



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Nate Smith, Deputy Director of Public Works/City Engineer
Art Vela, Director of Public Works

MEETING DATE: December 10, 2024

SUBJECT: Consideration of Resolution 2024-189, Adopting the Water Supply Verification for Tentative Tract Map 37388 (Atwell Phase 2B)

RECOMMENDATION:

Adopt Resolution 2024-189.

BACKGROUND:

California Government Code §66473.7 requires affirmative written verification from the water purveyor of the public water system that sufficient water supplies are available for projects meeting certain criteria.

In the case of Tentative Tract No. 37388, the estimated number of residential units is 530, which is over the 500 Equivalent Dwelling Units (EDUs) threshold requiring written verification of sufficient water supplies.

California Water Code §10910 requires the preparation of a water supply assessment, which provides substantial evidence in support of the written verification. A water supply assessment (WSA) was previously prepared for the entire Atwell SP (previously Butterfield SP) and approved by City Council with final modifications in 2011.

In addition to the WSA prepared for the entire SP, each individual tract map with water demands in excess of 500 equivalent dwelling units (EDUs) requires the preparation of a Water Supply Verification, pursuant to California Senate Bill 221 (Chapter 642, Statutes of 2001) and Government Code §66473.7(a)(1). If the water demand of the proposed project was accounted for in the most recent Urban Water Management Plan (UWMP), the water supply verification may draw upon the information and analysis in the UWMP previously prepared by the City. The City prepared and adopted its 2020 UWMP as of June 2021, and the prepared Water Supply Verification relied on the information within the City's UWMP.

The Water Supply Verification, prepared by the City's consultant (West & Associates Engineering, Inc.) demonstrates that the City's water supply will meet the water demands of the proposed Project. The combined indoor and outdoor water demands for Tentative Tract No. 37388 are estimated at 298 acre-feet per year. For the years 2025 through 2045, the City has a projected water supply of 14,398 acre-feet per year. In addition, the City of Banning maintains a storage account in the Beaumont Basin, currently estimated at 47,650 acre-feet. It is anticipated that recycled water recharge and conversions to non-potable irrigation will increase potable availability by 929 acre-feet per year in 2030 to 2,307 acre-feet per year in 2045. The City produced a total of approximately 7,843 acre-feet to meet demands during the 2022 calendar year.

JUSTIFICATION:

The WSV prepared for Tentative Tract No. 37388 is subject to and meets the requirements of the California Water and Government Codes.

FISCAL IMPACT:

There are no costs from the City's existing budget involved with the above action, however the proposed development will generate operational and impact fee revenues for the City's water funds.

ALTERNATIVES:

Reject Resolution 2024-189 and provide further direction to staff. If the resolution is not approved, further development of the Atwell Specific Plan Phase 2B would not be permitted.

BUDGETED?:

No

CONTRACT/AGREEMENT:

No

ATTACHMENTS:

1. [Resolution 2024-189, Water Supply Verification Atwell 2B.docx](#)
2. [Exb. A WSV TTM 37388 \(ATWELL PHASE 2B\).pdf](#)