CITY OF BANNING
STAFF REPORT

TO: **CITY COUNCIL**

FROM: **Douglas Schulze, City Manager**

PREPARED BY: **Emery Papp, Senior Planner**

MEETING DATE: **August 27, 2024**

SUBJECT: **Consideration of Resolution 2024-140, Approving EA 24-0051, an Initial Study/Mitigated Negative Declaration for the Proposed Construction and Operation of a New Non-Potable Water Storage Reservoir that is 24-Feet in Diameter and 21-Feet Tall with a Capacity of Approximately 61,000 Gallons, Associated Appurtenances, Onsite Access Road, and the Construction and Operation of a New Booster Pump Station Designed for the Future Ultimate Flow of 2,500 Gallons Per Minute (GPM). The Proposed Reservoir and Booster Station will be Located on a Portion of Accessor's Parcel Number (APN) 538-280-001 that is Approximately 7.51 Acres. The Project Site is Located on a City-Owned Property within the Open Space-Parks (OS-P) Zoning District and is Generally Located on the South Side of West Lincoln Street and East of 22nd Street, within the City of Banning, California; and Adopting a Mitigation Monitoring and Reporting Program for the Project**

RECOMMENDATION:

Adopt Resolution 2024-140.

BACKGROUND:

The Initial Study/Mitigated Negative Declaration identifies potential impacts to the environment for a Project which proposes the construction and operation of a new non-potable water storage reservoir with a capacity of approximately 61,000 gallons, associated appurtenances, on-site access road, and the construction and operation of a new booster pump station designed for the future ultimate flow of 2,500 gallons per minute (gpm). The proposed Project will only utilize a small portion of the parcel it is located on. The total disturbance area during construction is approximately 1.39 acres, which includes construction staging. This is approximately 18.4 percent of the parcel. Once construction is complete, the proposed Project's disturbance area is approximately 0.48 acres, which represents approximately 6.4 percent of the total parcel acreage.

The Project is located south of the I-10 freeway in the City of Banning and is more specifically located on vacant land south of Lincoln Street between South 22nd Street and South 16th Street within APN 538-280-001, on a site of approximately 7.51 acres. There is an existing wood and chain link fence along the western Project site boundary. The Project site receives routine weed abatement and sits at an elevation between 2,401 to 2,403 feet above mean sea level (amsl).

The General Plan Land Use designation and the Zoning classification for the subject site are the same, Open Space-Parks (OS-PA). The proposed facilities are permitted uses under the OS-PA zoning classification of the City of Banning Municipal Code (BMC) as public utility facilities. (BMC 17.20.020).

Surrounding Land Uses and Setting:
The existing built environment to the north, west, and northwest generally includes residential homes. Land to the south of the Project area is vacant and undeveloped land. Land adjacent to the Project area to the east is Montgomery Creek, followed by vacant and undeveloped properties. The built environment to the northeast consists of industrial buildings.

Other Public Agencies Whose Approval is Required (e.g., permits, financing approval, or participation agreement):
- County of Riverside, American Reuse Plan Act (ARPA) – funding allocation through the Coronavirus State and Local Fiscal Recovery Funds Final Rule
- Regional Water Quality Control Board (RWQCB), Colorado River Region – National Pollutant Discharge Elimination System (NPDES) Construction General Permit and Stormwater Pollution Prevention Plan (SWPPP)
- South Coast Air Quality Management District – permit for backup generator

Reservoir:
The proposed reservoir entails the construction of a circular above-ground, bolted steel tank measuring 24-feet in diameter with a shell height of 21 feet which will sit on an elevation of 2,404.20 amsl. The reservoir will have a capacity to store approximately 60,910 gallons of non-potable water. The reservoir will be designed in accordance with the American Water Works Association (AWWA) D103 standards, which sets guidelines for the construction of welded steel water tanks. The interior of the reservoir will be factory-coated in epoxy and the exterior will be coated with polyester powder coating that will blend in with the local surrounding environment. Interior support columns and foundations will be provided as needed. The reservoir will include standard tank appurtenances such as roof vent, roof hatch and platform, exterior stairway, ladder, minimum ring wall, valves, piping, inspection hatch, level gauge and transmitter, and conduits.

Reservoir design also includes an overflow catch basin located on the southeastern side of the reservoir that is 3-feet wide and 8-feet long. From the catch basin, approximately 160 linear feet of 18-inch diameter storm drain pipeline will be installed underground and will outlet through the proposed headwall at Lincoln Street.

The reservoir will connect to the existing 24-inch diameter non-potable water transmission pipeline in Lincoln Street. Non-potable water will be diverted to the reservoir, routed to the proposed booster pump station and ultimately pumped back into the existing pipeline.

Booster Station:
The proposed booster station building will be located at the north of the reservoir at an elevation of approximately 2,403 feet above mean sea level, on a concrete slab on grade foundation with split face masonry exterior walls and tile roof. The building will be approximately 38-feet long. 24-feet wide and 12-feet tall. Roof hatches will be provided over each pump to facilitate pump removal. The building will be ventilated with a power exhaust fan and automatic air inlet wall louvers. Interior and exterior lights will be provided along with intrusion alarms and cameras.

The booster pumps will be vertical turbine pumps designed for an ultimate future flow of 2,500 gpm. Space for three electric pumps will be provided. Two 75 horsepower (hp) pumps will be constructed (one for standby) and space for a third pump will be provided. The two pumps will be sized for existing non-potable water demand of 1,000 gpm each and both will have variable speed pump controls. The third pump will be sized for a capacity of 1,500 gpm. The ultimate future flow of 2,500 gpm assumes three (3) pumps at 1,250 gpm each. Two (2) firm pumps and one (1) standby pump. The booster pumps will connect to the existing non-portable water transmission main located in Lincoln Street. Appurtenances for the booster station will include a motor control center, flow meter, valves, pressure transmitter, and

one portable diesel-fueled emergency generator that will only be used during emergencies and routine testing.

A new SCADA system will be installed on the Project site. The system will include a control panel process controller and software components to communicate with the City's SCADA system. The SCADA antennae will be mounted on the top of the reservoir and the antennae will not extend more than five feet above the top of the reservoir.

Site Access:
Access to the Project site consists of a new asphalt driveway near the western Project site boundary that will transition to a 20-foot-wide asphalt access road leading to the reservoir and booster station. A cable railing fence will be installed near the driveway entrance, extending to the western property boundary from the northwest corner of a proposed perimeter wall that encloses the booster station building and reservoir. A 20-foot-wide swinging pipe gate will be installed across the access road, connecting to the cable railing fence. A new cable railing fence will also be installed between the western property boundary and the southwest corner of the perimeter wall; this fence will include a swinging gate for access to the rest of the parcel.

The booster station building and reservoir will be enclosed by an approximately 6-foot tall combination masonry block wall topped with a four-foot-tall tubular steel fence that is accessible on the western boundary via a 20-foot-wide sliding gate. Inside the perimeter wall, the 20-foot-wide access road is paved and bisects the two structures (the booster station building and reservoir). The area south of the access road surrounding the reservoir will be paved whereas the area north of the access road that surrounds the booster station building will include both concrete and gravel.

Lighting and Security:
Light and camera poles will be installed within the perimeter wall surrounding the booster station building and reservoir. Lighting will be shielded or downward facing to avoid light pollution or light spillage and will be installed in accordance with Section 17.24.100 (Lighting) of the City Municipal Code.

Electrical:
New electrical service will be required for the Project site and provided by the City of Banning from an existing adjacent electrical system source. The Project site is proposing to connect to an existing overhead electric pole on the north side of Lincoln Street, across from the proposed Project driveway. The Project will require a 480/240 volt electrical system sized for two booster pumps. The new electric line will be underground, and service will include a new electrical vault and transformer. Fiber optic service to the site is also proposed with the electrical.

Drainage:
Currently, storm water generally sheet flows across the Project site in a southeasterly direction. The proposed Project improvements will increase impervious surfaces on the site and is expected to result in a negligible increase in storm water runoff that will maintain the existing drainage pattern. All on-site storm water will be captured on site in accordance with State and Regional Water Quality Control Board requirements. A concrete drainage swale will surround the reservoir and convey storm water to the proposed 18-inch diameter storm drain pipeline east of the perimeter wall. The runoff from the booster station area will be collected in a four-inch diameter pipeline and connect to the proposed 18-inch diameter storm drain pipeline east of the perimeter wall. Storm water discharged to the 18-inch storm drain pipeline will be conveyed off-site where it would flow east to the municipal storm drain system at Lincoln Street.

Frontage Improvements:
The Project proposes to widen the southern portion of Lincoln Street within existing right-of-way along

the Project frontage and create a new paved driveway for access. Pavement width will vary from approximately two to eight feet wide. The existing pavement edge will be sawcut and the surface will be ground and overlaid with new pavement. An asphalt curb will be installed at the new edge of pavement.

Construction:
Construction activities include removal of existing on-site vegetation, grading and excavation, paving, construction of the proposed facilities in addition to associated improvements and utility connections. The construction footprint is approximately 1.39 acres. Construction staging will occur on site within the construction footprint and south of the proposed reservoir as shown on Figure 5 – Project Site Plan. During remedial grading, on-site soils will be excavated and recompacted and are expected to require approximately 317 cubic yards of import. The maximum depth of excavation is approximately six feet. During Project construction, it is possible there would be temporary lane closures along Lincoln Street. Construction is anticipated to take approximately 12 months and will begin in August 2024.

Maintenance:
During operations, routine maintenance will occur and may include, but is not limited to, daily maintenance vehicle trips to inspect the booster station and reservoir. Maintenance vehicles would visit the Project site during the City's normal business hours.

Findings:
Pursuant to the California Environmental Quality Act (CEQA) (Cal. Pub. Res. Code § 21000 *et seq.*) and the State CEQA Guidelines (14 Cal. Code Regs. § 15000 et seq.), City Staff prepared an Initial Study (IS) of the potential environmental effects of the Project as described in the IS. Based upon the findings contained in the IS, City Staff determined that, with the incorporation of mitigation measures, there is no substantial evidence that the Project will have a potentially significant effect on the environment and a Mitigated Negative Declaration (MND) was prepared in full compliance with the requirements of CEQA.

Thereafter, City Staff provided public notice of the public comment period and of the intent to adopt the MND as required by law. The MND and the Mitigation Monitoring and Reporting Program (MMRP) are on file with the Planning Department. The public comment period began on April 26, 2024, and was set to expire on May 27, 2024; however the deadline to submit comments was extended by one day to Tuesday, May 28, 2024 due to the Memorial Day holiday on Monday, May 27, 2024. Copies of the documents are available for public review and inspection at City Hall, 99 E. Ramsey Street, Banning, California 92220, the Banning Public Library, located at 21 West Nicolet Street, Banning, California 92220, and the City of Banning website.

The Project is located outside of any MSHCP criteria cell areas and plan compliance is provided through payment of the MSHCP Mitigation Fee at the time of building permit issuance.

Planning Commission Action:
At a duly noticed public hearing held on July 10, 2024, the Planning Commission of the City of Banning adopted Resolution 2024-10, recommending that the City Council approve the Mitigated Negative Declaration and the Mitigation Monitoring Reporting Program prepared for the proposed Project. In making it's recommendation, the Planning Commission has suggested that the City Council amend the scope of work for the project to include the planting of trees or other visual buffer between the driveway access into the site from Lincoln Street and the westerly property line to obstruct the view of the tank from the neighboring residence; and that the City Council consider a mural as public art to be painted onto the non-potable reservoir. City staff is aware of the Planning Commission's recommendation regarding potential amendments to the scope of work for the Project, a contract for which will be presented to the City Council at a future date.

Environmental Determination:

Pursuant to CEQA and the State CEQA Guidelines, City Staff prepared an Initial Study of the potential

environmental effects of the Project as described in the Initial Study. Based upon the findings contained in the Initial Study, the Planning Commission recommended that the City Council determine that, with the incorporation of mitigation measures, there is no substantial evidence that the Project will have a potentially significant effect on the environment and that the MND was prepared in full compliance with the requirements of CEQA.

CEQA requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment (Cal. Pub. Resources Code, § 21081.6). The law states that the reporting or monitoring program shall be designed to ensure compliance during project implementation. An MMRP has been prepared in compliance with State law and the IS/MND prepared for the Project.

As the Lead Agency, the City is responsible for ensuring full compliance with the mitigation measures adopted for the proposed Project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the Project area. In this regard, the responsibilities for implementation have been assigned to the City, Contractor, or a combination thereof. If during the course of Project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City will then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the Project is required and/or whether alternative mitigation is appropriate. A Notice of Determination has been prepared and will be filed with the County of Riverside and the State of California.

JUSTIFICATION:

The NP-2 Reservoir and Booster Station Project is a part of the City of Banning's expansion of the non-potable water system identified in the City's Integrated Master Plan (IMP) (BIMP, 2018). The City's existing customer of non-potable water (otherwise known as recycled water) is the Sun Lakes Country Club golf course. Future potential customers may include: Lions Park, Banning High School, Dysart Park, a neighborhood park and the Rancho San Gorgonio development. The proposed Project was not specifically identified in the City's IMP; however, it is needed to provide non-potable water supplies to existing and potential customers on the west side of the City.

FISCAL IMPACT:

Approximately $113,000 was expended to prepare the IS/MND from ARPA and Water Reserve funds
Other project components awarded under the Consent Calendar for the August 27, 2024 City Council Agenda include:

1. Booster Pump and Storage Reservoir Construction Award
2. Inspection and Management Services
3. Contract Amendment for Webb Associates

ALTERNATIVES:

1. Adopt Resolution 2024-140, as presented.
2. Adopt Resolution 2024-140, with modifications.
3. Do not adopt Resolution 2024-140 and provide alternative direction to staff.

BUDGETED?:

Yes

CONTRACT/AGREEMENT:

Yes

ATTACHMENTS:

1. Resolution_2024-140.docx
2. EA 24-0051_NP-2 Booster Station and Reservoir Project ISMND w_appendices.pdf

3. Draft_MMRP_Banning_NP-2_and_Reservoir_05-14-24 (1).pdf
4. RCFCD Comment Letter.pdf
5. COB Response to RCFCD Comment Letter.pdf
6. EA 24-0051 Aerial - Combined.pdf
7. Supplemental PC Staff Report NP-2 Booster and Reservoir.docx
8. PHN_CC 08-27-2024 COB NP-2 Tank and Booster.pdf