard single family detached homes constructed on individual lots, the Specific Plan would allow development of clustered single family homes in MRD-designated PAs. Cluster housing is generally defined as the grouping of dwelling units together to form relatively compact clusters, allowing allocation of the space between clusters to pedestrian circulation and cooperative recreational use. The Specific Plan provides for several types of cluster patterns on small individual lots in addition to detached and attached condominiums.

Active Adult Alternatives

In furtherance of its objective to provide a wide variety of housing types, the Specific Plan has identified two *age-restricted* or "Active Adult" use alternatives that could be implemented within designated PAs. The term "Active Adult" is a very broad, generic term that covers

many varieties of housing for retirees and seniors that is especially designed or geared for people who no longer work, or restricted to those over a certain age, usually 55 and over. The Specific Plan would allow the development of age restricted Active Adult uses as follows:

- **Active Adult Alternative A** would allow development of an Active Adult community in thirteen of the proposed residential planning areas (i.e., PAs 40-45 & 54-59) located in the northwestern part of the Specific Plan. As shown on Exhibit 3.0-3, *Land Use Plan*, these PAs would take access from the North Loop Collector Street. The Specific Plan would allow the North Loop Collector Street and associated internal roadways to be gated, access-controlled private roadways within Active Adult neighborhoods. Approximately 1,460 dwelling units could be developed within these PAs pursuant to this Alternative.

- **Active Adult Alternative B** would expand the number of PAs designated as Active Adult to eighteen, and would include PAs 40-49 and 53-59, located on the west side of Highland Home Road north of "F" Street. With the addition of these PAs, approximately 2,042 Active Adult units could be developed pursuant to this Alternative.

Planning Area 43B

PA 43B is a 19.1-acre Planning Area within the 21-acre parcel, currently located in unincorporated Riverside County at the northwest corner of the Project area. As previously noted, this parcel is owned by the Highland Springs Country Club Owners Association and presently contains portions of three golf course holes and disturbed vacant land zoned for medium-density residential development. Although the PA is located in the City of Beaumont's Sphere of Influence, the City of Banning included it within its General Plan planning area. The Specific Plan would propose pre-annexation zoning of PA 43B consistent with its proposed future use if and when its annexation to Banning is pursued; however, annexation is not being requested at this time. PA 43B would not be subject to the provisions and standards of the Butterfield Specific Plan unless and until the area is annexed to the City of Banning with the agreement of the property owner(s).

Planning Areas 3, 4, 5, 26, and 27

To provide further flexibility in land use planning of the Project, the Specific Plan allows commercial or mixed use residential and commercial as an alternate use for all portions of residential PAs 3, 4, and 5 (51.4 acres combined), and Park PAs 26 and 27 (0.9 acres combined), which are associated with the subject residential planning areas.

If commercial or mixed use development is proposed in any portions of PAs 3, 4, 5, 26, and 27, approval of a Conditional Use Permit and/or Planned Unit Development application will be required subject to Sections 17.52 and 17.92 of the City of Banning Zoning Ordinance. The City

Community Development Director will have the discretion of determining which of these applications will be required. A Traffic Validation Report (TRV) will be required to verify that the Project's total peak hour vehicle trips based on this alternative commercial use are consistent with the assumptions of the certified Specific Plan Traffic Impact Analysis, dated December 2010.

3.6.2.2 NON-RESIDENTIAL PLANNING AREAS

The Specific Plan's primary objectives include the provision of adequate services and new employment opportunities. In furtherance of those objectives, the Butterfield Project proposes commercial development, schools, a fire station, a golf course, a potential community center, and parks to meet the needs of residents of the Butterfield development and the general community.

Commercial Development

The Butterfield Specific Plan proposes approximately 36.0 acres of general commercial land use, in two Planning Areas, comprising approximately 2.3 percent of the total Specific Plan area, as depicted in Exhibit 3.0-3. PA 17, at the southeast corner of Highland Springs Avenue and "B" Street, is a 13-acre site; PA 18, located on the northeast corner of Wilson Street and Highland Springs Avenue, is 23 acres in size. The proposed commercial sites are anticipated to accommodate retail shops and services that would be available to residents of the proposed Project and surrounding areas. Typical commercial uses permitted by the Specific Plan include conventional retail and offices uses such as food and drug stores, retail stores, community and religious centers, health and fitness centers, art studios and theaters. In PA 18 the Specific Plan would allow retail services and office uses and would also permit elder care and assisted living facilities. To ensure compatibility with existing and proposed land uses, the Specific Plan includes Design Guidelines and Development Standards that would guide development of these sites. In addition, all development within the Specific Plan would be required to comply with the requirements of the Chapter 17.28 of the City Zoning Code and conform to its standards for off-street parking, loading area locations, security, lighting, hours of operation, and constraints on the hours when deliveries can be made.

To provide needed flexibility in land use planning through the implementation phase of the Project, the commercial PAs 17 and 18 also have alternate residential land use designations or "overlays." If not developed for commercial use, PA 17 could be developed as a low-density residential area at up to 4.5 dwelling units per acre. PA 18 could be developed as a medium-density residential area with a density of up to 10 dwelling units per acre. As is the case with Residential Alternatives, development of residential uses on designated commercial sites would require an offsetting reduction in the number of dwelling units in other Planning Areas within the Specific Plan so that the allowable maximum of 5,387 total dwelling units is not exceeded.

As noted above under alternatives in the residential areas, the Specific Plan allows Commercial or mixed use Residential and Commercial as an alternate use for all portions of Residential PAs 3, 4, and 5 (51.4 acres combined), and Park PAs 26 and 27 (0.9 acres combined) that are associated with the subject residential planning areas subject to further review as noted.

School Sites

The Butterfield Specific Plan Project area is served by two school Districts: Banning USD and Beaumont USD. The geographic boundary between the two is located at Highland Home Road and could subsequently be adjusted to reflect the Highland Home Road realignment within the Specific Plan area should the Districts decide to pursue such a course of action. Two approximately 11-acre elementary school sites are provided within the Specific Plan Project area. The first is located in Planning Area 20, is 11.7 acres in size, and would be offered for dedication to the Beaumont Unified School District. The second, located in Planning Area 68, is an 11.3 acre parcel within the Banning USD attendance area. Assuming that the Districts accept these sites, school facilities would be developed pursuant to State and local regulations governing school uses and associated facilities. The Banning Recreation and Park District may enter into joint use agreements with one or both of the Districts to allow the use of playing fields by residents as part of the recreational component of the Project. Each school could have lighted ball fields and security lighting where deemed appropriate.

Each of the school sites have residential overlays permitting medium-density residential development at 10 du/ac in the event that one or both of the Districts chose to not to accept a site.

Commercial Alternative Uses in Selected Residential Planning Areas

Although PAs 3, 4, 5, 26, and 27 are designated for residential and associated development, the Specific Plan allows alternative development of these PAs with commercial land uses. If developed entirely pursuant to this Alternative, 339 residential units would be eliminated or allocated to other PAs and up to 797,365 square feet of additional commercial development would replace them. The additional square footage calculation is based on a 0.35 floor area ratio (FAR). Pursuant to this Alternative, the neighborhood mini parks planned for PAs 26 and 27 would also be eliminated and these areas would be developed with commercial uses as well.

Potential Fire Station Site

The City and County Fire Department has indicated that an additional fire station may be required within the Butterfield development to ensure adequate provision of services and appropriate response times. Accordingly, a 1.6-acre optional fire station site is proposed in the southern portion of PA 60, which is otherwise designated for low-density residential development. This approximate 1.6-acre potential fire station site could also be located in any

other PA within the Project site with the exception of PAs 21 – 34, 36 – 38, and 69, 73 – 74. Refer to Exhibit 3.0-3, *Land Use Plan*, for the approximate proposed location of the potential fire station site.

3.6.2.3 OPEN SPACE AND RECREATION

The Butterfield Specific Plan Open Space/Recreation component includes a potential public golf course, parks, natural and landscaped open space, and a multi-use basin/lake area in the north part of the Project. These uses total approximately 428.8 acres and their locations are depicted in Exhibit 3.0-4, *Recreation and Open Space Plan.*

Parks

The Project proposes twenty-four park PAs, ranging in size from 0.4 acres to 16.4 acres. These parks are variously classified as neighborhood mini-parks, neighborhood recreation parks, and community parks, and are described in further detail below. All facilities and some trails would have 24-hour security lighting. Active recreation areas, including the optional community center, may have night lighting for activities and events up to 10:00 P.M., pursuant to the City Municipal Code.

Neighborhood Mini Parks: PAs 22-34, 62, 64-67, and 72 are proposed to be neighborhood mini-park sites intended to serve neighborhoods within a 0.5-mile radius of the park's location. These parks are anticipated to include play equipment, sport courts, picnic areas, and basic related amenities. These sites would also be equipped with nighttime security lighting.

Neighborhood Recreation Parks: PAs 21 and 63 are proposed as neighborhood recreation parks, are approximately 3-4 acres in size, and designed to serve the active and passive recreation needs of residents. Proposed recreational facilities may include sport courts, swimming pools, and play areas together with related amenities. Other proposed amenities may include restrooms and off-street parking. The proposed park facilities would also be equipped with night lighting to accommodate nighttime activities and to enhance site security and public safety. Other facilities, including a visitor information center and gift shop, would be allowed with a Conditional Use Permit (CUP). The Specific Plan allows for the adjustment of the proposed location of neighborhood mini and recreation parks within the Plan area.

Community Parks: PAs 36, 37, and 38 are proposed as larger community parks and would be located within the 430-foot-wide Southern California Edison (SCE) easement. These parks are intended to be used for ball fields and sports courts and may include golf-oriented public use and related facilities, playgrounds, trails, restrooms, and off-street parking. These sites would also be equipped with night lighting to accommodate nighttime activities and to ensure site security and public safety. Other uses, including locally adaptive community farming, would be allowed with a CUP.

Optional Community Center: The Butterfield Specific Plan would allow the development of a publicly owned Community Center in most Planning Areas. To accommodate planned functions and parking, the Community Center site would be approximately 1 to 2 acres in size and would be allowed with approval of a Conditional Use Permit (CUP) in all residential and neighborhood park PAs and as a permitted use in neighborhood recreation parks (i.e., PAs 21 and 63) and in the golf course/drainage open spaces, (i.e., PAs 35 and 39). A Community Center would not be allowed in PAs 36 – 38 (i.e., SCE easement/community parks), or in PAs 19, 71, 69, 73, 74, and 75 (i.e., open space/easements/drainage). A public Community Center would be used for indoor recreational activities and other community uses, which could include an internet café, community theatre, or gymnasium.

If developed, a public Community Center would be owned and operated by the City of Banning and would be available to all residents of the City.

Open Space and Trails

In addition to the golf course and parks, the Butterfield Specific Plan includes additional open space areas such as hillsides with preserved natural vegetation (e.g., PA 73), landscaped SCE easement area such as PA 74, fuel modification setback areas including PAs 69, 73 and 75, and passive use drainage areas such as PA 19. In addition to these improvements, the Specific Plan proposes the construction and/or extension of recreational trails within and adjacent to PAs 19, 50, 51, 52, 60, 61, 65, 68, 73, 75 and within the natural open space area located on the northeastern portion of the Project site. These trails would provide linkages between the residential neighborhoods and the natural open space areas within and adjacent to the Project; refer to the Exhibit 3.4, *Backbone Pedestrian Circulation Plan*, in the Butterfield Specific Plan for specific locations of trailheads. Open space areas may also include fuel modification zones, trails, and public utilities, such as power lines, water reservoirs, and associated access roads.

In addition to the above identified open space areas, a 30.4-acre multi-use basin is proposed in PA 71, where Smith Creek enters the site. This basin would be designed to detain flows from Smith Creek and to provide water storage for irrigation and other needs. The area could potentially function as a recreational amenity for viewing, hiking, fishing and/ or picnicking. This multi-use basin is described in greater detail in Section 3.6.2.5, *Infrastructure*.

Golf Course

The Project proposes a potential public 18-hole, 254-acre golf course and clubhouse located in PAs 35 and 39. The golf course would feature landscaped areas that would be woven throughout the Project and would include a mix of landscape themes and materials. Smith Creek would traverse the golf course and would be incorporated into its design. In addition to accommodating Smith Creek area drainage, flood control, and landscaped Project amenities, the

golf course would include mitigation areas for sensitive plant species and would incorporate a potential fault hazard setback located in the northern portions of the golf course area.

The Specific Plan assumes that the golf course would be privately-owned and would be open to the public seven days a week. For purposes of analysis, operating hours are assumed to be from dawn until dusk and the EIR further assumes that there is potential for nighttime driving range hours. The golf course clubhouse area is planned to include a dining facility, full-service restaurants that could remain open until 11:00 pm, as well as banquet facilities that would also be used during the evening hours. Other allowable uses within PAs 35 and 39 include a community center, additional parking, grounds maintenance facilities, restroom facilities, sports courts and fields, commercial recreation facilities, administrative offices, ancillary general retail or gift shops, and plant nurseries and agriculture. Uses allowed with a CUP include a visitor information center, theater, swimming pool, and/or sports club.

While the Butterfield Specific Plan proposes a golf course other types of open space and recreational uses are also permitted as alternatives in the event the golf course is not developed due to market conditions or other considerations. These alternative uses include various combinations of parks, trails, native habitat, drainage facilities, water quality improvements, groundwater recharge areas, and wetland mitigation areas. The potential impacts of a "no golf course" Alternative are discussed in greater detail in the "Alternatives" section of this document.

Fuel Modification Zones and Hazard Setback Areas

As previously noted, the Butterfield Land Use Plan includes open space PAs along the northern and eastern edges of the Project site. These open spaces include areas where permanent fuel modification zones would be located. Fuel modification zones are areas adjacent to wildlands where potentially combustible vegetation is altered and/or thinned within 100 to 150 feet from structures and are required by statute to provide fire protection and a transition area between developed and wildland areas. Since the Project will be developed incrementally over time, and existing grasslands will continue to exist after mass grading due to reseeding for erosion control, temporary fuel modification areas may be required by the Fire Department as development progresses through the site. Fuel modification zones may be irrigated for all or part of their depth and would be vegetated with fire-resistant non-invasive plant materials; refer to Section 4.8, *Hazards and Hazardous Materials* for a full discussion of wildland urban interface and wildfire-related hazards.

As noted, the Project site is traversed by two strands of the Banning fault and by lesser lineaments that have active seismic potential. The Banning fault zone is located along the southern edge of PA 59 and along the northern edge of PAs 60 and 61. Pursuant to State law and the requirements of the City, structures are set back a minimum of 50 feet from any active or potentially active fault zone.

3.6.2.4 PROJECT CIRCULATION

The Butterfield Specific Plan includes a planned backbone circulation system that would extend through the Project site and is designed to provide efficient internal circulation and appropriate linkages to the City's existing external circulation system; refer to Exhibit 3.0-5, *Vehicular Circulation Plan*, which illustrates the proposed backbone system. The proposed circulation system would provide direct access to individual residential areas as well as to parks, schools, the golf course, and commercial areas within the Butterfield Specific Plan area. The Project proposes six Project entries that would provide access to the Project's interior North Loop Collector Street and South Loop Collector Street from Highland Springs Avenue, Wilson Street, and Highland Home Road.

Highland Springs Avenue

Highland Springs Avenue is identified as an Arterial Highway in the City's General Plan. The thoroughfare runs north and south along the west side of the proposed Project site, and provides regional access to I-10 Freeway for developments in Banning, Beaumont and unincorporated Riverside County. Implementation of the Butterfield Specific Plan would include half width improvement to the east side of Highland Springs Avenue along the Project's street frontage. These improvements would accommodate the street's ultimate 102-foot right-of-way, would include construction of a raised median, four travel lanes (i.e., two in each direction), an emergency/bike lane on both sides of the street, and parkway/sidewalk improvements, including landscaping. Three primary intersections, providing east/west connections from the Project interior, are proposed at "F" Street, "B" Street, and "A" Street, as illustrated in Exhibit 3.0-5. The Traffic Impact Analysis, prepared for the Butterfield Project by LSA and discussed in detail in Section 4.13, *Traffic and Transportation*, of this document, includes recommendations for various off-site improvements at the Highland Springs Avenue/I-10 interchange and other Highland Springs Avenue locations.

Highland Home Road

Highland Home Road between the proposed "F" Street and Wilson Street is identified as a Major/Arterial Highway in the City's General Plan. Highland Home Road traverses north to south along the east side of the Project to its current terminus. With implementation of the Project Highland Home Road would be widened to its full width, extended into the Project area and would be realigned within it. Proposed improvements to Highland Home Road include:

- **From "F" Street to Wilson Street**, the Specific Plan proposes half-width improvements to accommodate an ultimate 104-foot to 128-foot right-of-way, including a 16-foot or potentially greater raised median; four travel lanes (i.e. two on each side of the median), and a 6-foot emergency or bike lane on each side of the street.

- **From just south of "D" Street to Wilson Street**, the existing Highland Home Road may be developed as a frontage road providing access to existing residences located on the east side of the street. The new frontage road would be separated from Highland Home Road by a 4-foot parkway median, which would be planted with tall shrubs to provide a protective visual barrier and to attenuate noise.

- **From "F" Street to Brookside Avenue**, the General Plan identifies Highland Home Road as a Major Highway. As it is extended into the Project area, the Highland Home Road alignment would turn to the west and connect with Brookside Avenue, an east/west street that currently terminates at Highland Springs Avenue on the west side of the Project site. Highland Home Road would be developed with a 100-foot right-of-way that would be improved with a median area, that would be either raised or painted, four travel lanes (i.e., two through lanes in both directions), and emergency/bike lanes on each side of the street.

Wilson Street

Wilson Street is identified in the General Plan as a Major Highway as it traverses the City of Banning. Its name changes to 8th Street east of Highland Springs Avenue, in the City of Beaumont. Wilson Street is an east/west thoroughfare that intersects both Highland Springs Avenue and Highland Home Road at the southern boundary of the Project site. Implementation of the Specific Plan would include the following half-width improvements to Wilson Street:

- From Highland Springs Avenue to the vicinity of "C" Street, Wilson Street would be improved to its full 105-foot right-of-way width, allowing for a painted or raised landscaped median and two through lanes and emergency/bike lanes on each side of the median.
- West of Highland Home Road, Wilson Street would be widened and improved to its full 105-foot right of way for the length of the Project boundary, which will allow for a painted or raised landscaped median, two through lanes, and emergency/bike lanes on each side of the median.

Divided Collector Street – Project Interior

Project Entry Streets: "A" Street, "B" Street, "C" Street, "D" Street, "E" Street and "F" Street

The proposed Project circulation system includes six Project Entry Streets that would provide linkage between the Project's interior North and South Loop Collector Streets and existing Highland Springs Avenue, Wilson Street, and Highland Home Road. These include: "A" Street, "B" Street, "C" Street, "D" Street, "E" Street, and "F" Street. All of the Project entry streets would accommodate two travel lanes in each direction, a 16-foot-wide raised median, 10-foot

emergency/bike lanes on each side of the street, and parkways that would be improved with meandering sidewalks and landscaping.

North and South Loop Collector Streets

The Project proposes North and South Loop Collector Streets and would comprise the backbone internal circulation for the development. Each Loop Collector would have 108-foot of right-of-way that would be improved with a 12-foot painted median, a maximum 16-foot travel lane in each direction, and a 10-foot emergency/bike lane on each side of the street. The parkways on each side of the Loop Streets would vary in width.

Local Streets

The Project's internal circulation system would include local streets that would provide points of access into each Planning Area. These local streets would have a standard 56-foot right-of-way, with one travel lane in each direction, and 5-foot sidewalks on either side of the street. Sidewalks on local streets may be located adjacent to the curbs or may be set back from the curbs behind a landscape parkway. Additionally, a 3-foot public utility easement may be located on both sides of the road right-of-way.

Private Street Options

Portions of the Project's internal circulation system may be designated as private streets with gated access if proposed by Project developers to accommodate active adult communities. Private streets would be maintained by a homeowners association.

Low Speed Vehicle (LSV) Circulation

The Butterfield Specific Plan would allow the use of electric-powered Low Speed Vehicles (LSVs) on all internal Project streets. Section 385.5 of *the California Vehicle Code* (CVC) defines a Low Speed Vehicle (LSV) as a motor vehicle meeting State safety standards that is capable of propelling itself at a minimum speed of 20 miles per hour and a maximum speed of 25 miles per hour. CVC Section 21266(a) allows LSVs to travel in the standard vehicle travel lanes of any street with a posted speed limit of 35 miles per hour or less. Because electric powered LSVs are predominantly sold in California, LSVs are more commonly referred to as Neighborhood Electric Vehicles (NEVs) and the terms are used interchangeably in this analysis.

All interior streets in the Butterfield Specific Plan are expected to have posted speed limits of 35 miles per hour or less and would therefore allow LSV/NEVs. Although the State Vehicle Code allows LSV/NEVs to travel in standard vehicle travel lanes, the Butterfield Specific Plan *Vehicular Circulation Plan* and proposed Roadway Cross Sections provide striped dual LSV/NEV and bike lanes on the right side of all proposed collector streets. LSV/NEVs will have access to

any PA within the Project area, including commercial, residential, park, golf course, or open space recreational areas. The Project's circulation system would be designed to enable LSV/NEV access to any area without requiring transit through or over Highland Home Road, Highland Springs Avenue, or Wilson Street external to the Specific Plan site. Highland Home Road through the Project site may have a posted speed limit of greater than 35 miles per hour; however, it should be possible to allow LSV/NEVs on Highland Home Road in a separate striped lane. This design is reflected on the proposed street cross sections included in the Butterfield Specific Plan. NEVs are allowed to cross streets with posted speed limits of greater than 35 miles per hour.

Non-Vehicular Circulation

The proposed Project accommodates non-vehicular circulation through design elements that include: on-street bicycle lanes, trails, pathways, sidewalks, and combinations of meandering sidewalks and meandering trails. The Specific Plan proposes on-street bicycle lanes along all Project roadways having modified collector classification or higher. Trails are proposed within and adjacent to PAs 50, 68, 51, 52, 65, 60 and 61, and within the natural open space area located in the northeastern portion of the Project site.

3.6.2.5 INFRASTRUCTURE

Implementation of the proposed Butterfield Specific Plan Project requires the development of both on-site and off-site infrastructure including drainage facilities, storm drain, water, sanitary sewer, reclaimed water subsurface pipelines, and dry utilities (e.g., electricity, natural gas, and communications). Much of the necessary on-site infrastructure would be constructed incrementally as the Project develops; however, certain backbone facilities would need to be installed as part of the first phase of the Project's construction.

Utility Substation (Existing)

A 4.2-acre site on the far east side of the Specific Plan area, now occupied by an existing City of Banning electrical substation was originally included as part of the Deutsch Specific Plan Project. The substation site, located in what is now designated PA 70 in the Butterfield Specific Plan, was acquired by the City of Banning and the City's Electric Department constructed the substation, which was placed in service in 2009. A separate CEQA document was prepared and certified by the City for the facility; therefore, its impacts are not addressed in this EIR. Its location is identified in Exhibit 3.0-3, *Land Use Plan*.

Electric Transmission Easement and Transmission Line Relocation and Natural Gas Pipeline Relocation and Replacement

A 115 kilovolt (kV) above ground electric transmission line occupies a SCE easement in PA 73 and the eastern portion of PAs 60, 69, 67, and 52. As part of the proposed Project, approximately 2,700 linear feet of the transmission line would be relocated to the boundary between PAs 60 and 73 and the east side of PA 67 and the easement modified to accommodate the new transmission line alignment; refer to Exhibit 3.0-6A, *Utility Relocation* and Exhibit 3.0-6B, *Utility Relocation*). The relocated transmission line would be re-constructed above ground because the current high voltage size of the line, 115 kV, makes it prohibitive to be placed underground.

An existing 30-inch-diameter high-pressure natural gas transmission line traverses the southern portion of the Project site from east to west. The subsurface line currently enters the east side of the site at "D" Street and exits the west side of the site under proposed "B" Street. The pipeline through the Project site would be replaced by Southern California Gas Company with residential grade pipe, as required by the PUC, concurrent with development Phase I. In addition, the natural gas line easement and pipeline would be realigned under portions of the Proposed South Loop Collector Street and portions of the proposed golf course to ensure that the easement remains within public right of way or within the open space provided by the golf course. Refer to Exhibit 3.0-6C, *High Pressure Gas Line Location*.

Drainage Facilities

As note previously, the majority of the Project site drains to Smith Creek while a small area on the east drains to Pershing Channel. As the Project develops, its drainage system will be incrementally constructed to handle both nuisance and storm flows including those generated on the Project site and those entering the Project site from off-site portions of the Smith Creek and Pershing Channel watersheds. As designed, the backbone drainage system would direct first-flush storm or nuisance flows from developing areas toward water quality features such as detention/water quality basins that would treat the runoff before it enters primary existing drainages. As part of the Project's proposed drainage improvements, Smith Creek would be realigned to work within the golf course and to accommodate the proposed basin and channel features that would be constructed where Smith Creek enters and exits the site and along its length. Drop structures and velocity reducers would be designed into the channel alignment to regulate the volume and velocity of flows within the creek channel to prevent erosion. The proposed drainage system also includes controls for runoff entering Pershing Channel.

The Butterfield site is located within inundation areas associated with the Smith Creek drainage and with surface water sheet flows, as mapped by the Federal Emergency Management Agency (FEMA). As designed, the Project's drainage system would protect the Butterfield site from inundation and would help regulate dispersal of flows throughout the site, allowing

stormwater runoff to move through and exit the site more efficiently and safely than is the case with existing natural conditions.

The Project site also sits above a portion of the Beaumont groundwater basin. In its undeveloped condition, the site allows precipitation to percolate through the underlying soil and rock to recharge the basin. To replicate that function, the proposed drainage system also includes groundwater recharge areas located within the golf course and along the Smith Creek drainage alignment. Several detention basins are proposed to be located along the northern and eastern perimeter of the Project area adjacent to PAs 50, 51, 52, 60 and 61, and adjacent to the foothills. These basins would serve to control and contain debris associated with stormwater runoff reaching the site from off-site areas. Exhibit 3.0-7, *Master Drainage Plan*, illustrates the overall Project drainage concept and shows the location of the PA 71 multi-use North Basin described below. Exhibit 3.0-8, *Proposed Water Quality / Infiltration Areas Map*, shows the locations of debris basins, detention basins, storm drains, infiltration areas, and post-construction Best Management Practices (BMPs).

North Multi-use Basin

A large multi-use basin (hereinafter the "North Basin") is proposed within PA 71 at the north end of the Specific Plan area where Smith Creek enters the site. This basin would be designed to detain upstream storm flows, reducing the volume of stormwater entering the portion of Smith Creek that traverses the Project site such that the volume of stormwater in the developed condition that exits the site at its south boundary, via the Wilson Street culvert, would be equal to or less than existing flows in the site's undeveloped condition. The North Basin would include three bays: a desilting basin to remove sediment from upstream flows; a weir to contain any accumulated debris; and a larger detention basin to hold stormwater overflow and provide detention storage during significant storm events. The North Basin would have an overall surface area of approximately 14 acres, an approximate depth of 21 feet, and an ultimate depth of up to 28 feet to contain and control storm flows to a 100-year storm event level. In addition to the anticipated stormwater detention capacity, the North Basin would be designed to provide up to 290 acre-feet of water storage capacity.

The North Basin may also be used to store recycled water and/or raw (i.e., pre-treated) State Water Project (SWP) water that could be imported to the site. From whatever source, the stored water would be used for irrigation and could be considered for groundwater recharge purposes in the future, subject to the appropriate review and approval process. The City has been considering the construction of an off-site water pipeline that would convey SWP water into the North Basin as a separate City project; refer to Section 3.6.3, *Offsite Project-Related Infrastructure*.

Golf Course Drainage System

As noted, Smith Creek would be the primary backbone drainage facility for the Project and would be realigned to facilitate conveyance of storm flows from the North Basin through the golf course to the culvert beneath Wilson Street as illustrated in Exhibit 3.0-7, *Master Drainage Plan*. As part of its function, the creek channel would convey storm water and nuisance flows through biological habitat mitigation areas, water quality treatment facilities, and groundwater recharge areas located along its alignment, as illustrated in Exhibit 3.0-8, *Proposed Water Quality / Infiltration Areas Map*.

The Project proposes a total of 13 acres of recharge basins located throughout the proposed golf course. The golf course is designed so that, during significant storm events, the channelized storm flows can spill over the creek banks and spread onto the golf course fairways, to be detained there. In addition, as needed, limited detention facilities may be constructed along Smith Creek to ensure additional on-site control of stormwater.

Other Components of the On-Site Drainage System

Drainage from development areas within the proposed Project will flow along street gutters into curbside catch basins and thence into subsurface storm drains that would convey stormwater and nuisance flows to either the Smith Creek drainage or to Pershing Channel. Before nuisance flows or first flush stormwater runoff enters either Smith Creek or Pershing Channel, these flows would pass through water quality treatment facilities that would consist of vegetated detention basins or vegetated flow-through swales located within the golf course or other open space areas. The proposed Smith Creek channel would be lined in areas with turf reinforcing mat (TRM), which would be covered in soil and vegetated, resulting in a natural-appearing, vegetated channel. Where the velocities are significant, drop structures will be utilized to dissipate energy and reduce velocities, protecting the channel from erosion.

To allow for optimal drainage and recharge, the Project would construct off-site drainage improvements, involving off-site grading and construction of debris/desilting basins immediately north of the proposed alignment of the extension of Brookside Avenue, as part of the realignment of the Smith Creek channel. Nuisance and storm flows exiting the golf course in Smith Creek would be conveyed under the South Loop Collector Street into the southern Smith Creek channel located in PA 19. All drainage from the Smith Creek channel would be conveyed off-site to the south through an existing culvert under Wilson Street. To efficiently handle Smith Creek's peak flows, the existing Wilson Street culvert may need to be enlarged. As that work could be completed as part of the Butterfield Project, analysis of the culvert expansion is included in this EIR. Alternatively, the City of Banning could elect to reconstruct the Wilson Street culvert as a separate City project and would, in that case, complete a separate environmental analysis; refer to Exhibit 3.0-9, *Offsite Infrastructure*.

The proposed Butterfield drainage facilities would be constructed in place of the system described in the Riverside County Drainage Master Plan but would provide the same level of protection and perform the same functions as the County-planned facilities. It is anticipated that the completed drainage system would reduce the Project's peak flows in the fully developed condition to a level below the volumes anticipated by the County Master Plan.

On-Site Water Distribution

Groundwater basins within the San Gorgonio Pass area serve as the primary water source for the City. The Banning Water and Wastewater Department serves the proposed Project site and would provide potable water to Project residents. The City owns and operates wells, storage tanks and reservoirs, and water distribution lines that pump, treat, and deliver potable water to residents within its service area. To meet the potable water needs of Project residents three to four above-ground steel water storage tanks for potable water (in context of on-site water storage, "tank" and "reservoir" are used interchangeably), having a total storage capacity of approximately 3.5 million gallons (mg), would be constructed to serve homes in the Project's development that would become part of the City's existing lower Foothill West Pressure Zone, on-site Pressure Zone I, and on-site Pressure Zone II. The proposed Project approximate 1.6 mg Foothill West storage tank would be located on the east side of PA 50 at an elevation of approximately 2,790 feet amsl. Alternatively, this storage tank could be buried under the playing fields of the PA 68 school site. Both the Project's approximate 1.4 mg Zone I and 0.5 mg Zone II storage tanks would be located in the east portion of PA 73, at minimum pad elevation of approximately 3,038 feet amsl for Zone I and approximately 3,205 feet amsl for Zone II. The Specific Plan would allow the construction of either a single tank or two side-by-side storage tanks to serve Pressure Zone I.

In addition to the potable water storage reservoirs, three potential pump stations and on-site water distribution pipelines would be constructed. The Project's water distribution and storage system would connect to the City's existing system at Highland Home Road and Wilson Street as well as at "C" Street and Wilson Street. In addition, the Specific Plan allows for three potential interconnects with the Beaumont-Cherry Valley Water District through potential additional pump stations located along Highland Springs Avenue.

Off-site potable water pipeline would be installed from within adjacent streets to connect the Project to the City's existing water distribution system.

Recycled Water Distribution

The Butterfield Project proposed to reduce its consumption of potable water through the use of recycled water for irrigation of the golf course, landscaped medians/parkways, parks, landscaped open spaces and hillside fuel modification zones to the greatest extent feasible. To accomplish this goal, the Project would either receive recycled water treated to tertiary

standards from the City's expanded Wastewater Treatment Plant (WWTP) or would construct an on-site "satellite" WWTP, which would be owned and operated by the City of Banning; refer to description of the Project's Wastewater (Sewer) System for additional detail. If the on-site WWTP is not constructed, off-site recycled water pipelines would be constructed in existing City right-of-ways to the City's main WWTP so that recycled water produced at that facility could be conveyed to the Project site for use; refer to Section 3.6.3, *Off-Site Project-Related Infrastructure*.

Groundwater Recharge

To help offset the Project's anticipated impact on City water supplies and groundwater basins, a ground water recharge system is proposed to be incorporated into the Butterfield Project. Planned recharge would help replenish groundwater supplies in the Beaumont groundwater basin, from which the City draws a portion of its water supply. The Beaumont Basin is an adjudicated ground water basin and the City of Beaumont is responsible for protecting the water quality within the basin. Accordingly, any recharge activity associated with the Project would require coordination between the City of Banning, the City of Beaumont, the State Water Quality Control Board, and the Beaumont Basin Watermaster.

The proposed groundwater recharge system may utilize a portion of the City's State Water Project (SWP) allocation, delivered by the San Gorgonio Pass Water Agency, in addition to potential surplus recycled water, conveyed to the North Basin from either the on-site WWTP or the City WWTP. If recycled water is used, it would have to be blended with another water source, such as SWP water, to achieve an acceptable level of water quality for groundwater recharge. Uses of recycled water for groundwater recharge in the Butterfield Specific Plan area would require the approval and permits from the Regional Water Quality Control Board, Santa Ana Region, because it overlies the Beaumont (groundwater basin) Management Zone, as well as complying with California Department of Public Health Title 22 regulations. The recharge system would be facilitated in part by extending a SWP pipeline from the Noble Creek Spreading Grounds to the proposed North Basin through the Brookside Avenue right-of-way; refer to Section 3.6.3, *Off-Site Project-Related Infrastructure*. As a potential component of the Project's water system, impacts associated with the construction of the off-site SWP pipeline are addressed in this EIR, although as previously noted, the City of Banning may construct the pipeline as a separate City project. SWP water stored in the North Basin would be conveyed through an on-site distribution system to groundwater recharge areas within the Project, located primarily within the Smith Creek drainage.

Wastewater (Sewer) System

The Project's projected total average wastewater flow would increase incrementally through the 30-year implementation phase of the Project and could be reduced during that period by changes in development patterns and/or advances in water-conserving technology. The

Project's sewer system would convey wastewater through on-site sewer pipeline by gravity flow towards the Project's southeastern corner, where off-site sewer main would convey wastewater to the City's WWTP. If an on-site satellite WWTP is constructed, the Project's wastewater would be conveyed to the plant for treatment prior to discharge and distribution, while surplus treated water and residual biosolids would be discharged into the City's sewer main and transported to its main WWTP for final treatment and disposal; refer to *Off-Site Facilities* for a more detailed description.

On-Site Satellite Wastewater Treatment Plant

The City is presently pursuing expansion of its main WWTP to provide capacity for the treatment of waste water to tertiary standards; however, to ensure the availability of recycled water to the Project, the Butterfield Specific Plan proposes the construction of an optional or alternative on-site satellite WWTP, which would be located on a approximately 3-acre site at south end of PA 11. If constructed, the satellite WWTP would receive wastewater from the Project and potential off-site locations, would treat the wastewater to tertiary standards, and would pump recycled water through an on-site recycled water distribution system to the golf course irrigation lake located north of PA 38 or to the North Basin in PA 71, where it would be stored for irrigation or for groundwater recharge use. Recycled water would also be stored in an above-ground one million gallon steel storage tank located on the satellite WWTP site.

The satellite WWTP treatment process would be confined to a fully enclosed building. All buildings on the WWTP site would be constructed of decorative masonry with residential roof treatments. The site would be enclosed by a minimum 6-foot high decorative masonry wall and landscaping to provide visual screening. All operations and maintenance vehicle parking would be located inside the walled area.

The plant would operate on a 24-hour basis, with approximately 16 hours of operational staff time per week. The on-site WWTP would use a membrane bioreactor (MBR) process to treat up to approximately 1.5 to 2.0 million gallons per day (mgd) of wastewater. The biosolids removed during the treatment process, together with a remaining percentage of unused partially treated water, would be pumped into a new off-site sewer line to be built as part of the Project in Wilson Street and Highland Home Road or Omar Street that would convey this discharge to the existing City sewer trunk line at Ramsey and Omar Streets, where it would then be conveyed to the City's existing WWTP for further treatment and disposal.

3.6.2.6 GRADING

Mass grading of the Specific Plan area would be executed in four phases over the 30-year Project implementation period. All mass grading would be designed with an emphasis on establishing initial building envelopes to site the golf course, backbone roadways, drainage features and basins, residential planning areas, park areas, school sites, commercial sites, and

water reservoirs and storage tanks. Site grading would not be expected to significantly raise or lower the overall elevation of the site as compared to its undeveloped condition. Rough and fine grading associated with the development of individual subdivisions within the Specific Plan or for specific special purpose sites, would occur subsequent to mass grading.

The estimated earthwork quantities generated by mass grading the entire Butterfield site would be approximately 6.2 million cubic yards (cy) of cut and approximately 6.2 million cy of fill. Exhibit 3.0-10, *Conceptual Mass Grading Plan* shows the relationship between cut and fill areas and the boundaries of the various phases of mass grading.

Proposed mass grading would include mass excavation, over-excavation, and remedial grading (i.e., alluvium and colluvium removal and re-compaction). An additional 3.14 million cy of additional remedial grading may be required as the Project develops. Mass grading is anticipated to balance on-site (i.e., equal cut and fill), although there may be nominal import of specialty materials (i.e., golf course sand, etc.) and nominal export of unsuitable materials such as rocks and aggregate, typical of large land development projects. Clay or other materials could be imported for use in the construction of the North Basin. As noted in Section 3.7, *Project Phasing*, and as discussed throughout this EIR, initial mass grading would be focused on the development of the Project's backbone drainage and recharge facilities associated with the North Basin, golf course open space, the re-alignment of Smith Creek and construction of the associated recharge features, and development of PAs located in the south half of the Project area.

The Project's grading plan would be designed to reflect sensitivity to natural on-site landforms, existing site topography and the grading concepts proposed for neighboring properties. In addition, the mass grading plans, and all subsequent rough and fine grading plans, would incorporate Best Management Practices (BMPs) for erosion control and water quality protection.

3.6.3 OFF-SITE PROJECT-RELATED INFRASTRUCTURE

In addition to the facilities and improvements proposed on and immediately adjacent to the Project site, a number of off-site infrastructure improvements would be needed to implement the Butterfield Specific Plan. These include the following:

Off-Site Circulation System Improvements

Implementation of the Project requires a construction of a number of off-site street improvements, including previously described half-width improvements of Highland Springs Avenue, Highland Home Road, and Wilson Street adjacent to the Project boundary. Off-site street and circulation system improvements are discussed at length in Section 4.13, *Traffic and Circulation*. As will be noted in Section 4.13, construction of some of the recommended off-site street and traffic control improvements would require acquisition of additional right-of-way,

which could impact existing sidewalks, parking and/or landscaping and, in limited cases, could also affect existing structures. Section 4.13 also identifies various ***ultimate*** street improvements needed to accommodate the build-out of the City's General Plan, which, in certain cases, would require acquisition of additional right-of-way. The contribution of the Project to cumulative circulation system impacts is described and addressed where appropriate in Section 4.13 of the EIR.

Off-Site Water Supply and Distribution System Improvements

To accommodate potential increases in historical SWP water for groundwater recharge purposes on the Project site and within Banning City Boundaries, the Project includes proposed groundwater recharge basins on site. To utilize these proposed on site recharge basins, a connection between the Project North Basin and the current SWP pipeline terminus, and San Gorgonio Pass Water Agency (SGPWA) spreading ground facilities at Little San Gorgonio Creek, northwest of the Project site, would need to be constructed. This option would only be pursued if determined preferable by the City of Banning, instead of or in addition to using the existing Beaumont Cherry Valley Water District (BCVWD) Noble Creek spreading facilities for SWP ground water recharge, as the City is currently doing under agreement with BCVWD. To accomplish the connection a 24-inch or 36-inch diameter transmission pipeline would need to be constructed to convey SWP water, and a pump station would be constructed at the connection to facilitate conveyance.

If constructed, the SWP pipeline extension would follow one of three potential alignments, illustrated in Exhibit 3.0-11, *State Water Project Pipeline Extension*: (1) **SWP Alternative A** would carry water south beneath the Noble Street right-of-way and east beneath the Brookside Avenue right-of-way to the Project site; (2) **SWP Alternative B** would convey water south beneath Noble Street, east beneath Dutton Street, south beneath Cherry Avenue and east beneath Brookside Avenue, all within the public street right-of-way, to the Project site; and (3) **SWP Alternative C** would convey water south beneath Noble Street, east beneath Dutton Street, south beneath Bellflower Avenue and east beneath Brookside Avenue to the Project site, all within the public street right-of-ways.

Off-Site Recycled Water Distribution and Conveyance Improvements

While the City of Banning has not constructed a pipeline to deliver recycled water to irrigation customers, new developments are required to construct dry lines together with potable water lines so that recycled water can be used when it becomes available. As previously noted, if an on-site satellite WWTP is not constructed, the Project would construct recycled water distribution pipelines within existing public right-of-way from the City's WWTP to the Project site to facilitate delivery; refer to Exhibit 3.0-12, *Off-Site Recycled Water*. The City of Banning WWTP currently has the capacity to treat 3.6 mgd of wastewater to secondary standards;

however, an expansion of the facility to include capacity to treat wastewater to tertiary standards is in progress.

The recycled water conveyance pipeline would extend off-site from the Highland Home Road/Wilson Street intersection and proceed eastward along Wilson Street, south on Sunset Avenue, eastward on Lincoln Street, south on Hathaway Street, and eastward on Charles Street to the City's WWTP. Pumps would be needed at points along the off-site line to facilitate conveyance of recycled water from the City's WWTP to the Project site.

If this recycled water supply alternative is pursued, the Project would pay its fair share contribution towards construction of the off-site pipeline or would construct the entire off-site improvement, subject to a Reimbursement Agreement with the City or in exchange for Project fee credits. Use of this source of recycled water would require completion of the planned improvement of the City's WWTP to both expand treatment capacity and to upgrade the plant to provide tertiary treatment of wastewater. As of the date of this writing, these plant improvements have been included as part of the City's Capital Improvement Program (CIP) and a mitigated negative declaration has been completed for the upgrade; however, construction has not started.

If the proposed on-site satellite WWTP option is implemented, the Specific Plan provides for optional diversion of existing wastewater flows from existing homes south of the Project and north of the I-10 freeway and from a limited area to the east of the Project site to the on-site satellite WWTP. This diversion would provide the wastewater flows necessary to commence the operation of the satellite plant. Implementation of this option would require construction of a sewer lift station, which could be located at the corner of Ramsey Street and Omar Street, as well as installation of approximately 3,900 linear feet of new off-site force sewer mains within the Omar Street and Wilson Street right of ways, or within the Ramsey Street and Highland Home Road right-of-ways, to transport diverted wastewater flows to the satellite plant; refer to Exhibit 3.0-12, *Off-Site Infrastructure*.

Off-Site Sewer

As noted above, whether as an alternative to an on-site satellite WWTP or as a means of transporting residual wastewater with biosolids from the on-site WWTP to the City's WWTP for further treatment and disposal, the Project would be served by the City's Main WWTP. An infrastructure connection to the City's Main WWTP would require construction of approximately 22,400 linear feet of off-site sewer main within portions of the Wilson Street, Omar Street, Ramsey Street, Sunset Avenue, Lincoln Street and San Gorgonio Avenue right of ways as illustrated in Exhibit 3.0-13, *Off-Site Sewer Plan*. A new gravity sewer line conveying residual wastewater and biosolids from the Project on-site satellite WWTP to the existing City sewer trunk line at Ramsey and Omar Streets would follow one of the same alignment

alternatives as the proposed force sewer diversion main described above and would bypass the proposed lift station connecting to the existing sewer downstream of it.

From Sunset Avenue, at least two different alternative alignments connecting the Project directly to the City's Main WWTP via an existing wastewater trunk line could be implemented. Pursuant to the City's November 2006 Sewer System Study, one alternative would require the extension of a wastewater line down Sunset Avenue to the vicinity of Bobcat Road, where the Sunset Crossroads (previously known as Five Bridges) and BDS developments would complete the line extension in Bobcat Road eastward to existing pipelines at South San Gorgonio Avenue. For this alignment to be feasible, the aforementioned developments would need to be implemented prior to or concurrent with the proposed Project. If the Project is developed first, the Project could be required to complete the entire connection along this alignment subject to a reimbursement agreement.

Alternatively, if the Sunset Crossroads and BDS projects do not proceed in advance of, or concurrently with, the proposed Project, the connection to the wastewater treatment plant could proceed eastward on Lincoln Street and southward on South San Gorgonio Avenue. This alternative alignment would provide a fairly direct and efficient route to serve the Butterfield Specific Plan area, but the resulting pipeline extension would not serve the Sunset Crossroads and BDS developments.

Off-Site Drainage

As previously noted, as part of the re-alignment of Smith Creek the Project proposes potential off-site drainage improvements that would require off-site grading and construction of debris/desilting basins immediately north of the proposed alignment of the extension of Brookside Avenue. In addition, the City could determine that the existing Wilson Street box culvert lacks sufficient capacity to efficiently handle Smith Creek flows at the existing volume and could require its expansion as part of the Butterfield Project. For this reason, the EIR includes an analysis of potential impacts associated with the work. Alternatively, the City could choose to pursue the culvert expansion as a separate City project, in which case the City would complete a separate environmental analysis. Expansion of the Wilson Street/Smith Creek culvert and associated outlet structure could also require modification of the Smith Creek channel south of the culvert for a distance of approximately 200 feet, with associated impacts to vegetation and functions; refer to Exhibit 3.0-9, *Off-Site Infrastructure*.

3.7 PROJECT PHASING

The Butterfield Specific Plan would be developed in five primary phases over an estimated 30 year implementation period, assuming an average construction of 180 dwelling units per year, as shown on Exhibit 3.0-14, *Conceptual Phasing Plan*. Associated infrastructure would be constructed incrementally to match the needs of development as it occurs. As previously noted, mass grading of the Project site would take place in approximately four phases, combining development Phase 1 and 2 in the first mass grading phase. The development sequence as outlined below is subject to change over time in response to various factors including the cyclical nature of the housing market and other variations in demand. Development of individual Project phases may overlap or occur concurrently or there may be multi-year periods during which no development takes place. Accordingly, the sequential phasing presented below should be considered conceptual rather than definitive for purposes of this Project Description and subsequent environmental analysis. As each individual phase of the Project is submitted with its engineering design, an Infrastructure Phasing Plan would be submitted concurrently. The Applicant may implement the Project in a different sequence of phases, and/or smaller phases. Such plans would be subject to review and approval by the City Engineer to ensure provision of adequate infrastructure as the Project builds out.

Project Phase I

Project Phase I would include mass-grading of the entire golf course open space area (PAs 35 and 39) and those Planning Areas located in the southwestern corner of the Specific Plan, including PAs 1A, 1B, 1C, 2 through 8, 17 through 19, 22 through 27, 35, 38, 39, and 71. The North Basin, located in PA 71, would be constructed and the Smith Creek watercourse would be realigned within the proposed golf course area. Drainage improvements within PA 19 would be constructed to safely convey accumulated upstream and Project-generated stormwater runoff and nuisance flows to the existing Wilson Avenue/Smith Creek culvert. Project Phase I would also include the installation of infrastructure needed to support Phase I development, including on-site and off-site water, recycled water, storm drain, and sewer pipelines, and dry utility lines.

Project entry roadways extending from the South Loop Collector Street to the west and south would be constructed and the segment of "F" Street adjacent to the golf course, as well as the Phase 1-adjacent frontage of Highland Springs Avenue south of "F" Street, and Wilson Street would be improved.

In order to achieve balanced earthwork quantities and avoid export or import, and to ensure the Project drainage functions as intended, the initial mass grading, referred to as "Phase IA", would involve approximately 825 acres, in addition to the grading required to construct the North Basin and Smith Creek drainage. The golf course could be fully developed in the course of this initial phase as well. Mass grading and construction of backbone infrastructure would

be followed by construction of the residential units and other non-residential components of the Project, and the related off-site improvements required to support each Project phase.

Project Phase 2

Project Phase 2 would consist of the development of the Planning Areas located in the southeastern corner of the Specific Plan including PAs 9 through 16, 20, 21, 28 through 33, 36 and 37. The eastern half of the South Loop Collector Street would be completed incrementally with Project Phase 2. The Project entry streets extending northward and eastward from the South Loop Street would be constructed and the remaining extent of F Street from the golf course edge to Highland Home Road, together with the Phase 2-adjacent segment of Highland Home Road south of F Street would be fully improved.

Project Phase 3

Project Phase 3 would include the remaining Planning Areas between Brookside Ave/Highland Home Road and F Street located in the northwestern corner of the Specific Plan including PAs 34, 40 through 42, 43, 44 through 49, 53 through 59, 62 through 66, and 72.

The entirety of the North Loop Collector Street would be improved, although this street could be designed as a private street with an entry gate at each end if an Active Adult Alternative is built. The Project Phase 3-adjacent segments of Highland Springs Avenue north of F Street and of Brookside Avenue/Highland Home Road north of F Street and east of Highland Springs Avenue would also be fully improved.

Project Phase 4

Project Phase 4, would include PAs 50, 51, 52, 67 and 68 located east of Highland Home Road.

Project Phase 5

Project Phase 5 would include PAs 60, and 61 located north of Brookside Avenue within the northernmost extent of the Specific Plan.

3.8 PROJECT DESIGN FEATURES

The following Project Design Features have been incorporated into the Project and are either incorporated into the Butterfield Specific Plan or Project's Development Agreement, or has been otherwise stipulated to by the Applicant. These features are considered in each impact section (i.e., Sections 4.1 through 4.14 of the EIR) and either avoid, reduce, offset, or otherwise minimize identified potential adverse impacts of the Project or serve as "betterments" providing significant benefit to the community and/or to the physical environment. The Project Design

Features would be identified in the Project's Conditions of Approval and/or the required Mitigation Monitoring and Reporting Program to ensure implementation as assumed in this EIR.

Aesthetics/Light and Glare

- The Project has been redesigned from the currently approved Deutsch Specific Plan to retain the northern steeper slopes in natural open space. In addition, in response to initial public scoping and discussions with adjacent residents, the Applicant further designed the Land Use Plan to create higher minimum average residential lot sizes in those portions of the Project (PAs 50, 51, 52, 60 and 61) along the east and north side of Highland Home Road.

- Mass graded areas will be re-vegetated at the completion of the mass grading process, pursuant to the City's *Municipal Code* and the Specific Plan. The vegetation will restore the non-native grassland that currently covers the Project site in those areas that are not immediately developed. Cattle grazing will continue on the site in various areas as the Project develops, allowing the site to retain its rural feel well into the development process.

- Title 17 of the City's Municipal Code (*Zoning Code)* includes development and landscape standards that deal generally with contour grading, preservation of natural open space and scenic vistas, lighting, setbacks, walls, fences and hedges, under-grounding of utilities, etc. Landscape design guidelines provide general direction but are not site specific or exhaustive. The Butterfield Specific Plan contains grading standards and landscape guidelines that both incorporate and exceed the City's Code design standards by providing detailed plans and standards for landscape plant palettes, architectural guidelines (including colors and materials), streetscape enhancements, park treatments, perimeter and interior fencing, etc. These guidelines will provide for a well designed, visually compatible development with enhanced streetscapes and landscaped medians, numerous parks, well designed slope landscape and edge treatments, enhanced perimeter walls, and other features that will significantly enhance the overall appearance of the Project.

- Common area landscape, including enhanced streetscape, parks, and fuel modification zones will be maintained by an HOA or by a Landscape and Lighting Maintenance District (LLMD) that could be formed as part of the Project financing, to ensure a uniform level and high standard of maintenance to maintain the long-term appearance of the community.

- The Project includes realignment, reconstruction, and re-vegetation of Smith Creek to restore its natural appearance, as well as provision of extensive greenbelt and

landscaped groundwater recharge areas within the golf course open space area, creating a positive aesthetic improvement.

- The above ground water storage reservoirs will be finished with an earth-toned, matte finish intended to allow the reservoirs to blend into the surrounding hillside areas. The reservoir areas will be further screened by the installation of perimeter landscaping.

- The optional wastewater treatment facilities would be located at the intersection of Highland Home Road and Wilson Street; refer to Exhibit 3.0-3, *Land Use Plan*. All treatment processes would be contained within an enclosed structure that incorporates residential design features including roofing materials, surrounded by a decorative masonry wall and landscaping to screen the facility. The 1-million gallon storage reservoir would be a maximum of 26 in height, similar to the height of a residential structure and would have a matte, earth-tone exterior finish and landscape screening to allow the reservoir to blend into the surrounding neighborhood. The treatment plant would observe a building setback of 20 feet for all property lines

- The Project grading plan reflects the requirements of MC Section 17.08.240(P) by incorporating contour grading in hillside areas designed to blend the Project's manufactured slopes with existing natural terrain as required by Specific Plan Section 3.3.2, *Grading Plan Development Standards*.

- The Project's golf course open space will provide a view corridor to preserve vistas of the San Bernardino Mountain ridgelines and foothills to the north and east and vistas of the San Jacinto Mountains to the south. Open space and parks sited throughout the Project will provide scenic viewpoints.

- The Project's design and development guidelines include specific requirements and restrictions regarding site lighting including:

    - Architectural lighting and landscape accents shall be aesthetically pleasing and non-obtrusive.
    - Shielded lights shall be utilized throughout the community to reduce light glare in compliance with the City's Municipal Code requirements.
    - All lighting shall be designed and located to reduce power consumption to its lowest practical level, direct light rays toward the unit and be compatible with the lighting on adjacent units.
    - Streetlights shall conform to the overall project theme and City standards. On local streets, streetlights shall be located only at street intersections, knuckles, and cul-de-sacs and would not be located at mid-block to reduce nighttime light and glare impacts.

- All exterior lighting for identification, pools, water features, and landscaping
- Shall be subdued and indirect to prevent spillover onto adjacent lots and streets as required by City ordinance.
- Exposed bulbs, spotlights, and reflectors are prohibited

Agricultural Resources

- The phased development of the Project site will allow small scale temporary grazing use to continue during a portion of the implementation phase of the Project.

Air Quality

- The Project is proposed to be phased, with the initial Phase IA grading limited to the area necessary to achieve mass balancing and proper drainage of the overall property, leaving approximately 40 percent (over 500 acres) of the site in its current condition until such time the remaining phases begin to develop. This phased development will reduce the overall area being disturbed at any one time, and will reduce the overall annual grading emissions.

- Project design features incorporate applicable recommendations from the Attorney General and CARB Scoping Plan, as discussed in Section 4.5, *Climate Change.* These measures will not only reduce greenhouse gas emissions, but will also reduce criteria pollutant emissions of the Project.

- The Project's water supply sources are focused first on local supplies, which will reduce reliance upon imported water, thereby reducing air emissions associated with pumping and delivering the water to the site.

Biological Resources

- The Project is proposed to be phased, with the initial Phase IA grading limited to the area necessary to achieve mass balancing and proper drainage of the overall property, leaving approximately 40 percent (over 500 acres) of the site in its current native condition until such time the remaining phases begin to develop. This phased development will create an interim condition of reduced biological resource impact.

- The proposed Project has been planned to avoid all significant indirect impacts associated with drainage, toxics, lighting, noise, barriers, invasive species and brush management that could potentially occur on the Project site. Mitigation measures and best management practices will be implemented in compliance with MSHCP Wildlands/Urban Interface policies, thus reducing all indirect impacts on the Project site to a level that is less than significant; refer to Section 3.0, *Development Plan*, and 4.0,

Design Guidelines, and the analysis and mitigation measures contained in Sections 4.9 (*Hydrology and Water Quality*), 4.8 (*Hazards and Hazardous Materials*), 4.1 (*Aesthetics, Light, and Glare*), 4.11 (*Noise*), and this Section of the EIR.

- The Project includes approximately 428.8 acres of open space, including 253.9-acre golf course open space through which Smith Creek flows in addition to approximately 66.5 acres of active recreation, 70.1 acres of passive landscaped and natural open space (56.3 acres in the northeast corner of the Project), and 38.3 acres of drainage channel and basin areas as described in the Project Description. The golf course open space will incorporate native plant materials into its plant palette, particularly in those areas occupied by the Smith Creek alignment, for mitigation of biological impacts occasioned by the realignment of Smith Creek. The plant palette and re-vegetation associated with Smith Creek is designed to replicate natural conditions and to preserve and enhance biological values. Basin areas will be vegetated and the landscaping of active recreational areas will increase the availability of plant cover and trees on the site, providing habitat for birds and forage for birds of prey.

- The Project incorporates drainage and water quality features that would maintain water quality within the Smith Creek and Pershing Channel drainages and preserve/enhance downstream water quality within the Smith Creek drainage, indirectly protecting the biological resources and functions of the drainage.

- Project implementation would result in enhanced vegetative cover on the site, including trees and shrubs that could enhance the availability of nesting sites for migratory birds in the Project area as compared to the current nearly treeless condition of the Project site.

- Following the initial Phase I mass grading of the Project site, the site will be reseeded and cattle grazing activities will be allowed to continue in areas prior to future development, which will preserve in an interim condition of the grassland areas that provide foraging habitat for birds of prey and vegetative cover for native species currently using the site.

Climate Change

- The Project is proposed to be phased, with the initial Phase IA grading limited to the area necessary to achieve mass balancing and proper drainage of the overall property, leaving approximately 40 percent (over 500 acres) of the site in its current native condition until such time the remaining phases begin to develop. This phased development will reduce the overall area being disturbed at any one time, and will reduce the overall annual grading emissions.

- Project design features incorporate applicable recommendations from the Attorney General and CARB Scoping Plan, as discussed in Impact 4.5-4 below.

- The Project's water supply sources are focused first on local supplies, which will reduce reliance upon imported water, thereby reducing GHG emissions associated with energy required for pumping and delivering the water to the site.

- Tables 4.5-3 and 4.5-4 identify Project Design Features that will reduce greenhouse gas emissions, as well as criteria pollutant emissions.

Cultural and Historic Resources

- The Project has been redesigned from the previously approved Deutsch Specific Plan, which proposed grading the entire Specific Plan property. As such, the preservation of the northeastern portion of the site in permanent open space will reduce the potential for disturbance of previously unidentified paleontological and archaeological resources.

Geology, Soils and Seismicity

- The Project has been redesigned from the previously approved Deutsch Specific Plan, which proposed grading the entire Specific Plan property. The redesigned Specific Plan and associated tract maps avoid grading the more steep northern portions of the site, and also have incorporated a setback area to ensure that structures are not placed on the identified fault traces within the Alquist-Priolo Zone identified on the Project site.

- In the ultimate condition, the developed site would result in substantially reduced wind- and runoff-induced erosion.

- The Project incorporates appropriate setbacks from the Alquist-Priolo zone established for strand A and assumed for strand B of the Banning fault.

- The Project would adhere to all of the seismic requirements incorporated into the 2010 California Residential Code and 2010 California Building Code (or most current building code) and the requirements and standards contained in the applicable chapters of the City of Banning Municipal Code.

- The Project would include the implementation and maintenance of BMPs to reduce or avoid soil loss due to wind and water erosion.

- Prior to development of any upstream areas of the site, the potential for conveyance of debris originating in the off-site watershed would be accounted for in the design of on-site drainage facilities.

- The Specific Plan requires that each phase of the development include an erosion control plan, consistent with the requirements of MC Chapter 18.

Hazards and Hazardous Materials

- The Project proposes the lower residential density of the Project with larger lots in the northern portion of the site to allow incorporation of fuel modification zones into lots abutting wildland areas and to allow for better compatibility with the existing land form. Maintenance of fuel modification/management zones will be the responsibility of individual homeowners on private property; however a maintenance easement will be recorded over fuel modification zones located within these private lots that will permit either the Master Homeowners Association, LLMD, or other appropriate maintenance agency/entity approved by the City of Banning, to enter into the property to ensure adequate and uniform maintenance. Portions of fuel modification zones on private lots located outside of the lot fence line will be maintained directly by the HOA or LLMD while those portions fuel modification zones on private lots located inside the fence line will be maintained by the homeowner but will be inspected by the LLMD or HOA and the LLMD or HOA will have the ability to enter into the private lot if necessary to ensure appropriate maintenance of the fuel modification zone if the homeowner fails to provide that maintenance.

- School sites have been relocated in consultation with the local school districts, in part to ensure adequate separation from existing SCE power lines and the SCGC 30-inch high pressure gas line. To the extent that this location may change as the project develops, other potential school sites would observe the same required setbacks from the SCE transmission lines and SCGC high pressure gas line.

- Portions of the Southern California Gas Pipeline will be relocated to ensure that the entirety of the pipeline is located within paved streets or within the golf course. No homes will have frontage on the streets where the pipeline will be located and proposed homes will be further buffered by parkway setbacks, block walls, rear yard setbacks and the golf course to reduce risk in the event of a leak or other upset. Existing pipeline will be replaced with residential grade pipeline by Southern California Gas Co. per PUC requirements.

- The Alternative On-Site Satellite Wastewater Treatment Plant will store all potentially hazardous materials (primarily chlorine) in a separate building with appropriate safeguards as required by law and will provide appropriate signage and inventory control as required by the Fire Department so as to reduce any potential risk of upset.

- The Project will include the construction of a 1.6-million gallon water storage reservoir, a 1.4-million gallon water storage reservoir, a 0.5-million gallon water storage reservoir, a 1-million gallon recycled water storage reservoir and a multi-use basin which can store water for groundwater recharge. The reservoir sizes are approximate. Three of the water storage reservoirs would be located in the north/northeastern portion of the site, and the multi-use basin would be located in the northwestern portion of the site where Smith Creek enters the property. These reservoirs will provide sources of water available for both structure and wildfire response, as well as potable and irrigation use.

Hydrology and Water Quality

- The Project shall conform to all of the requirements imposed by the Riverside County Flood Control and Water Conservation District Hydrology Manual, the requirements of the City of Banning's adopted Storm Water Ordinance (Title 13 of the Municipal Code), the requirements of the Whitewater River Watershed Stormwater Management Plan, and the NPDES General Construction Permit.

- The Project has incorporated a comprehensive drainage, water quality, groundwater recharge and biological resource mitigation program into the site, consisting of the surface drainage system, water quality basins, North Basin, realigned Smith Creek, recharge basins, and Smith Creek culvert improvements. This will reduce stormwater runoff volume and velocity, improve stormwater runoff water quality during storm events and low-flow irrigation volumes, improve groundwater recharge, and create biological resource habitat. Key system features are summarized in Section 3, the Draft Butterfield Specific Plan, draft TTMs on file at the City, and are briefly summarized below.

Land Use and Planning

- To be more compatible with the existing residential development, the Project has designated Planning Area 50 as Low Density Residential, with an average lot size of 7,500 sq. ft. Furthermore, starting at the back of the closest existing off-site residential lots located south of PA 50, there will be approximately 390 ft. of open space (SCE easement) between the back of these lots and the southern boundary of Planning Area 50.

- The approved Deutsch Specific Plan included 351 acres of residential land use in Planning Area 1 and 31 acres of park in Planning Area 2[2]. The proposed Butterfield Specific Plan Project provides 209.2 acres of residential (PAs 50, 51, 52, 60, and 61), 71.8

[2] Refer to The Butterfield Specific Plan, Exhibit 1.3, *Specific Plan Comparison*.

acres of open space (PAs 67, 69, 73, 74 and 75), 11.3 acres of school site (PA 68), and 4.2 acres for existing utility (PA 70). This comparison generally covers the same area.

Noise

- The Project is proposed to be developed in Phases, which include four mass grading phases and five development phases. The initial Phase IA grading would be limited to the area necessary to achieve a balanced site and proper drainage, leaving approximately 40 percent of the site in its natural condition until the later phases of Project development, thereby reducing the noise impacts associated with mass grading during the interim implementation phase.

- The Project has been redesigned from the currently approved Deutsch Specific Plan, to retain the northern steeper slopes in natural open space. In addition, in response to initial public scoping and discussions with adjacent residents, the applicant designed the Land Use Plan to create low-density residential with higher minimum average lot sizes with substantial separation between proposed Project development areas east of Highland Home Road and existing residential areas east of Highland Home Road to the south, reducing potential noise impacts from construction in this area.

- The Project will be constructed in compliance with all applicable provisions of Chapter 8.44 (*Noise*) of the City's Municipal Code including, to the extent feasible, observing time limitations on construction noise that exceeds Base Ambient Noise Levels pursuant to statute.

- All residential structures built on the Project site shall incorporate design measures to ensure that interior noise levels for residential development do not exceed 45 dBA, in accordance with Title 25 (California Noise Insulation Standards) and the City's Municipal Code.

- All development on the Project site shall comply with State Code requirements for unit-to-unit airborne sound isolation, both laterally and vertically, and for vertical impact sound isolation in multi-family residential construction.

- During the preparation of construction drawings for project-specific development, the exact acoustical specifications for window glass in buildings with unshielded first and second floor windows shall be determined, pursuant to the requirements of the City's General Plan and the City's Municipal Code.

Public Services and Utilities

- In addition to paying over $7 million[3] in potential City fire facility impact fees, the Project proposes to reserve and/or dedicate a site for the construction of a new fire station within the Project site, currently illustrated in the southeast corner of Planning Area 60 though subject to location change based on the City's preference. Reservation of the fire station site would aid towards substantially improve fire services within and beyond the Project area and place additional resources in closer proximity to wildland areas, helping to reduce the risk associated with wildfire for the entire community.

- The Project will include the construction of three above-ground potable water storage tanks with a total storage capacity of approximately 3.5 million gallons, the installation of pump stations, and the installation of water mains, laterals, and hydrants sufficient to provide minimum fire flow at required pressure to all portions of the Project, as well as operational and emergency flows.

- The Project will include the construction of an approximate 14-acre multi-use basin within the 30.4-acre PA 71 to detain upstream flows and provide water storage for irrigation and other needs, including emergency water supplies in the event of fire.

- All homes within the Project constructed as of 2011 will include in-house fire protection sprinkler systems per new State regulations, which the City will enforce through its building and occupancy permit process.

- Prior to approval of any final tract map, the applicant shall submit a Fire Response Plan consistent with City Municipal Code and Fire Department regulations to insure full compliance with building codes, fuel modification requirements, provision of irrigation, adequacy of water supply and pressure, adequacy of access and lighting, etc.

- The Project will be developed in phases over a period of up approximately 30 years, which would allow the City Fire and Police Departments time to respond to any need for additional facilities, equipment and/or officers that might be required to serve the Project area, as funding becomes available. The Project will be paying over $4 million in dedicated Police Facility Fees, in addition to all other fees assessed and Project contributions toward General Fund revenue through property tax and sales tax.

- The majority of the residential development within the Project consists of traditional single-family homes having frontage on public streets. This type of development

[3] For residential units at current prevailing fees of $1,335/unit, not counting miscellaneous City fees, public improvement fees, plan check fees, and general fund revenue through property and sales tax.

provides "eyes on the street", which is the essence of defensible space design, as required by the City's General Plan.

- Based on meetings with City police officials, the Applicant modified Specific Plan design guidelines and sited school facilities to provide dual vehicle access into and out of all development areas, landscaping along Project perimeter walls to deter graffiti, and has located schools and parks so that they would have adequate street frontage to facilitate police surveillance.

- In addition to paying prevailing school impact fees at the time of building permit issuance,[4] the Specific Plan addresses the need for additional school facilities created by its development by setting aside two 11+ acre school sites (i.e., in PA 68 for Banning USD and PA 20 for Beaumont USD) to increase available school facilities.

- The Project will be developed in phases over a period of up to 30 years, which would allow the San Gorgonio Hospital ample time to respond to any need for additional facilities that could be triggered by Project development, as funding becomes available.

- The Project includes park, open space and recreational uses that total approximately 428.8 acres or approximately 27.8 percent of the Project footprint. Developed park acreage may be credited toward part, or all, of the Project's required parkland fees, which are estimated to be in excess of $10 million.

- The Project would offer two elementary school sites for dedication to the Banning and Beaumont USDs. These sites, totaling 23 acres, would be located in PA 20 and PA 68. If constructed, both sites could potentially provide joint use of play ground / field facilities for neighborhood recreational uses pursuant to with the school districts.

- The Project will include 19 neighborhood mini-parks in PAs 22-34, 62, 64, 65-67, and 72 that would include combinations of play equipment, play areas, sport courts, shade structures, picnic areas, passive turf play areas, sand boxes, benches, and basic related amenities.

- The Project will include neighborhood recreation parks in PAs 21 and 63, ranging in size from 3 to 4 acres, to serve the active and passive recreational needs of residents. The parks would be centrally located and would be accessible through a pedestrian system of walkways and paths.

[4] Estimated to be more than $40 million based on residential units alone and current prevailing fees, assuming an average of 2,500 SF per unit.

- The Project plans to provide 41 acres of larger community parks with sports facilities within portions of the Project's 430-foot-wide SCE easement, specifically in PAs 36, 37, and 38. These parks are intended to be used for fields and sports courts, playgrounds, trails, and off-street parking and can be accessed via pedestrian walkways or public streets.

- The Project would include open space and potentially an 18-hole golf course and clubhouse in the 253.9-acre area that includes PAs 35 and 39, located through the central portion of the Project area. Though privately owned, the golf course would be open to the public seven days a week with the potential for nighttime driving range hours.

- The Project would include the construction and/or extension of trails within and adjacent to open space PAs 19, 50-52, 60-61, 68, 69, 73, 74, 75, and within the natural open space area located on the northeastern portion of the Project site. These trails will provide connections between the residential communities and the natural open space areas within and adjacent to the Project.

- The Project would also include a 30.4-acre multiuse basin in PA 71, where Smith Creek enters the site. This basin could also serve as a recreational amenity for viewing, hiking, fishing, and/or picnicking.

- The Project's parks, trails and open space areas would be maintained by a Landscape Lighting and Maintenance District (LLMD), or other similar entity for use by the Project residents and would not impact the City's General Fund. The Project golf course will be specifically open to the general public for a use fee and owned, operated, and maintained by a private operator.

- Homes within the Project have the option to participate in Pardee Home's "Living Smart" program, which meets or exceeds local, State, and national standards for green home building, including the incorporation of features and options that reduce energy demand and promote use of alternative energy sources and non-motorized transportation (refer to Section 4.5, *Climate Change*).

- The "Sunset (Deutsch) Substation," called for in the City's 10-Year Electricity Master Plan and as allowed for in PA 70 of the Specific Plan, has already been completed by the City (2009) on the 4.2-acres located within this PA. The substation facilitates interconnection with SCE's transmission lines and provides for the distribution of electricity to the Project and other sites in the City's northwest area.

- As part of the City's standard plan check review and tract map development process, the Applicant will make appropriate provision for telecommunication services.

- The Project has been designed to provide an optional satellite wastewater treatment facility, on-site (southern portion of PA 70), should connection and extensions to the City's existing WWTP be less desirable. This provides the opportunity to divert wastewater from the City's existing plant, and maximize use of recycled water.

- The Project has been designed to maximize use of recycled water, through provision of a comprehensive on-site recycled water system pursuant to City requirements. In addition, as note above, the Project includes options to either utilize an on-site water treatment plant to deliver recycled water to the site (and thereby diverting wastewater from the City's treatment plant), or deliver recycled water from the City's plant should recycled water be available from the existing plant in the future.

- The optional on-site treatment plant also creates the opportunity to divert additional wastewater flows generated by other (off-site) existing or future uses, to further reduce flows of wastewater to the City's treatment plant, allowing its new capacity to support additional development, and further maximize use of recycled water in compliance with the City's General Plan Goals and Policies. These recycled water options are addressed in further detail in Section 4.14, *Water Supply*.

- Project homes will be constructed with "standard" and "optional" features pursuant to Pardee Home's "Living Smart" Program, which includes encouraging, among other things, material conservation and the use of recycled or sustainable resources in new homes.

- All construction on the Project site would comply with the solid waste diversion mandate contained in the 2010 California Green Code, which includes provisions requiring the diversion of a minimum of 50 percent of all construction waste.

Traffic and Transportation

- The Project proposes non-vehicular circulation facilities that will include bicycle lanes, trails, pathways, and sidewalks that promote alternative non-vehicular modes of transportation.

- The Project proposes mixed use commercial, recreational and school facilities within the Specific Plan, which will reduce vehicle trips to the adjacent City and regional street system.

- The Project incorporates substantial circulation system improvements into the Specific Plan, including Highland Home Road extension, retention of a local frontage street to serve existing residences along existing Highland Home Road adjacent to the Project, and allowance for ultimate ROW required for adjacent City streets.

- The Project has provided for secondary and emergency access, at the request of City staff, within PAs 2, 3, 4, 5, 6, 7, 8, 9 and 11.

- The Butterfield Specific Plan will allow and provide for the use of electric Low Speed Vehicles (LSVs) or Neighborhood Electric Vehicles (NEV's) on all internal Project streets. The Butterfield Specific Plan proposes roadway cross sections that provide striped dual NEV and bike lanes on the right side of all proposed Collector Streets.

- City of Banning Pass Transit and Riverside County Transit Agencies shall be consulted, in conjunction with Project development, to coordinate the potential for expanded transit/bus service and vanpools, and to discuss and implement potential transit turnout locations within the Project area

Water Supply

Groundwater Recharge Facilities

- The Project proposes an on-site groundwater recharge system that could assist the City in replenishing the Beaumont Basin located beneath the Project site. The proposed system would have the capacity to recharge the basin with a portion of the City's SWP allocation from the Pass Agency. If approved and permitted, potential surplus recycled water generated by the Project, if available, could be used for recharge purposes. The recharge system would be facilitated in part by extending a pipeline from the existing SWP pipeline at the Pass Agency Little San Gorgonio Creek Spreading Grounds to the proposed north basin in PA 71 via Brookside Avenue (refer to Section 3.6.3, *Off-Site Project-Related Infrastructure*).

Water Distribution Facilities

- The Project proposes three to four above-ground steel water storage tanks for potable water. The Project proposes three (3) potential pump station locations and in-tract water pipelines, which would connect to the City's existing system at Highland Home Road and Wilson Street as well as "C" Street and Wilson Street. In addition, the Project would also provide opportunities for three potential interconnects (with additional pump stations) with the Beaumont-Cherry Valley Water District along Highland Springs Avenue.

Recycled Water

- Recycled water, as it is available, will be used to irrigate the golf course and the common landscaped areas of the Project in order to reduce the demand for domestic (potable) water. The City has completed plans and prepared environmental analysis for a 1.5

mgd upgrade, referred to as the Phase I project, of the City's main treatment plant that will produce and supply recycled water. Funding for the Phase I project has been identified and the upgrade should be completed by year 2015 (see Appendix J, *Water Supply Assessment*, Section 6.4, for further detail). In addition to on-site infrastructure, the recycled water system for the Project would require connecting and pumping recycled water from the City's wastewater treatment plant through planned City pipelines to the Project site. The Project also includes the option of constructing an on-site "satellite" wastewater treatment plant to be owned and operated by the City of Banning.

3.9 REQUIRED PERMITS AND APPROVALS

Implementation of the Butterfield Specific Plan Project requires various approvals and permits for local, State, and federal agencies with jurisdiction over specific elements of the Project. These are listed in Table 3.0-4, *Required Approvals.* Certain primary discretionary approvals are required for the Project as prerequisites to any subsequent actions by any other agencies or by the City. Primary approvals include the following:

1) **Butterfield Specific Plan**. The Specific Plan (SP) has been submitted to the City as a comprehensive Specific Plan Amendment to the previously approved Deutsch SP and proposes substantially the same overall land uses. However, if approved, the proposed Butterfield SP would entirely supersede the Deutsch SP and is, therefore, considered to be a restated and amended Specific Plan. The Butterfield SP addresses, at a conceptual level, development of the entire Project area including conceptual grading, infrastructure and phasing.

2) **General Plan Amendment and Zone Change.** State law requires a finding of conformance with the General Plan as prerequisite to the approval of any discretionary land use action, such as the adoption of a Specific Plan. The City's General Plan Land Use Element and the City's Zoning Map include specific land use designations that reflect the distribution of land uses and densities pursuant to the approved 1993 Deutsch Specific Plan. Since the Butterfield Specific Plan includes revisions to specific Planning Area boundaries and changes in the location land uses and residential densities or specific use proposed for these PAs, a General Plan Amendment and a change of the Zoning Map is required to conform the General Plan, Zoning Map and Specific Plan to one another. The General Plan Amendment and Zone Change would be processed concurrently with the Specific Plan. In its action to approve the proposed Project, the City Council would first certify the EIR, then adopt the General Plan Amendment by resolution, then approve the proposed zone change(s) by ordinance or resolution and finally, would adopt the Specific Plan by ordinance or resolution. The proposed General Plan Land Use and Zoning would simply be "Butterfield Specific Plan", essentially incorporating the Specific Plan into the General Plan and Zoning.

3) **Development Agreement.** The previously approved Deutsch Specific Plan included a Development Agreement. As part of the proposed Butterfield SP, the Applicant would seek City approval of an Amended Development Agreement. The provisions of this Agreement are not anticipated to result any additional environmental impacts beyond those addressed in this EIR.

4) **Water Supply Assessment (WSA).** Pursuant to State law, a Project meeting certain criteria must demonstrate that it has secured a supply of potable water sufficient to support the demands of the Project prior to obtaining any discretionary approvals required for its implementation. This Project falls within the definition of a "water project" pursuant to CEQA Guidelines Section 15155. A Water Supply Assessment (WSA) has been prepared for the Project by City of Banning Water Department and must be adopted by the City prior to certification of the Final EIR. The draft WSA is included in the Appendix of this EIR, is the basis for the analysis provided in Section 4.14, *Water* Supply, and the would be adopted by the City of Banning concurrent with the certification of the Final EIR and prior to any other discretionary approval for the Project.

5) **Future discretionary and ministerial approvals.** Implementation of the Butterfield Project would require various additional discretionary and ministerial approvals. These include, but may not be limited to, the following:

- **Tentative Tract Maps**. A tentative and final map are required for all subdivisions creating five or more parcels, five or more condominiums, a community apartment project containing five or more parcels, or the conversion of a dwelling to a stock cooperative containing five or more dwelling units, unless specifically excepted. The City of Banning outlines 7 steps for the tentative tract map procedures:

    - Project is consistent with the General Plan and the Zoning Ordinance.
    - File an application
    - Environmental Review (required)
    - Staff Review for planning commission.
    - Staff, planning commission and the City Council will review. When approved City Council will adopt the resolution.
    - Applicant may appeal the decision within 10 days of the adoption of the resolution.
    - The applicant must complete and have final map and related improvement plans approved and recorded with the County of Riverside within 24 months or the tentative map expires.

To implement the proposed Project, the Applicant would submit approximately 11 tentative tract maps (TTMs) for individual subdivisions. These TTMs would include two maps ("A maps") that cover the north and south portions of the Project site, respectively, and define the boundaries of the Planning Areas in a manner consistent with the Specific Plan. The "A" maps are proposed for conveyance and financing purposes. The remaining approximately nine TTMs would create individual subdivisions within the Specific Plan and would legally define individual lots and improvements within the respective subdivisions.

While the proposed Specific Plan, as a programmatic policy document, provides for the development of a maximum of 5,387 residential units, the tract maps may reflect a more detailed development concept for the site and may propose fewer residential units and/or developments pursuant to the various commercial or residential use overlays. The EIR addresses the full potential buildout, including 5,387 residential units.

The initial set of TTMs would be submitted for final City review and approval following adoption of the Specific Plan.

- **Mass Grading Plan.** A Mass Grading Plan that would address initial mass grading as part of "Phase IA" would be submitted to the City subsequent to the adoption of the Specific Plan.

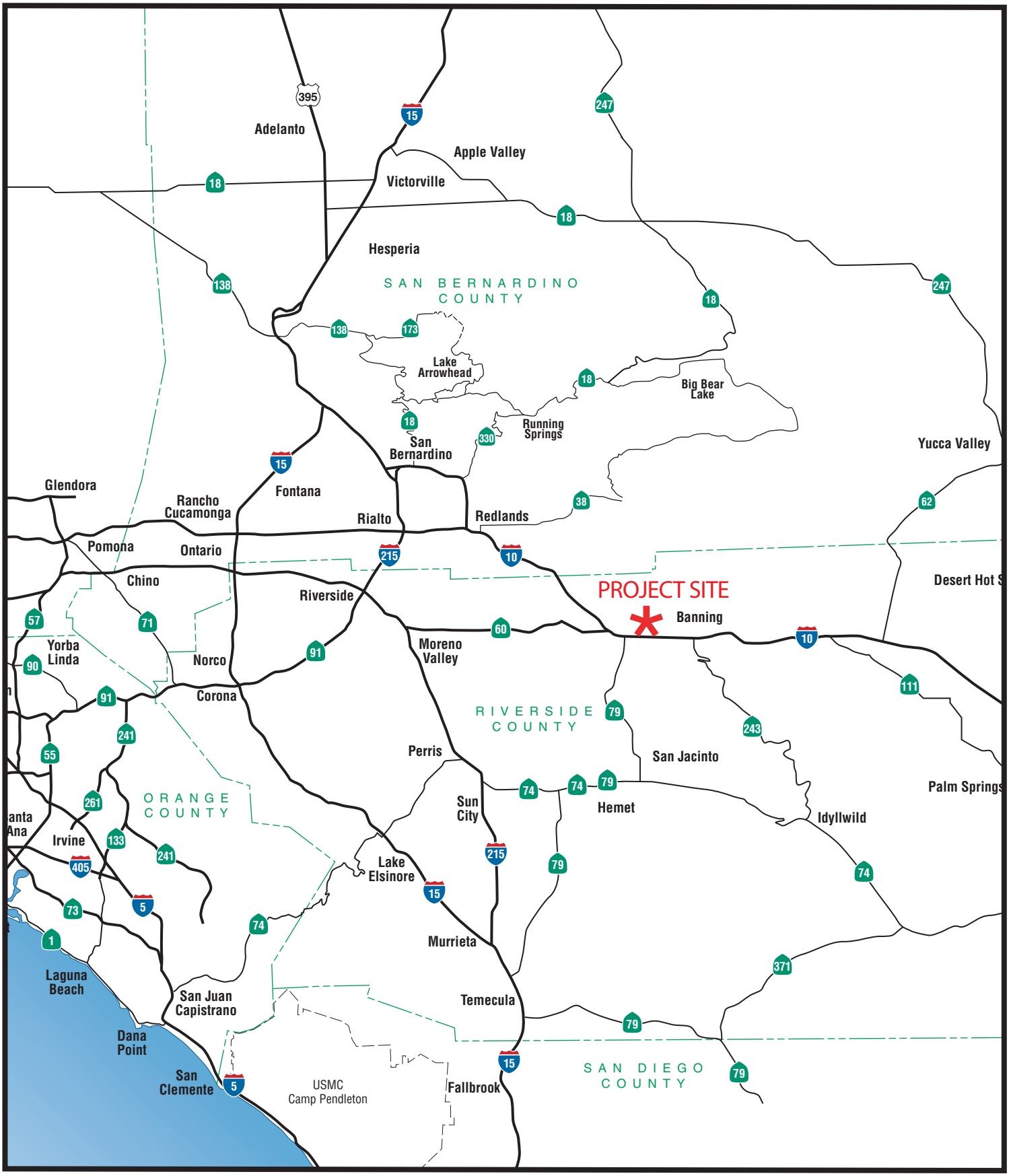
- **Regulatory Permit Applications.** Concurrent with or following Draft EIR submittal, Pardee Homes may submit applications to one or more regulatory agencies seeking permits or approvals related to site development, including off-site infrastructure (i.e., encroachment permits), water supply (e.g., State and local approvals related to State Water Project and local groundwater), and resource agencies (e.g., for Project-related effects upon "jurisdictional" drainages and/or habitat).

- **Design Review.** The design review process was instituted as part of Banning's development review process to promote quality design, site relationships, and other aesthetic considerations of development in the City.

At this time, the Applicant anticipates submitting the TTMs, rough grading plans, site plans and/or improvement plans for the initial project phase shortly after Specific Plan approval.

Table 3.0-4
Required Approvals

Permit/Approvals Currently Being Sought	Agency
Final EIR Certification Project Approvals - General Plan Amendment - Zone Change - Specific Plan Amendment (*amended and restated*) - Amended Development Agreement	City of Banning
Potential Future Permit/Approvals	**Agency**
- Tentative Tract Maps - Design Review (site plans) - Improvement Plans - Rough Grading Plans	City of Banning
Streambed Alteration Agreement	California Department of Fish and Game
404 Permit	United States Army Core of Engineers (U.S. ACOE)
NPDES Permit, 401 Certification, SWPPP, and other water quality permits	California Regional Water Quality Control Board
Conditional Letter of Map Revision (CLOMR)	Federal Emergency Management Agency (FEMA)
Encroachment Permits/Easements	City of Beaumont, Caltrans, Southern California Edison, others
Community Facilities District (CFD)	City of Banning
Utility Line Relocation	California Public Utilities Commission(CPUC), Southern California Edison (SCE)
Building Plans/Permits	City of Banning
Grading and Infrastructure Plans/Permits	City of Banning
Flood Control Facility Review/Acceptance	Riverside County Flood Control and Water Conservation District
Certificates of Occupancy	City of Banning
Conditional Use Permit(s)	City of Banning
Annexation, SOI Amendment, GPA (PA 43B)	Local Agency Formation Commission (LAFCO), City of Banning
Individual Waste Discharge Requirements (WDR) for discharge of recycled water, Water Recycling Requirements, Master Recycling Permit	California Regional Water Quality Control Board
Storage Agreement	Beaumont Basin Watermaster
Use of State Water Project Facilities	Department of Water Resources, San Gorgonio Pass Water Agency and/or San Bernardino Municipal Water District



SOURCE: RBF Consulting, Butterfield Specific Plan, May 25, 2011 (Exhibit 1.1)

RBF CONSULTING

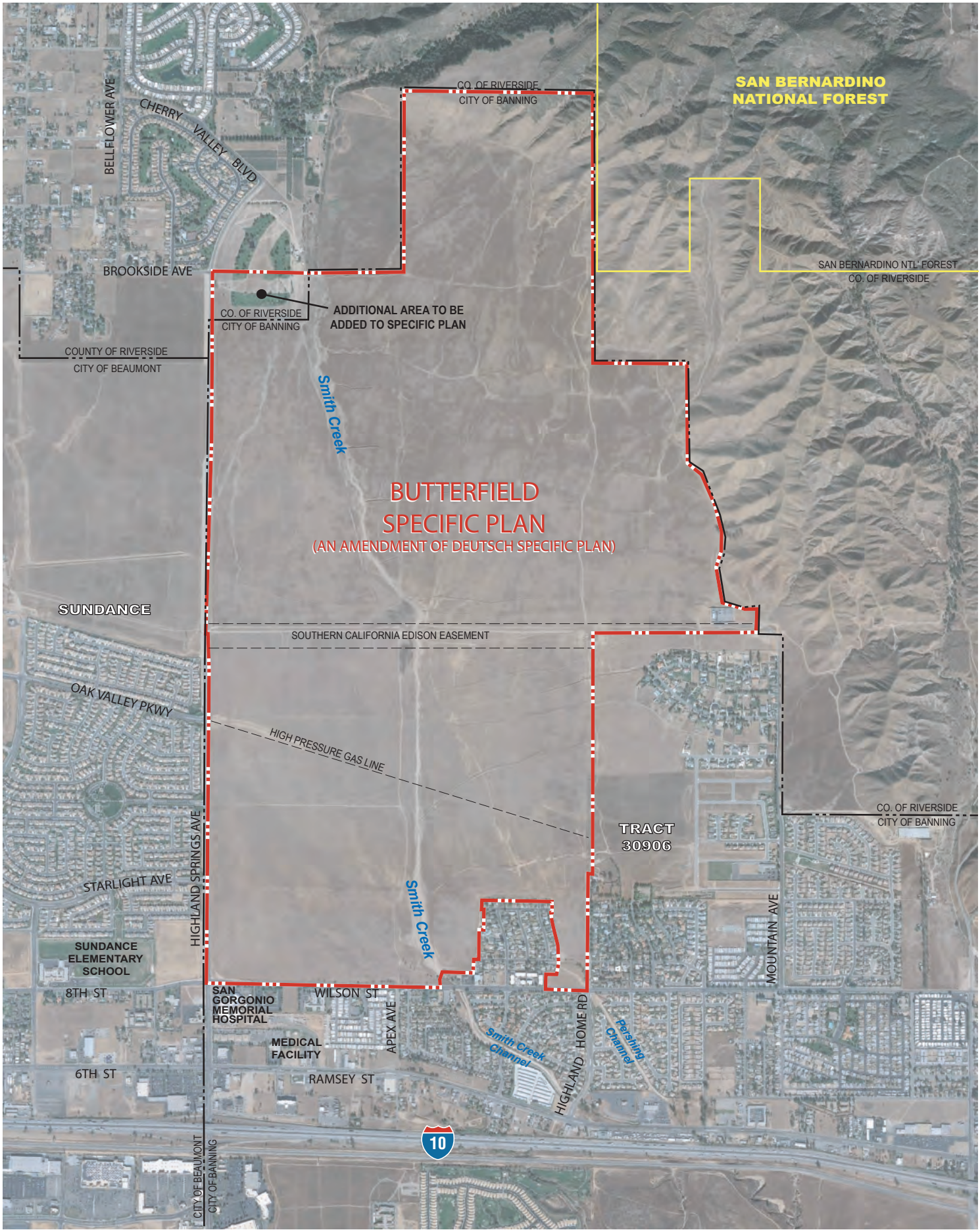
0 5 11 miles
APPROXIMATE

5/27/11 JN: 65-100290

PARDEE HOMES • BUTTERFIELD SPECIFIC PLAN EIR

Regional Vicinity Map

EXHIBIT 3.0-1



SOURCE: RBF Consulting, Butterfield Specific Plan, May 25, 2011 (Exhibit 1.2)
(Google Earth Imagery - NOV. 16, 2009)

NOT TO SCALE

RBF CONSULTING

5/27/11 JN: 65-100290

PARDEE HOMES • BUTTERFIELD SPECIFIC PLAN EIR

Local Vicinity Map

EXHIBIT 3.0-2

CO. OF RIVERSIDE
CITY OF BANNING
61 LDR - 10,000 59.4 AC
60 LDR - 10,000 60.8 AC
73 OPEN SPACE 56.3 AC
ADDITIONAL AREA PROPOSED TO BE ADDED TO THE SPECIFIC PLAN AND ANNEXED TO THE CITY OF BANNING
BROOKSIDE AVENUE
CO. OF RIVERSIDE
CITY OF BANNING
43B MDR 19.1 AC
71 OPEN SPACE & BASIN 30.4 AC
59 HDR 17.4 AC
65 PARK 2.0 AC
OPTIONAL FIRE STATION SITE 1.6 AC
CO. OF RIVERSIDE
CITY OF BEAUMONT
43A MDR 19.6 AC
35 GOLF/OS 247.8 AC
72 PARK 0.8 AC
69 OPEN SPACE 4.6 AC
66 PARK 1.4 AC
64 PARK 0.9 AC
58 MDR 21.2 AC
57 MDR 16.3 AC
42 MDR 22.6 AC
NORTH LOOP COLLECTOR
54 MDR 4.0 AC
HIGHLAND HOME ROAD
67 PARK 1.7 AC
52 LDR - 7,500 31.6 AC
56 LDR 22.6 AC
55 LDR 26.8 AC
53 MDR 14.8 AC
63 PARK 4.3 AC
41 LDR 22.6 AC
68 SCHOOL 11.3 AC
75 OPEN SPACE 4.8 AC
62 PARK 0.7 AC
44 LDR 25.2 AC
35 GOLF/OS 247.8 AC
47 LDR 32.8 AC
48 LDR 28.5 AC
51 MDR - 7,200 22.6 AC
45 LDR 27.8 AC
40 LDR 24.8 AC
39 GOLF COURSE CLUBHOUSE 6.1 AC
34 PARK 1.7 AC
49 MDR 26.0 AC
50 LDR - 7,500 34.8 AC
70 UTILITY 4.2 AC
46 LDR 25.5 AC
"F" STREET
38 PARK (SCE EASEMENT) 16.4 AC
37 PARK (SCE EASEMENT) 15.1 AC
36 PARK (SCE EASEMENT) 9.5 AC
74 OS-EASEMENT 4.4 AC
35 GOLF/OS 247.8 AC
16 HDR 25.2 AC
"E" STREET
15 HDR 31.2 AC
24 PARK 0.6 AC
33 PARK 0.5 AC
32 PARK 0.7 AC
OAK VALLEY PKWY
"B" STREET
8 MDR 26.0 AC
7 LDR 17.4 AC
14 LDR 21.5 AC
21 PARK 3.7 AC
17 COMMERCIAL 13.0 AC
SOUTH LOOP COLLECTOR
HIGHLAND SPRINGS AVE
6 LDR 16.3 AC
35 GOLF/OS 247.8 AC
1A LDR 21.2 AC
31 PARK 0.9 AC
2 LDR 21.1 AC
1C MDR 2.7 AC
23 PARK 0.5 AC
12 MDR 9.2 AC
13 MDR 8.7 AC
"D" STREET
29 PARK 0.8 AC
25 PARK 0.8 AC
20 SCHOOL 11.7 AC
10 MDR 17.4 AC
11 MDR 26.9 AC
STARLIGHT AVE
"A" STREET
1B MDR - MODELS 2.8 AC
22 PARK 1.6 AC
3 LDR 18.5 AC
30 PARK 0.4 AC
28 PARK 0.6 AC
26 PARK 0.5 AC
27 PARK 0.4 AC
9 MDR 31.6 AC
18 COMMERCIAL 23.0 AC
4 MDR 14.7 AC
5 MDR 18.2 AC
"C" STREET
19 OPEN SPACE & DRAINAGE 7.9 AC
OPTIONAL 2 - 5 ACRE SATELLITE WASTE WATER TREATMENT PLANT SITE
WILSON STREET
APEX ST
CITY OF BEAUMONT
CITY OF BANNING

LEGEND

- LDR — Low Density Residential (0-5 DU/AC)
- MDR — Medium Density Residential (0-10 DU/AC)
- HDR — High Density Residential (11-18 DU/AC)
- GOLF — OS - Golf Course/Drainage/Open Space
- PARK — OS - Parks
- OS — OS - Natural/Landscape/Easement
- OS - Drainage Basin
- SCH — School
- COM — Commercial
- Utility Substation
- Project Boundary
- Current City Boundary
- Proposed City Boundary

SOURCE: RBF Consulting, Butterfield Specific Plan, May 25, 2011 (Exhibit 3.1A)

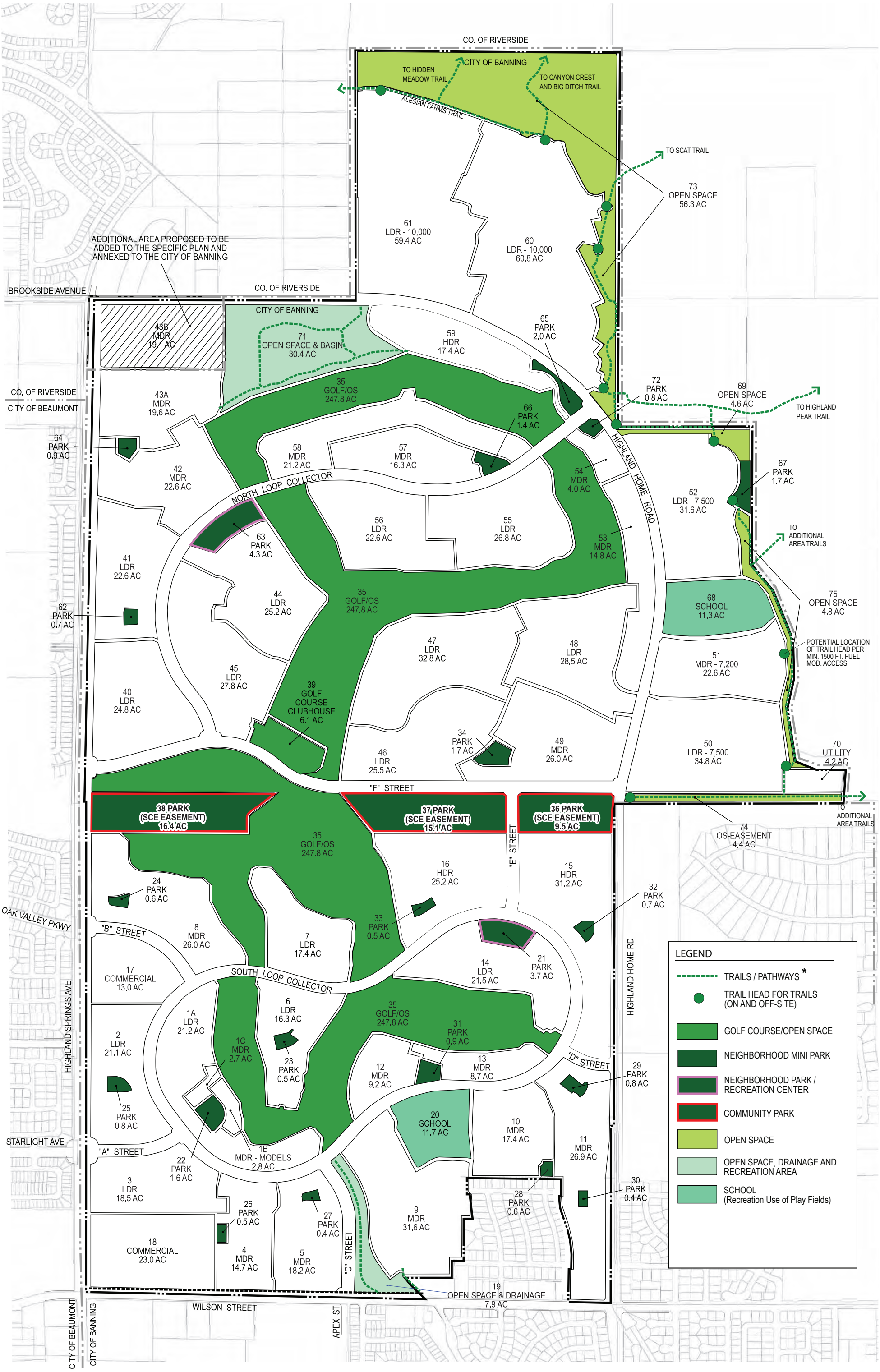
NOT TO SCALE

RBF CONSULTING 5/27/11 JN: 65-100290

PARDEE HOMES BUTTERFIELD SPECIFIC PLAN EIR

Land Use Plan

EXHIBIT 3.0-3



SOURCE: RBF Consulting, Butterfield Specific Plan, May 25, 2011 (Exhibit 3.12)

RBF CONSULTING

NOT TO SCALE

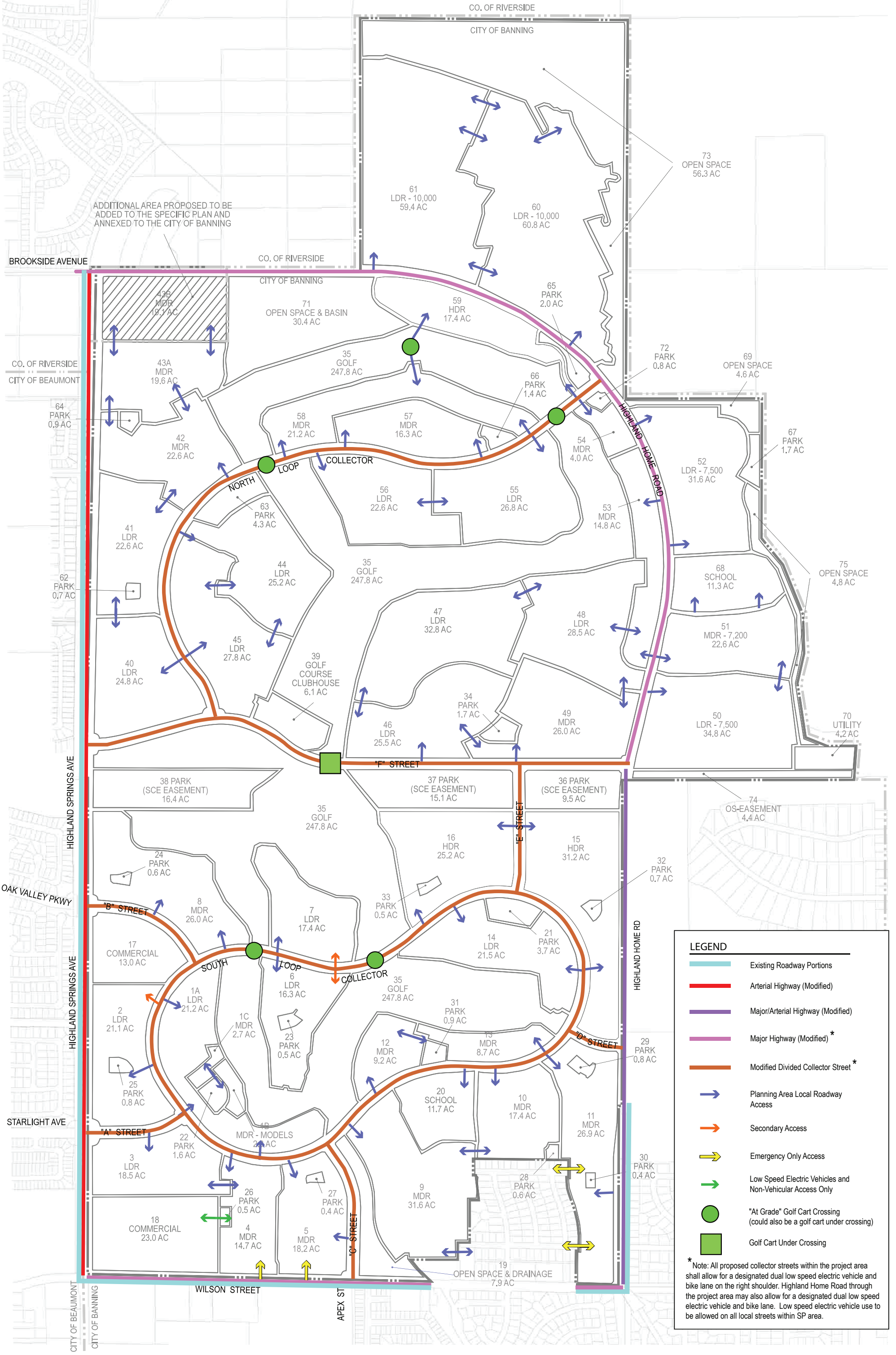
4/12/11 JN: 65-100290

PARDEE HOMES • BUTTERFIELD SPECIFIC PLAN EIR

Recreation & Open Space Plan

Note: Offsite trails either presently exist or would be improved by others.

EXHIBIT 3.0-4



SOURCE: RBF Consulting, Butterfield Specific Plan, May 25, 2011 (Exhibit 3.2)

RBF CONSULTING

NOT TO SCALE

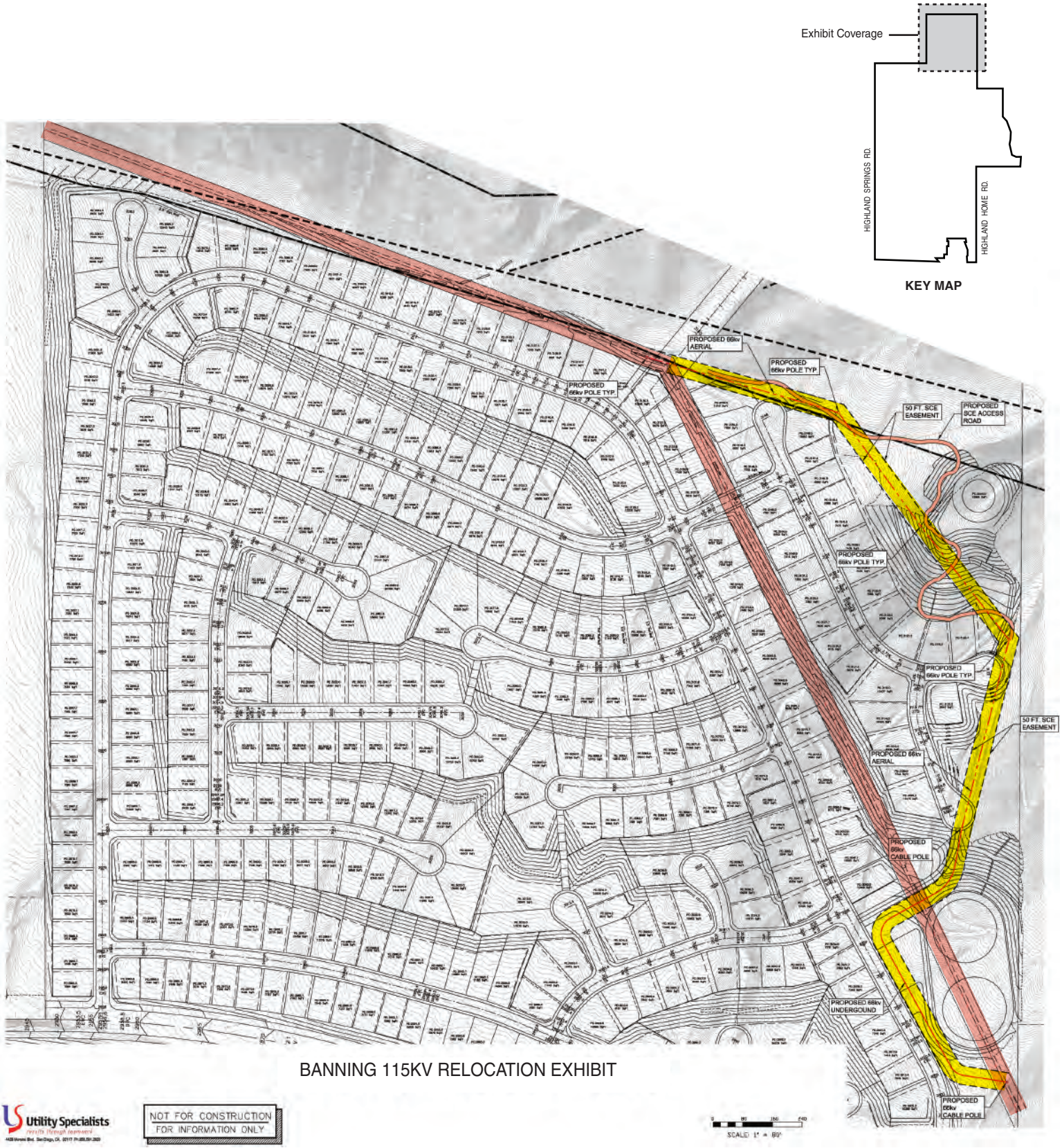
5/27/11 JN: 65-100290

PARDEE HOMES • BUTTERFIELD SPECIFIC PLAN EIR

Vehicular Circulation Plan

Note: Additional offsite improvements are recommended in the Traffic Impact Assessment

EXHIBIT 3.0-5



BANNING 115KV RELOCATION EXHIBIT

Utility Specialists

NOT FOR CONSTRUCTION
FOR INFORMATION ONLY

Existing SCE 115kv Alignment

Proposed SCE 115kv Relocation Alignment

SOURCE: Utility Alignments: Utility Specialists, email communication on August 27, 2007
Base Tract Maps: Draft TTM No. 35942, 4/15/08, Revised 1/30/09
Draft TTM No. 35947, 5/19/08

PARDEE HOMES • BUTTERFIELD SPECIFIC PLAN EIR

Utility Relocation

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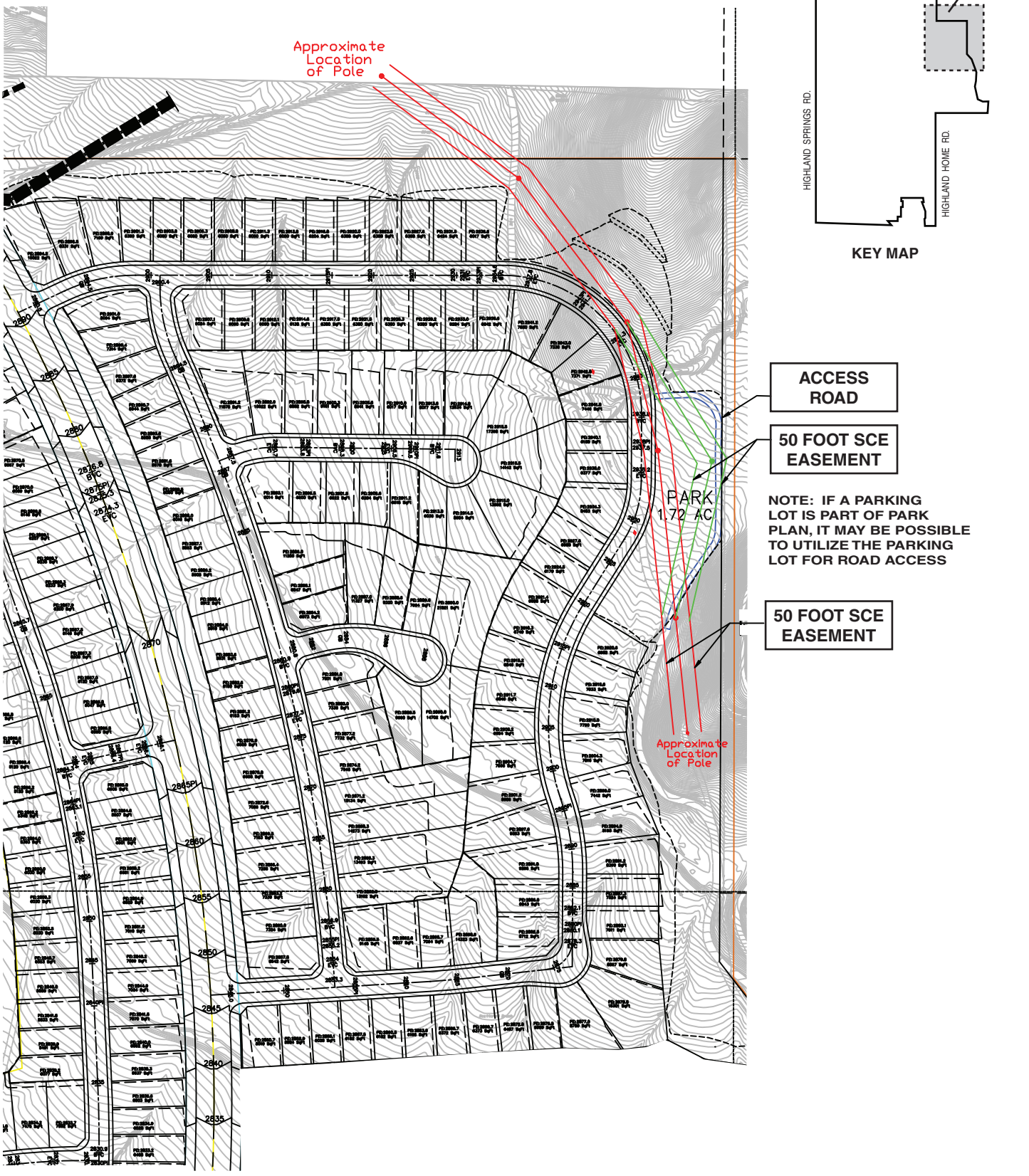
5/27/11 JN: 65-100290

EXHIBIT 3.0-6A



SOURCE: Utility Alignments: Utility Specialists, email communication on February 1, 2008
Base Tract Maps: Draft TTM No. 35942, 4/15/08, Revised 1/30/09
Draft TTM No. 35946, 5/19/08

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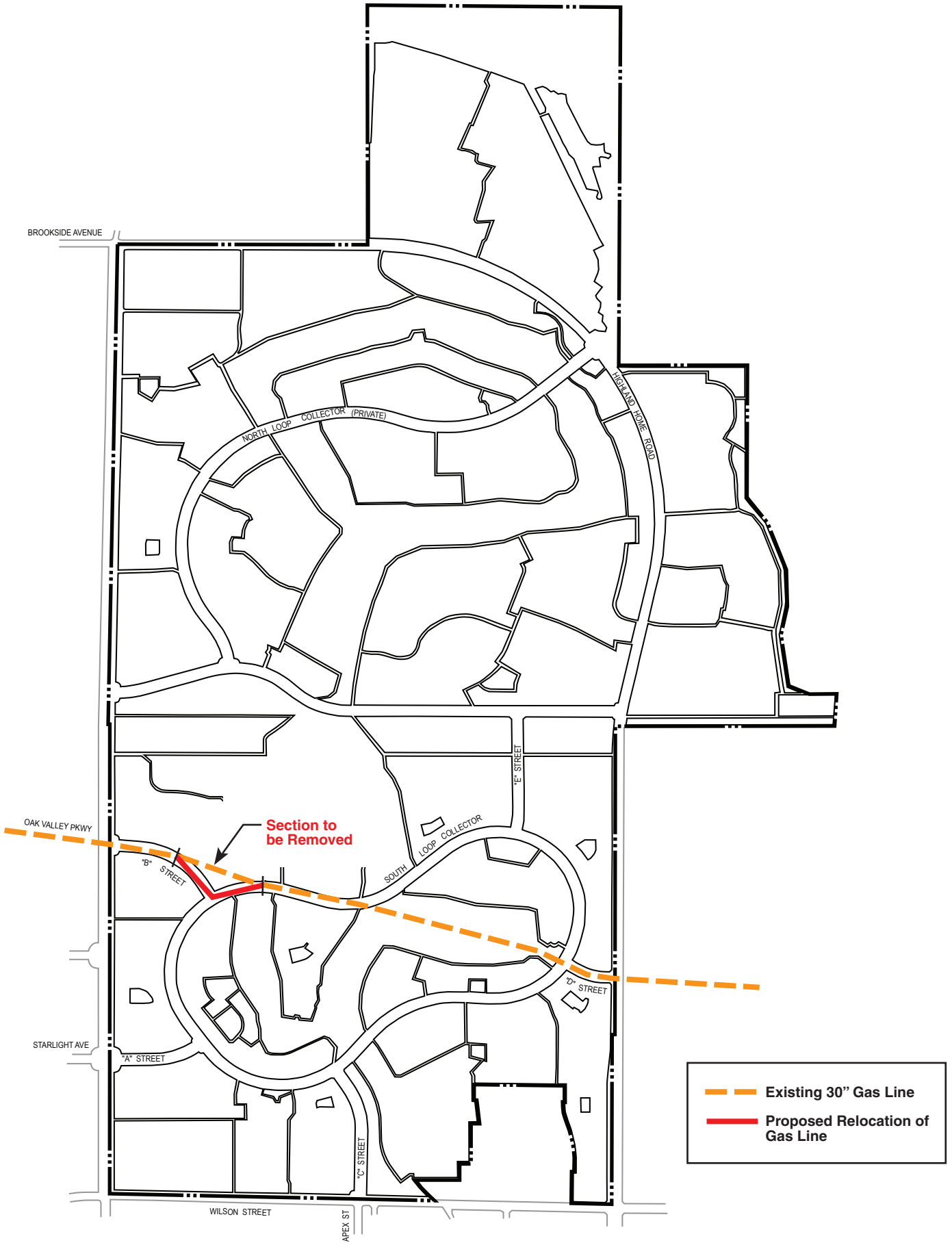
NOT TO SCALE

5/27/11 JN: 65-100290

PARDEE HOMES • BUTTERFIELD SPECIFIC PLAN EIR

Utility Relocation

EXHIBIT 3.0-6B



SOURCE: Gas line existing alignment per Draft TTM No. 35966, 5/19/08
Google Earth Imagery 11/16/09

NOT TO SCALE

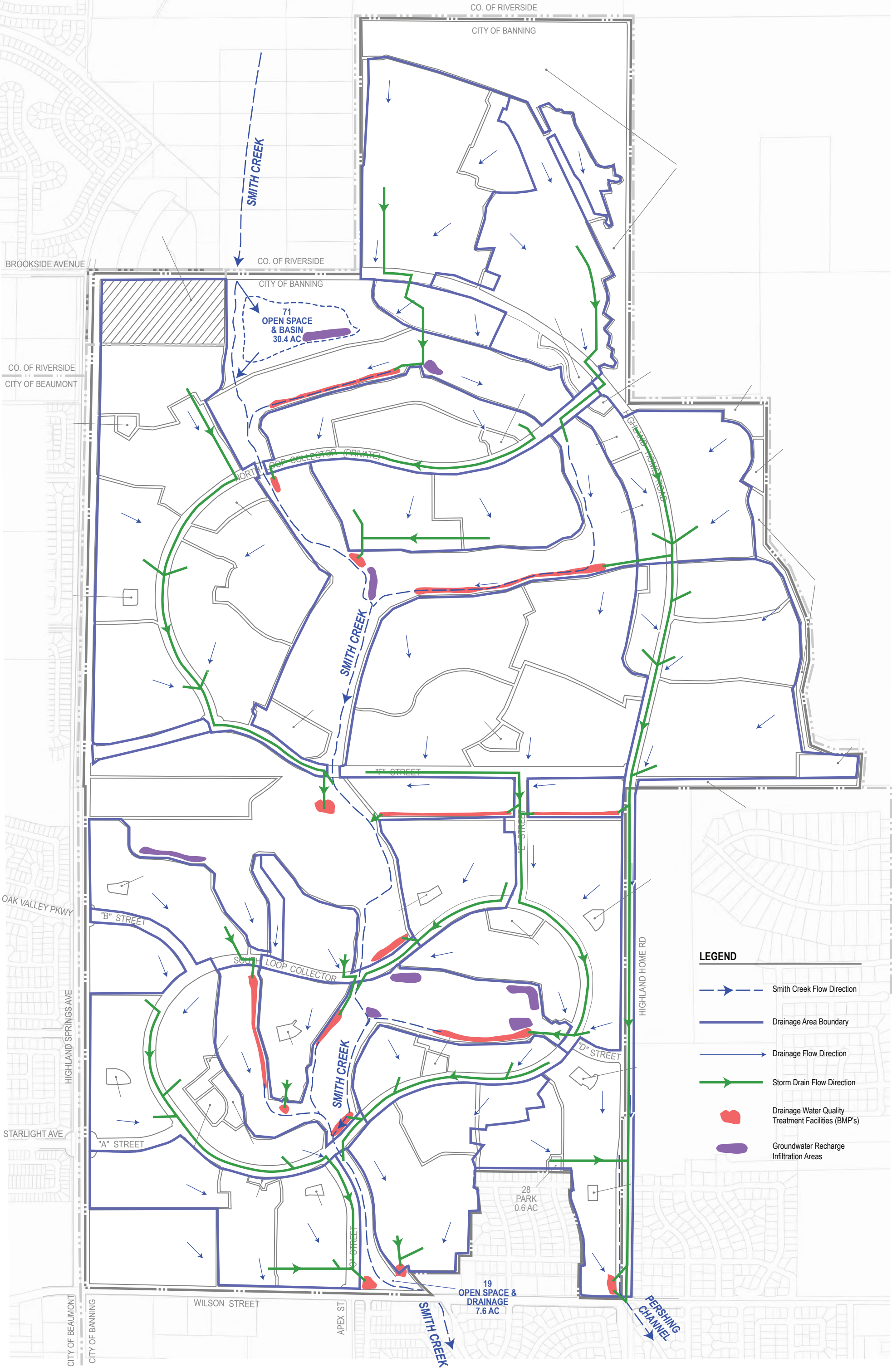
RBF CONSULTING

5/27/11 JN: 65-100290

PARDEE HOMES • BUTTERFIELD SPECIFIC PLAN EIR

High Pressure Gas Line Location

EXHIBIT 3.0-6C



SOURCE: RBF Consulting, Butterfield Specific Plan, May 25, 2011 (Exhibit 3.7A)

NOT TO SCALE

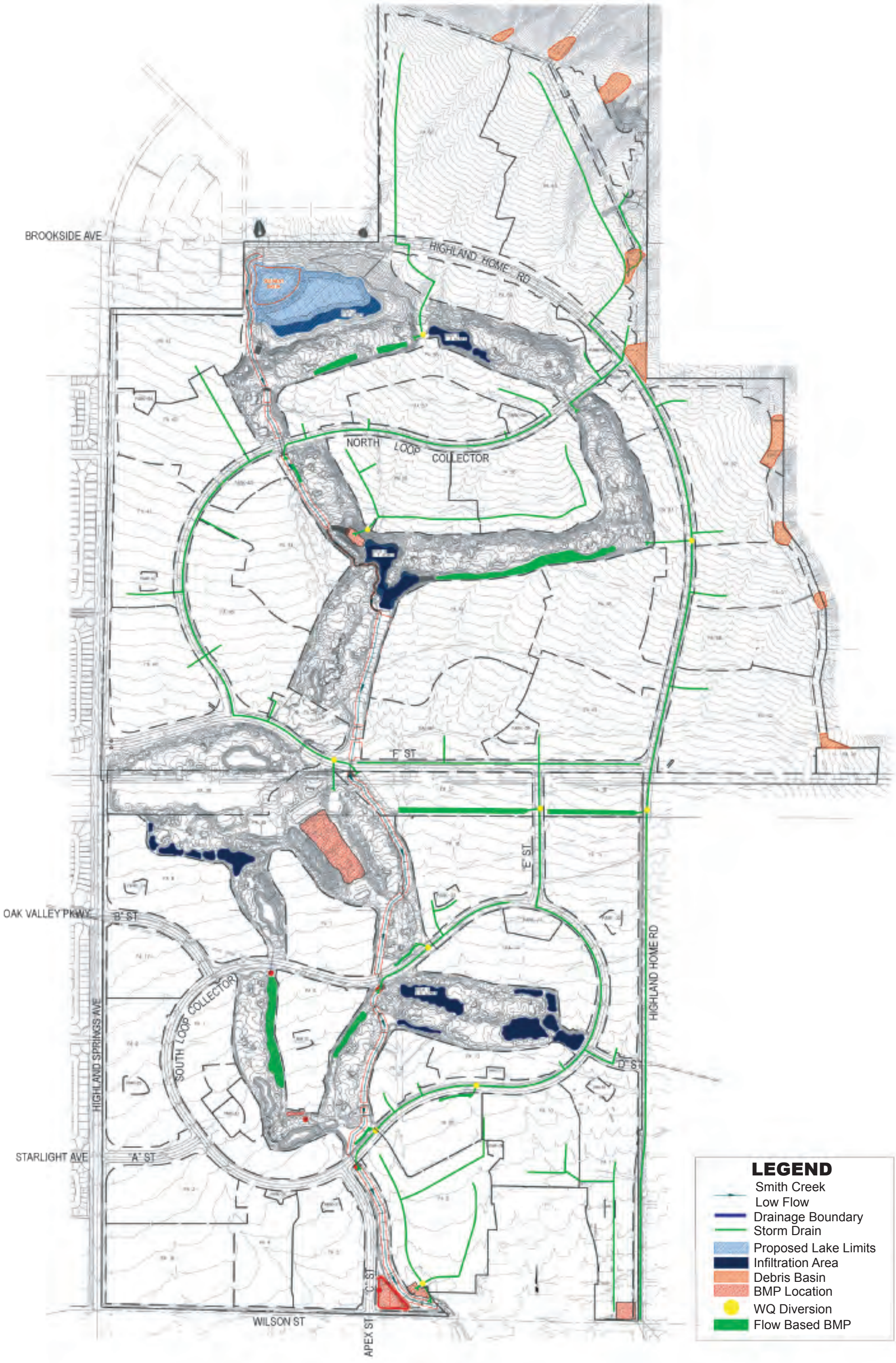
RBF CONSULTING

5/27/11 JN: 65-100290

PARDEE HOMES • BUTTERFIELD EIR

Master Drainage Plan

EXHIBIT 3.0-7



SOURCE: RBF Consulting, Butterfield Specific Plan, May 25, 2011 (Exhibits 3.7A & 3.7C)

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NOT TO SCALE

5/27/11 JN: 65-100290

PARDEE HOMES • BUTTERFIELD SPECIFIC PLAN EIR

Proposed Water Quality/Infiltration Areas Map

EXHIBIT 3.0-8

ORCHARD ST
CHERRY AVE
Alt. C
HIGH ST
NOBLE ST
Alt. B
BELLFLOWER AVE
BROOKSIDE AVE
Alt. A
BROOKSIDE AVE
Storm Water / Smith Creek Detention and Prop. SWP & Recycled Water Storage Basin
PARDEE BUTTERFIELD
HIGHLAND SPRINGS AVE
HIGHLAND HOME ROAD
EXTENSION OF BROOKSIDE AVE
Smith Creek Offsite Drainage Improvements
WILSON ST
RAMSEY ST
Alt. A
Alt. B
OMAR ST
SUNSET AVE
10
LINCOLN ST
WESTWARD AVE
BOBCAT RD
BARBOUR ST
CHARLES ST
WESLEY ST
PORTER ST
SAN GORGONIO AVE
PALM GROVE AVE
HATHAWAY ST
Wastewater Treatment Plant

LEGEND

STATE WATER PROJECT PIPELINE EXTENSION

- Existing Pipeline (36")
- Optional Pipeline Alt. A (24")
- Optional Pipeline Alt. B (24")
- Optional Pipeline Alt. C (24")

OFFSITE SEWER FACILITIES

- Existing Sewer System
- Proposed Offsite Trunk Sewer
- Optional Sewer Force Main Routes to Divert Existing Sewer Flows From Proposed Lift Station at Ramsey St. and Omar St. to Proposed Butterfield Satellite Treatment Plant. A New Gravity Sewer from the Satellite Tratement Plant to the Existing Sewer Downstream of the Lift Station Would Follow the Same Alignment of the Force Mains

OFFSITE RECYCLED WATER FACILITIES

- Proposed Recycled Water Backbone

OFFSITE DRAINAGE IMPROVEMENTS

- Potential Smith Creek Offsite Improvements (see photo insets)

SOURCE: RBF Consulting, Butterfield Specific Plan, May 25, 2011 (Exhibits 3.9B, 3.10A & 3.11B)
Google Earth Imagery (pre-2009), City of Banning Recycled Water Master Plan (2006)

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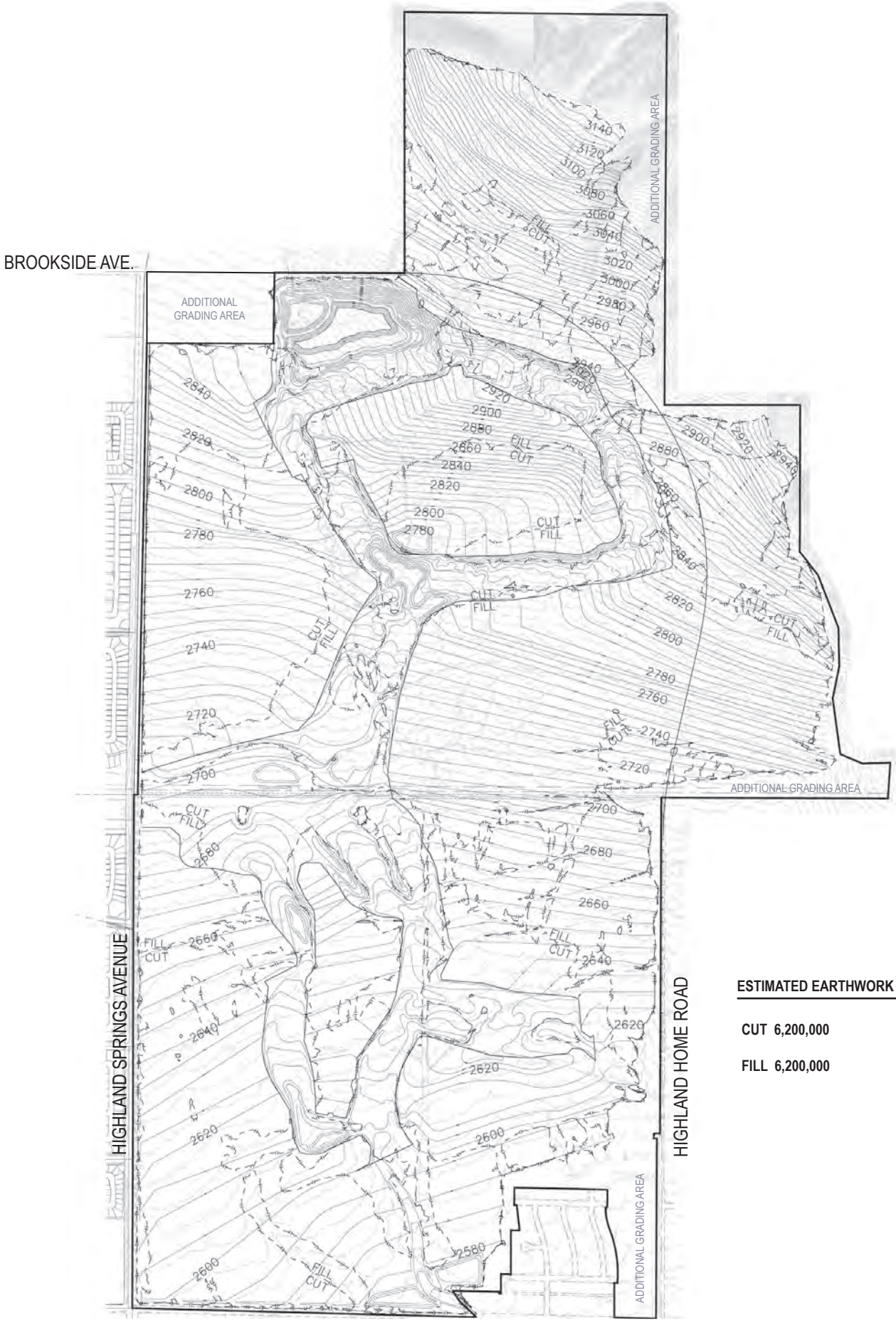
NOT TO SCALE

5/27/11 JN: 65-100290

PARDEE HOMES • BUTTERFIELD SPECIFIC PLAN EIR

Offsite Infrastructure

EXHIBIT 3.0-9



ESTIMATED EARTHWORK QUANTITIES

CUT 6,200,000

FILL 6,200,000

SOURCE: RBF Consulting, Butterfield Specific Plan, May 25, 2011 (Exhibit 3.5)

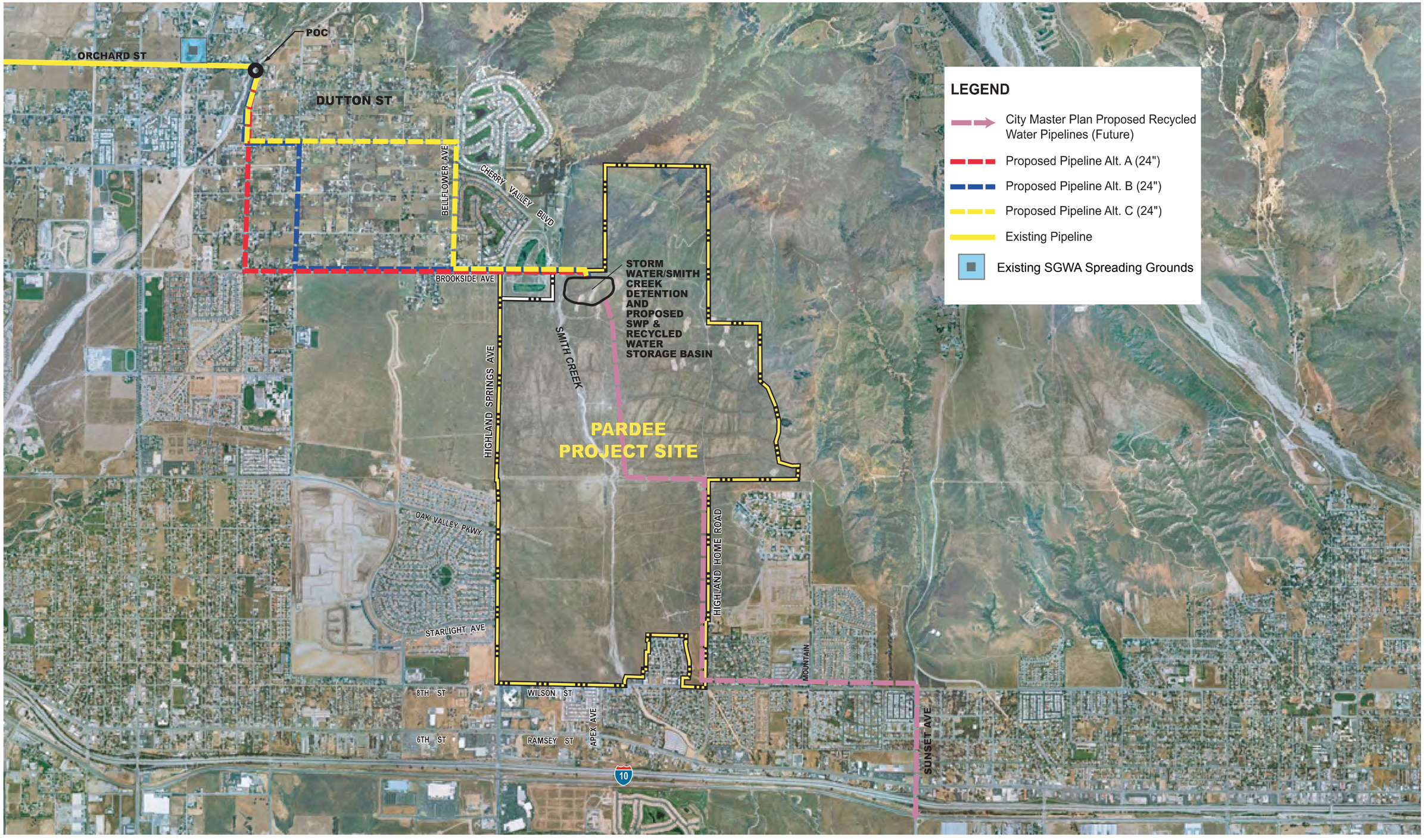
NOT TO SCALE

5/27/11 JN: 65-100290

PARDEE HOMES • BUTTERFIELD SPECIFIC PLAN EIR

Conceptual Mass Grading Plan

EXHIBIT 3.0-10



SOURCE: RBF Consulting, Butterfield Specific Plan, May 25, 2011 (Exhibit 3.10A)
Google Earth Imagery (aerial photography date pre-2009)

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5/27/11 JN: 65-100290

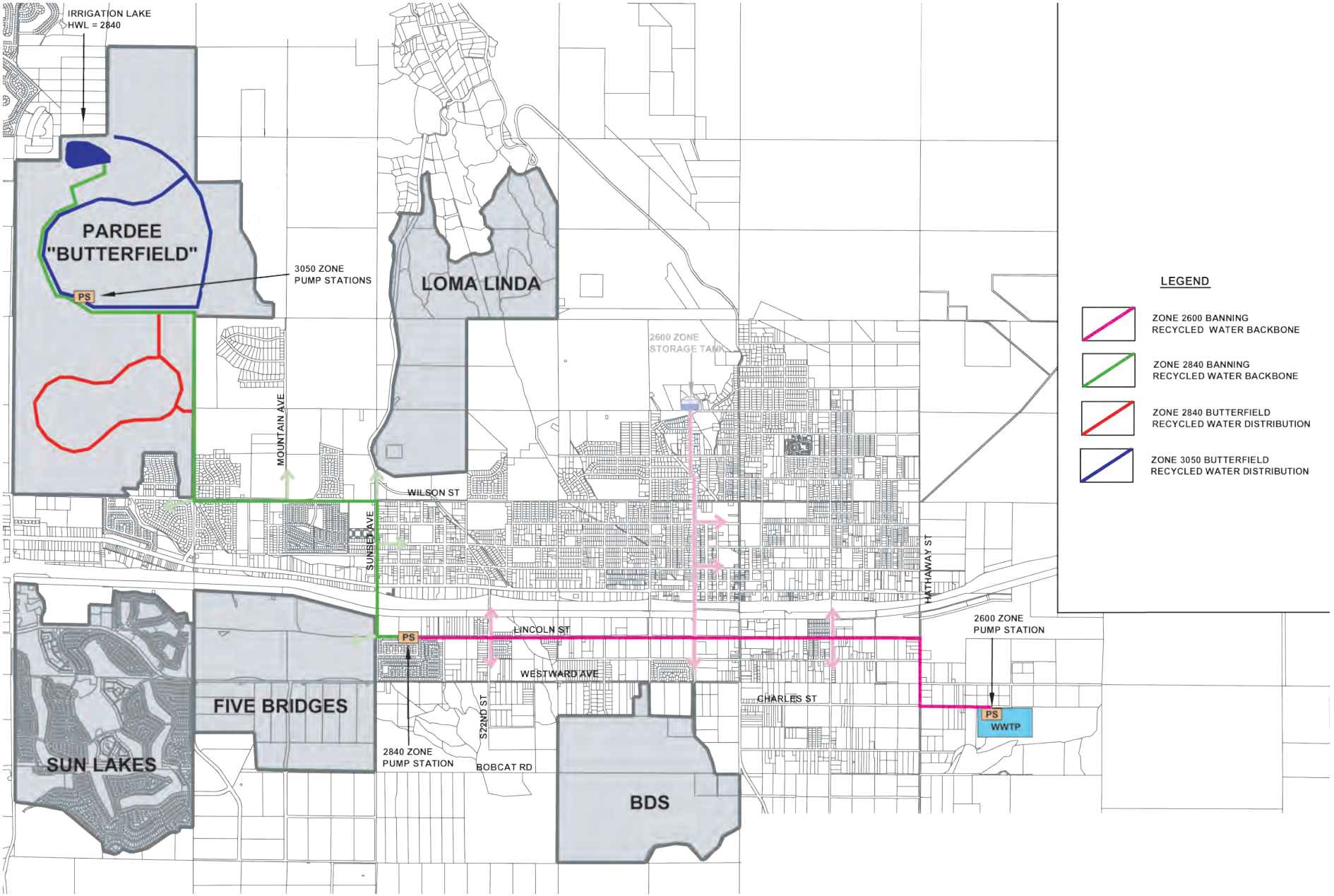
POC: Point of Connection

SGPWA: San Gorgonio Pass Water Agency

PARDEE HOMES • BUTTERFIELD SPECIFIC PLAN EIR

State Water Project Pipeline Extension

EXHIBIT 3.0-11



SOURCE: RBF Consulting, Butterfield Specific Plan, May 25, 2011 (Exhibit 3.9B)
Riverside County GIS Data (Parcel Information)
City of Banning Recycled Water Master Plan (2006)

RBF CONSULTING

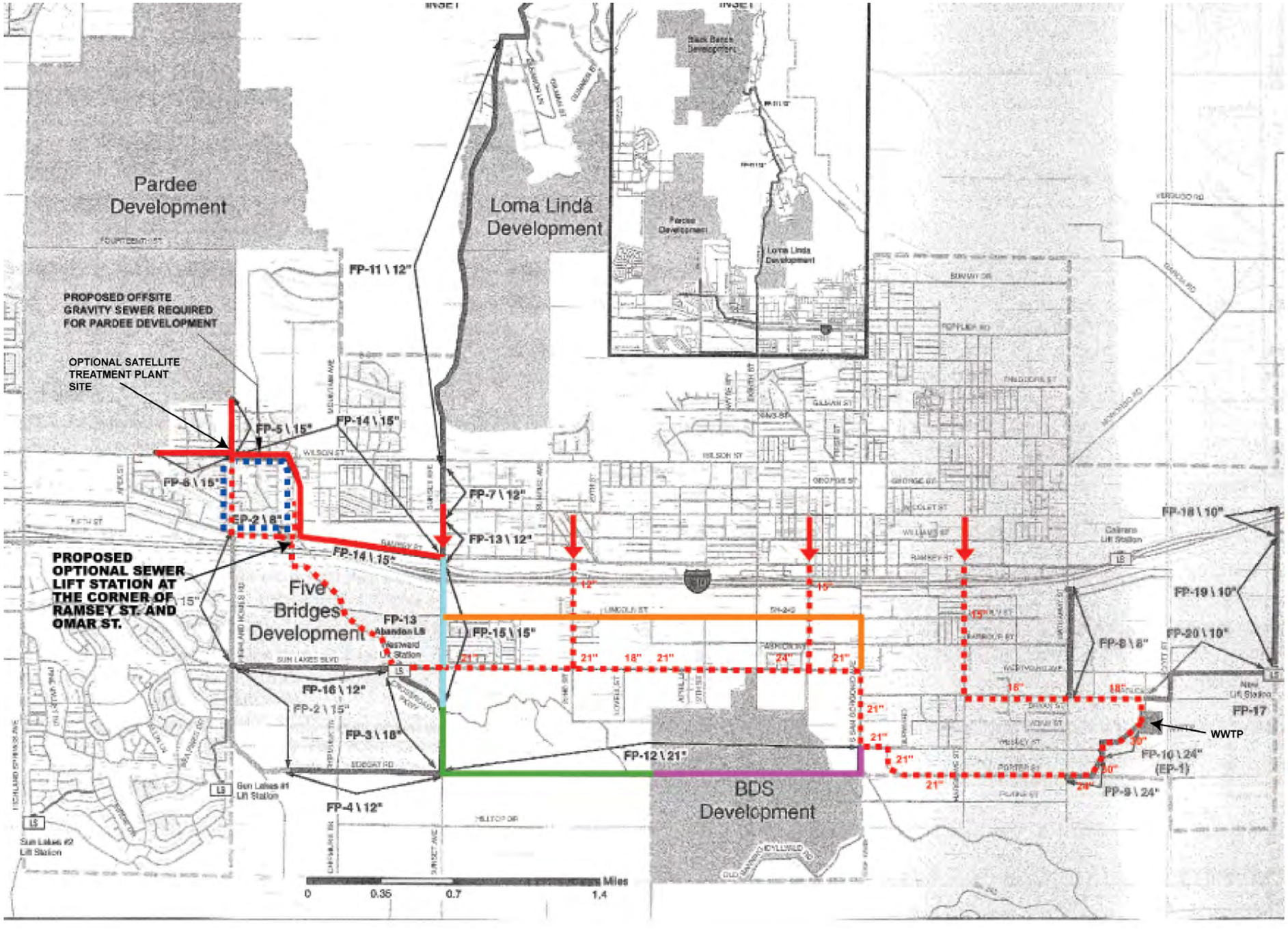
NOT TO SCALE

5/27/11 JN: 65-100290

PARDEE HOMES • BUTTERFIELD SPECIFIC PLAN EIR

Offsite Recycled Water

EXHIBIT 3.0-12



PARDEE
PROPOSED OFFSITE TRUNK SEWER

PARDEE • LOMA LINDA
PROPOSED OFFSITE TRUNK SEWER

FIVE BRIDGES
PROPOSED TRUNK SEWER

FIVE BRIDGES • BDS
PROPOSED TRUNK SEWER

EXISTING SEWER SYSTEM

OPTIONAL OFFSITE TRUNK SEWER ALIGNMENT IF FIVE BRIDGES & BDS DEVELOPMENTS DO NOT MOVE FORWARD

PROPOSED OPTIONAL SEWER FORCE MAINS (IN RAMSEY ST. AND HIGHLAND HOME RD. OR OMAR ST. AND WILSON ST.) TO DIVERT EXISTING SEWER FLOWS FROM PROPOSED LIFT STATION AT RAMSEY ST. AND OMAR ST. TO PROPOSED BUTTERFIELD SATELLITE TREATMENT PLANT.

A NEW GRAVITY SEWER FROM THE SATELLITE TREATMENT PLANT TO THE EXISTING SEWER DOWN-STREAM OF THE LIFT STATION WOULD FOLLOW THE SAME ALIGNMENT OF THE FORCE MAINS.

SOURCE: RBF Consulting, Butterfield Specific Plan, May 25, 2011 (Exhibit 3.11B)
City of Banning Sewer System Study (2006)

RBF CONSULTING

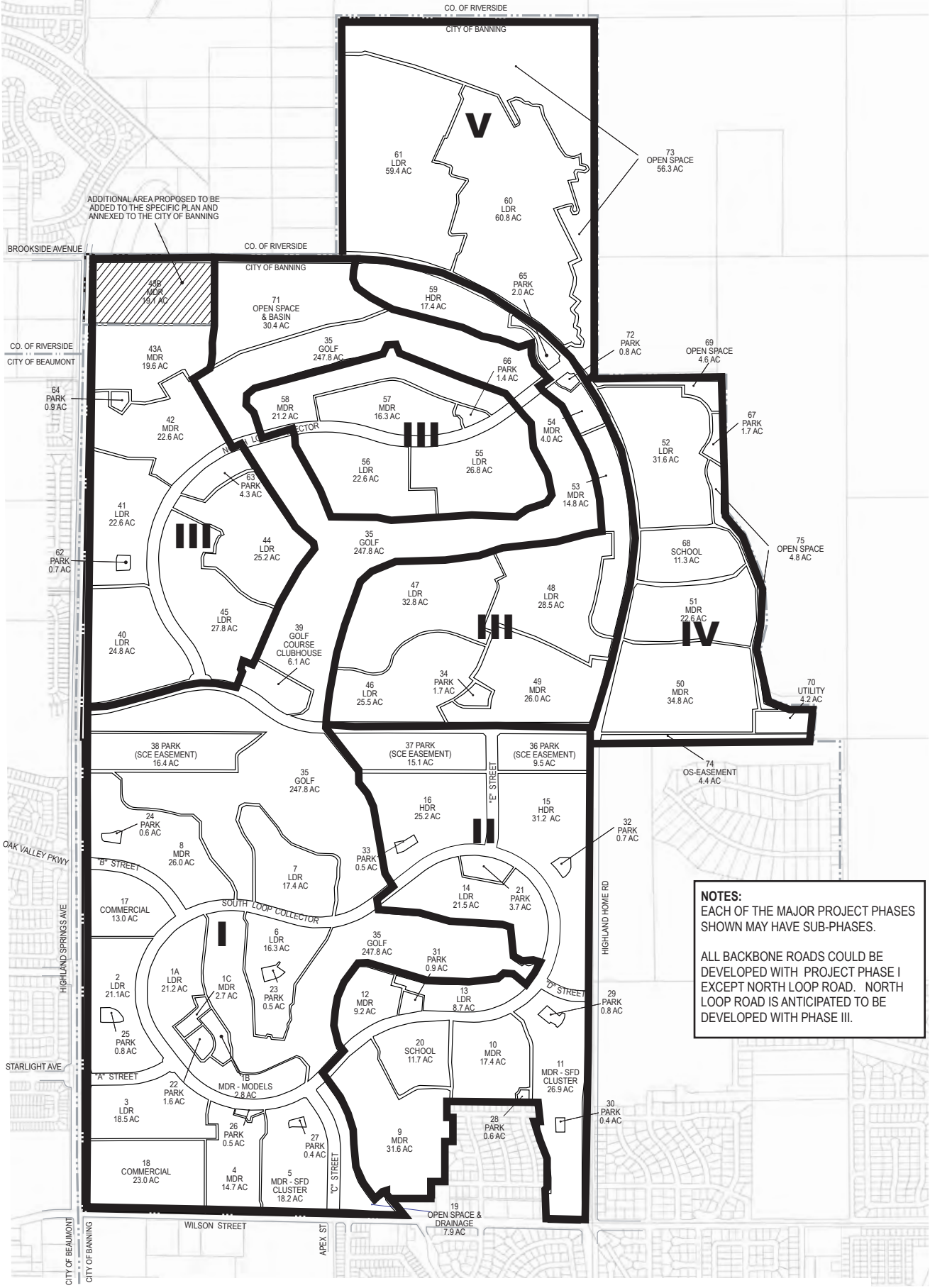
NOT TO SCALE

5/27/11 JN: 65-100290

PARDEE HOMES • BUTTERFIELD SPECIFIC PLAN EIR

Offsite Sewer Plan

EXHIBIT 3.0-13



SOURCE: RBF Consulting, Butterfield Specific Plan, May 25, 2011 (Exhibit 3.15)

NOT TO SCALE

5/27/11 JN: 65-100290

PARDEE HOMES • BUTTERFIELD SPECIFIC PLAN EIR

Conceptual Phasing Plan

EXHIBIT 3.0-14