

CITY OF BANNING COMMUNITY DEVELOPMENT DEPARTMENT

**NOTICE OF INTENT TO  
ADOPT A MITIGATED NEGATIVE DECLARATION**

To: Riverside County  
Clerk-Recorder  
2724 Gateway Drive  
Riverside, CA 92507

From: City of Banning  
Community Development Department  
99 E. Ramsey St.  
Banning, CA 92220

Subject: Filing of Notice of Intent to Adopt a Mitigated Negative Declaration in compliance with  
Public Resources Code Section 21092.3.

**Project Title**

Lions Park Expansion Project (hereafter known as the “Proposed Project”)

N/A  
**State Clearinghouse Number**

Adam B. Rush, AICP  
**Lead Agency Contact Person**

(951) 922-3131  
**Telephone Number**

**Project Location**

The proposed Lions Park Expansion Project (herein after “Proposed Project”) consists of a single parcel, which is currently undeveloped and vacant. The Project site is relatively flat, consists of approximately 7.46 acres, and is located to the west of and directly adjacent to the existing Lions Park (**Figure 2 – Project Site, Figure 3 – USGS Map of the Initial Study**). The existing Lions Park is located on the northwest corner of South Hargrave Street and Charles Street in the City of Banning, California.

**Project Description**

The proposed Project involves expansion of the existing Lions Park with two multi-purpose fields, approximately 900 square foot pre-fabricated restroom facility, parking lot, drive aisle, and landscaping at the currently vacant site (**Figure 4 – Site Plan**). Multi-purpose fields at the Project site will consist of live grass. No synthetic turf is proposed. The park will be available to users from sunrise to sunset. Lighting will not be constructed as part of the initial phase of the Project; lighting improvements (as shown on **Figure 4 – Site Plan**) are not part of the initial expansion of Lions Park and will be made at an undetermined future date. General Plan Land Use and Zoning designations at the site are both Open Space-Park; thus, the proposed Project is an allowed use.

The project site is not on a list compiled pursuant to Government Code Section 65962.5.

## **Public Review Process**

This is to advise that the City of Banning has determined that a Mitigated Negative Declaration is the appropriate CEQA environmental determination for the proposed project. The Initial Study reflects the independent judgment of the City.

After public review of the Initial Study is completed, the City may propose to adopt a Mitigated Negative Declaration in accordance with CEQA and the State CEQA Guidelines.

The Initial Study is available for review at the City of Redlands Planning Division office located at 99 E. Ramsey Street, Banning, CA 92220, as well as the Community Development website at [www.banningca.gov](http://www.banningca.gov).

**The proposed Mitigated Negative Declaration will be available for public review and comment from May 17, 2019, to June 17, 2019. Any comments you wish to submit must be submitted in writing no later than 5:00 p.m. on June 17, 2019, to the City of Banning Community Development Department.**

Written comments may be mailed or delivered to the following address:

City of Banning  
Community Development Department  
99 E. Ramsey St.  
Banning, CA 92220

Written comments may be submitted via e-mail to: [arush@banningca.gov](mailto:arush@banningca.gov)

**Deadline to submit public comments:**  
**June 17, 2019, by 5:00 p.m.**

Signature

Name, Title (printed)

May 17, 2019

Date

# INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

FOR

## Lion's Park Expansion

*Prepared for:*



City of Banning  
99 E. Ramsey Street  
Banning, CA 92220

Contact:

Adam B. Rush, M.A., AICP  
Community Development Director  
(951) 922-3131

*Prepared by:*

Albert A. Webb Associates  
3788 McCray Street  
Riverside, CA 92506

Contact: Melissa Perez, Senior Environmental Planner  
(951) 686-1070

May 17, 2019  
**CEQA NOI Public Review Draft**

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## ENVIRONMENTAL CHECKLIST FORM

**1. Project title:** Lion's Park Extension

**2. Lead agency name and address:**

City of Banning  
99 E. Ramsey Street  
Banning, CA 92220  
(951) 922-3130

**3. Contact person email address and phone number:**

Art Vela, Public Works Director  
[avela@ci.banning.ca.us](mailto:avela@ci.banning.ca.us)  
(951) 922-3130

**4. Project location: Northwest corner of South Hargrave St and Charles St, Banning, CA 92220.**

**Assessor Parcel Number:** 543-080-066. See Figure 1 – Project Vicinity.

**5. Project sponsor's name and address:**

City of Banning  
99 E. Ramsey Street  
Banning, CA 92220  
(951) 922-3130

**6. General plan designation:** Open Space-Parks (OS-Pa)

**7. Zoning:** Open Space-Parks (OS-Pa)

**8. Project Description:**

The proposed Lions Park Expansion Project (herein after “Proposed Project”) consists of a single parcel, which is currently undeveloped and vacant. The Project site is relatively flat, consists of approximately 7.46 acres, and is located to the west of and directly adjacent to the existing Lions Park (**Figure 2 – Project Site, Figure 3 – USGS Map**). The existing Lions Park is located on the northwest corner of South Hargrave Street and Charles Street in the City of Banning, California.

The proposed Project involves expansion of the existing Lions Park with two multi-purpose fields, approximately 900 square foot pre-fabricated restroom facility, parking lot, drive aisle, and landscaping at the currently vacant site (**Figure 4 – Site Plan**). Multi-purpose fields at the Project site will consist of live grass. No synthetic turf is proposed. The park will be available to users from sunrise to sunset. Lighting will not be constructed as part of the initial phase of the Project; lighting improvements (as shown on **Figure 4 – Site Plan**) are not part of the initial expansion of Lions Park and will be made at an undetermined future date. General Plan Land Use and Zoning designations at the site are both Open Space-Park (as shown on **Figure 5 – General Plan**; thus, the proposed Project is an allowed use.

**9. Surrounding land uses and setting:**

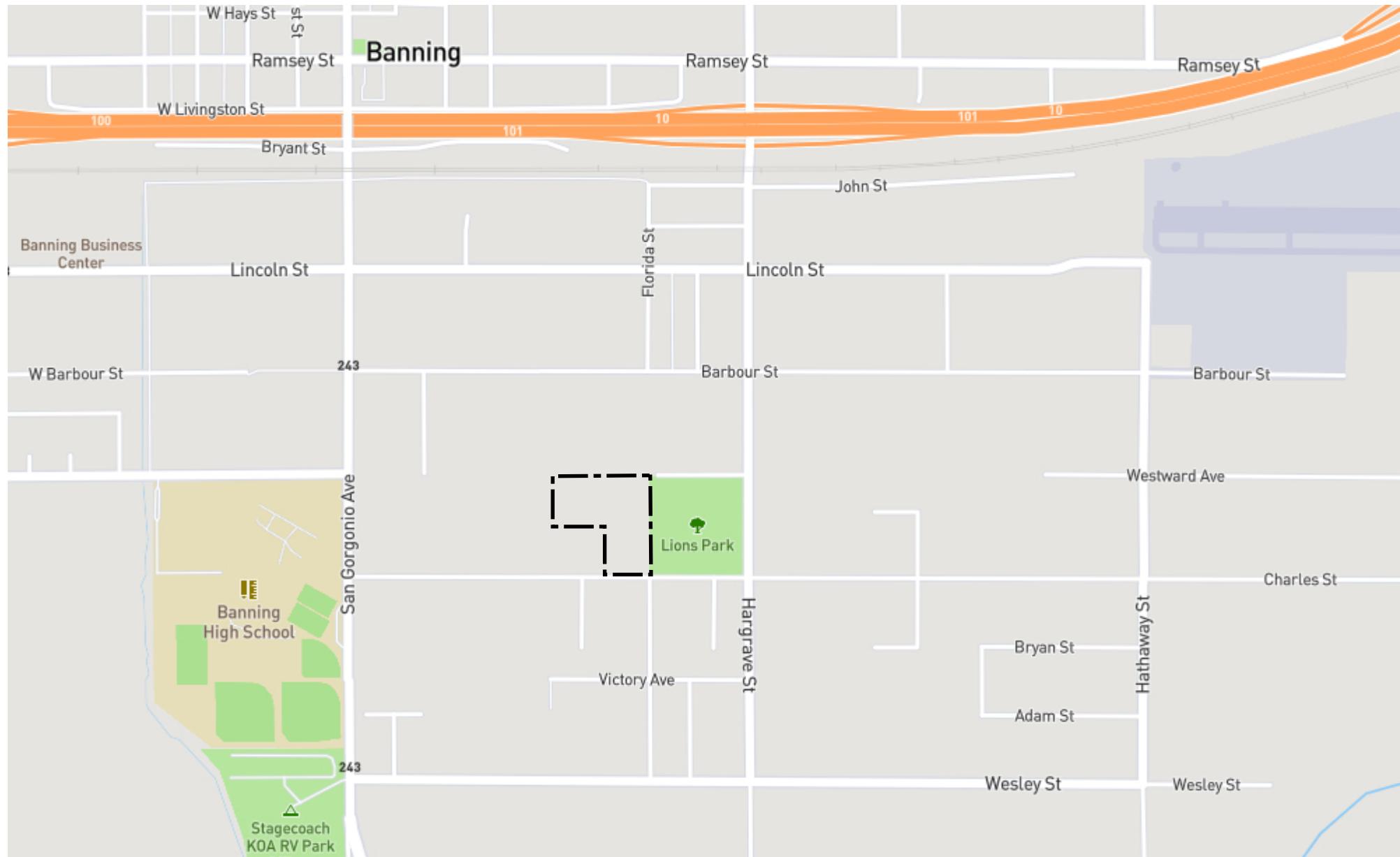
The area directly to the east of the proposed Project consists of the existing Lions Park facility, which consists of three baseball diamonds, snack bar facility, and children's playground and is approximately 9.12 acres.

There is an existing residential area directly adjacent to the southwest corner of the Project site as well as scattered residential development and vacant land to the north and west of the site. Charles Street is adjacent to the southeast boundary of the Project site, and there is additional residential development to the south of the Project site and across Charles St.

**10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

- Airport Land Use Commission

# Figure 1



1" = 1069 ft

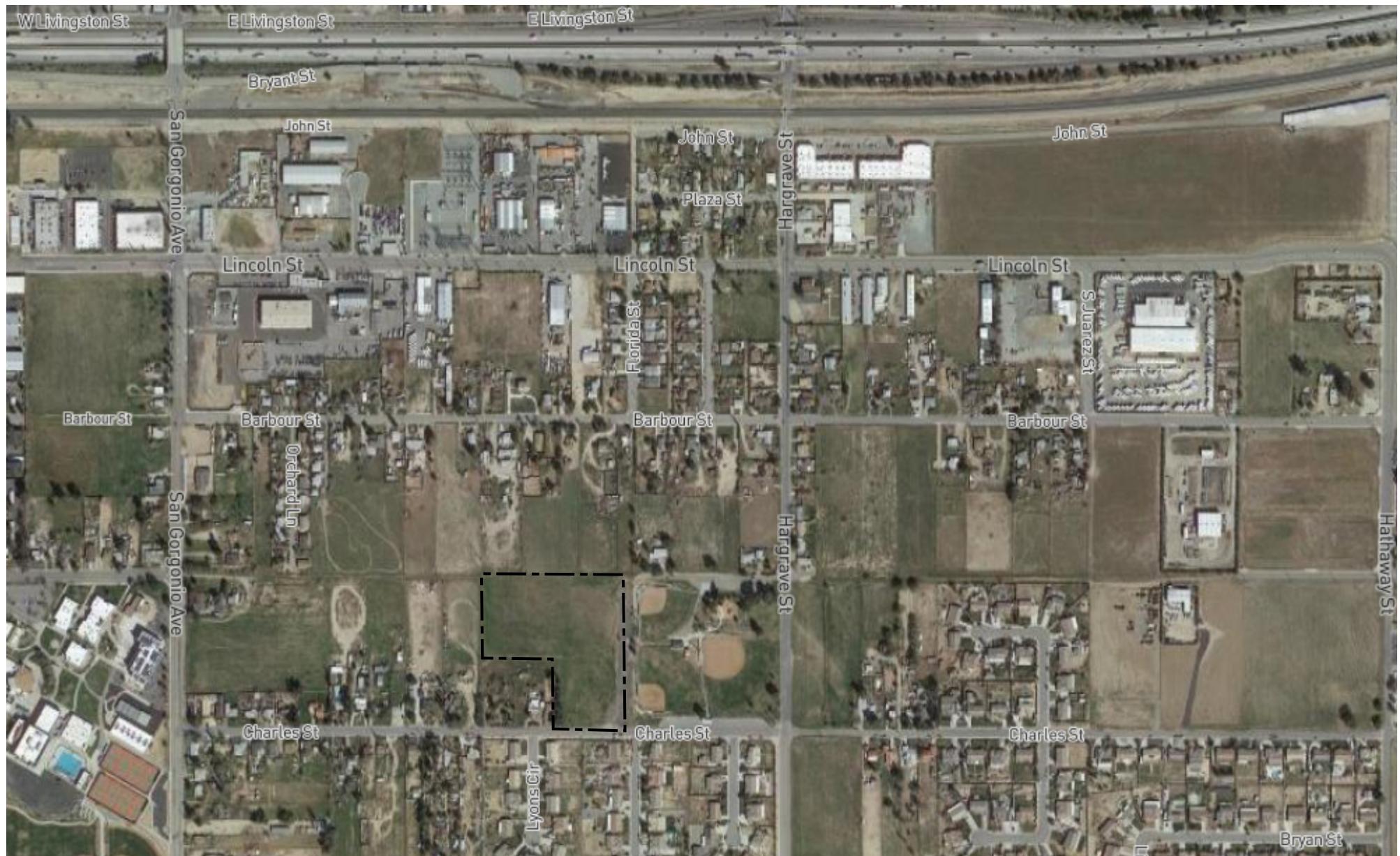
Vicinity Map

05/15/2019



This map may represent a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.

# Figure 2



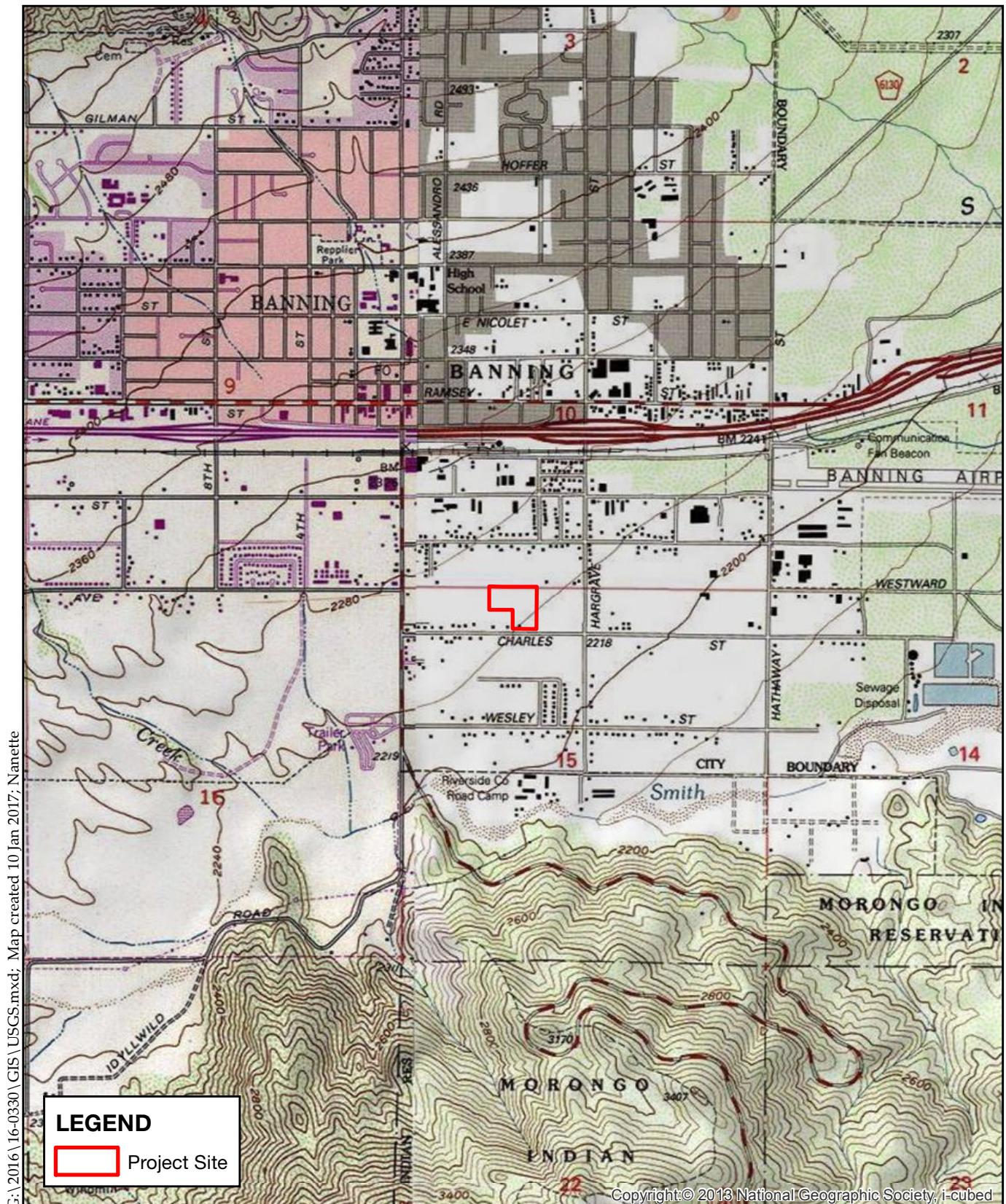
1" = 703 ft

Project Site

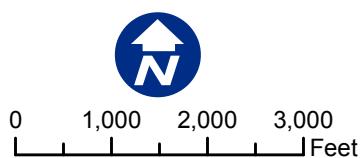
05/15/2019



This map may represent a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.

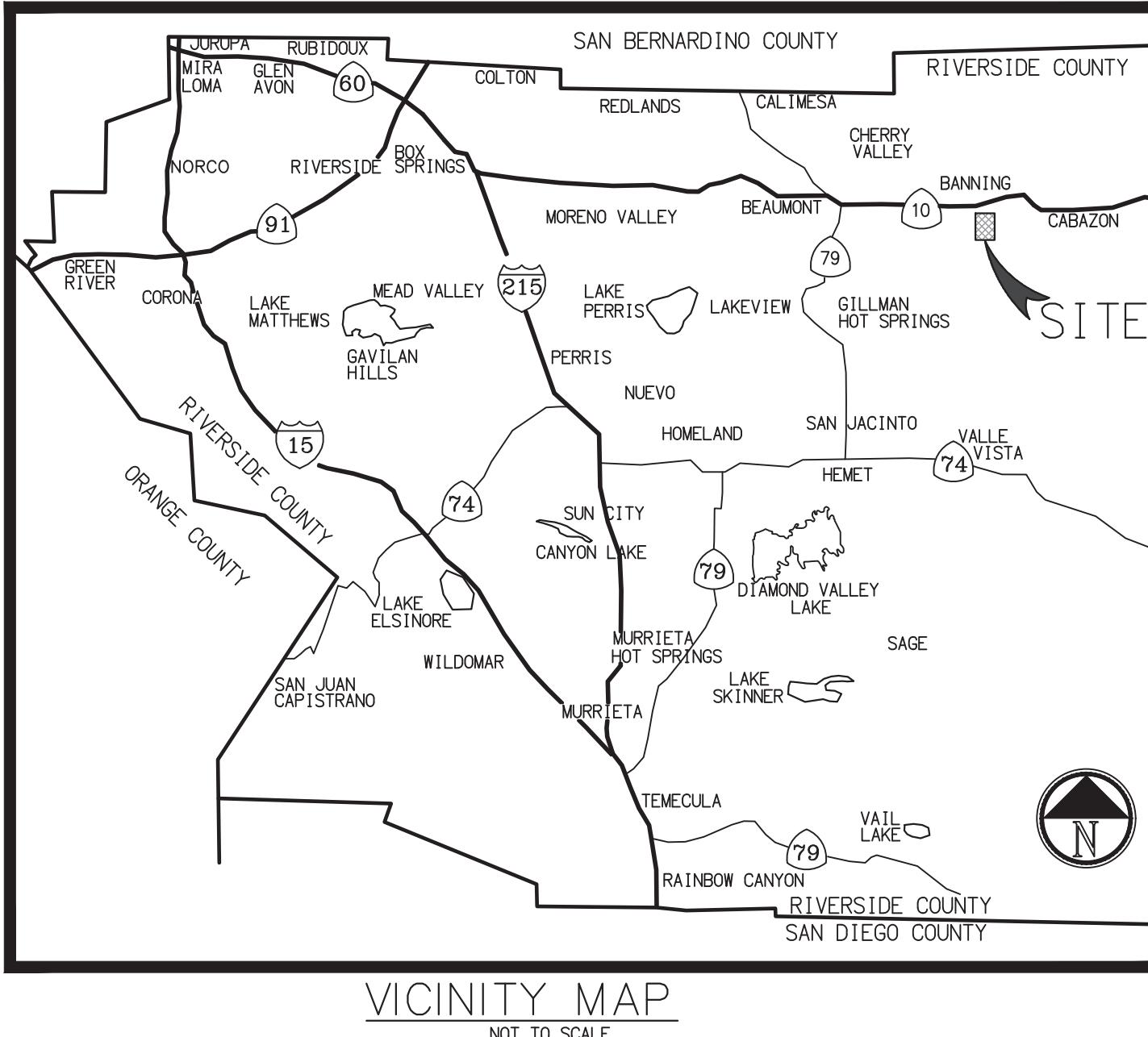


Sources: ESRI / USGS 7.5min Quad  
DRGs: CABAZON / BEAUMONT



**Figure 3 - USGS Map**  
Lion's Park Extension

# CITY OF BANNING PROJECT NO. 2017-03 LIONS PARK EXPANSION PROJECT



## WATER QUANTITIES

ITEM	UNIT	QTY.
INSTALL 2" SERVICE W/1" METER PER CITY OF BANNING STD. NO. W-5	EA	1
INSTALL 6" SERVICE W/3" METER PER CITY OF BANNING STD. NO. W-8	EA	1
INSTALL PRE-FABRICATED VAULT/LID/VENT ASSEMBLY PER CITY OF BANNING STD. NO. W-24	EA	1
INSTALL 2" PVC SCH-40 WATERLINE W/BLUE PIPE SLEEVE & ALL ACCESSORY FITTINGS	LF	611
INSTALL 1" PVC SCH-40 WATERLINE W/BLUE PIPE SLEEVE & ALL ACCESSORY FITTINGS	LF	267
INSTALL 6" PURPLE PVC C-900 WATERLINE W/PURPLE PIPE SLEEVE & ALL ACCESSORY FITTINGS	LF	630
INSTALL 2" REDUCED PRESSURE BACKFLOW ASSEMBLY W/CAGE	EA	1
INSTALL 6" REDUCED PRESSURE BACKFLOW ASSEMBLY W/CAGE	EA	1
INSTALL 6" DUCTILE IRON 22.5" MECHANICAL JOINT FITTING	EA	2

## SEWER QUANTITIES

ITEM	UNIT	QTY.
CONSTRUCT PRECAST CONCRETE MANHOLE PER CITY OF BANNING STD. NO. S-3	EA	1
INSTALL 6" PVC SDR-35 SEWER PIPE	LF	164
INSTALL 6" EXTRA STRENGTH VCP SEWER PIPE	LF	250
INSTALL CLEANOUT PER CITY OF BANNING STD. NO. S-12	EA	4
INSTALL 6" PVC SDR-35 WYE	EA	2
INSTALL 6" PVC SDR-35 22.5" FITTINGS	EA	2

## ESTIMATED EARTHWORK QUANTITIES

	CUT	FILL
RAW EARTHWORK	5,600	2,507
PARKING LOT AC 38,000 SF X (9")	0	1,100
SUBSIDENCE 0.10 FEET	---	1,100
OVEREXCAVATION(PAD) 0 FEET	0	0
OX = AREA 1700	---	800
SHRINKAGE: 15%	N/A	800
TOTAL:	5,600	5,600

THE VALUES FOR OVEREXCAVATION, SHRINKAGE & SUBSIDENCE WERE ESTIMATED FROM SIMILAR PROJECT IN THE VICINITY OF THIS PROJECT. NO SOILS REPORT WAS PROVIDED OR REFERENCED. THEREFORE, THE VALUES SHOWN ARE AN APPROXIMATION.

THE CIVIL ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE CIVIL ENGINEER GUARANTEE THE EXACT SOIL CONDITIONS OVER THE ENTIRE SITE, THEREFOR, THE CIVIL ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES.

THE CONTRACTOR IS ADVISED TO PREPARE HIS OWN ESTIMATES OF EARTHWORK FOR THE PURPOSES OF BIDDING, CONTRACT AND CONSTRUCTION.

## UNDERGROUND SERVICE ALERT

CALL: TOLL FREE

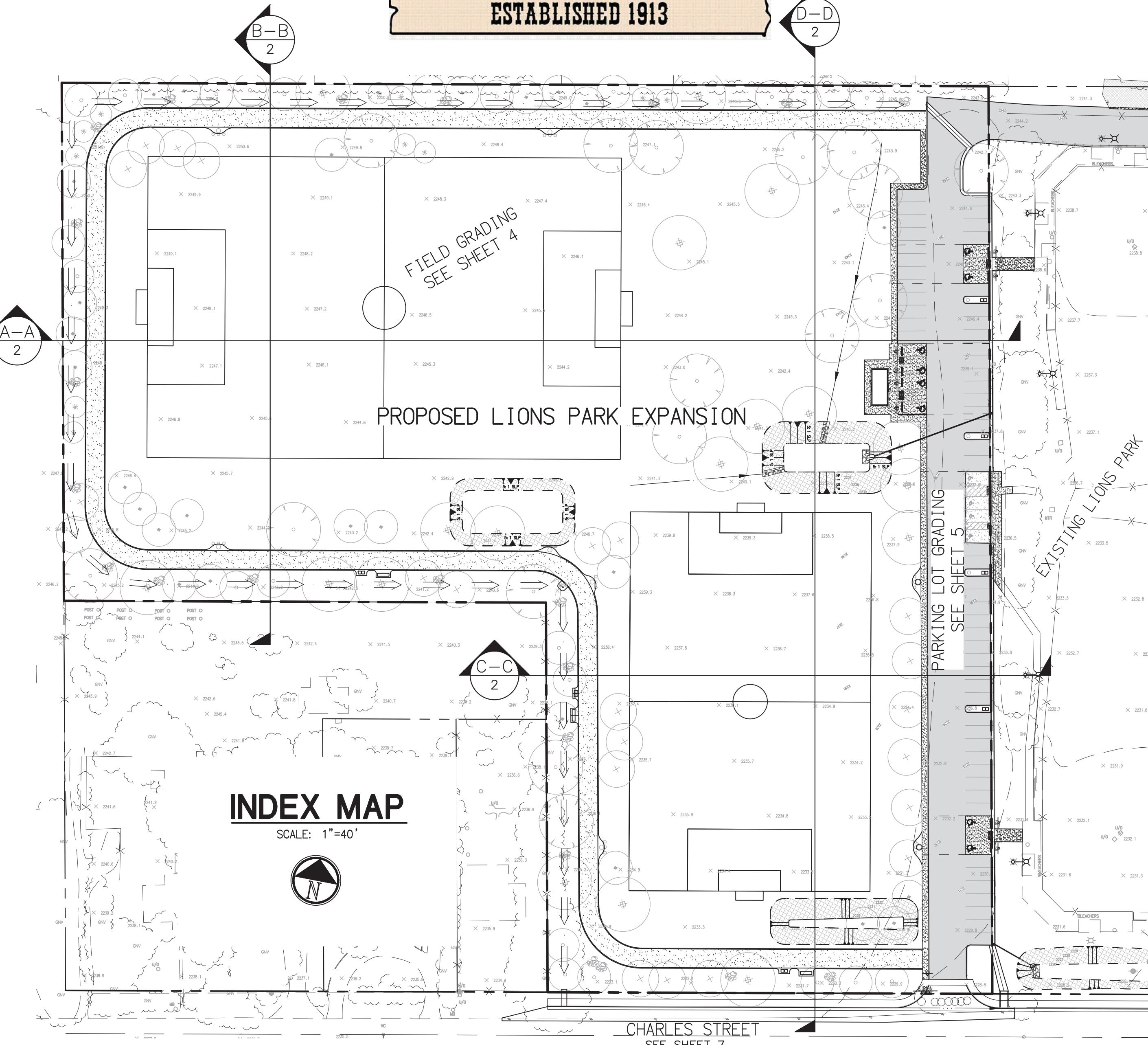
**811**

TWO WORKING DAYS BEFORE YOU DIG

NOTE:  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT  
COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR  
A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR  
ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN  
HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY  
APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL  
BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND  
REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

MARK	REVISIONS:	APPR. DATE
DESIGNED BY:	DRAWN BY:	CHECKED BY:

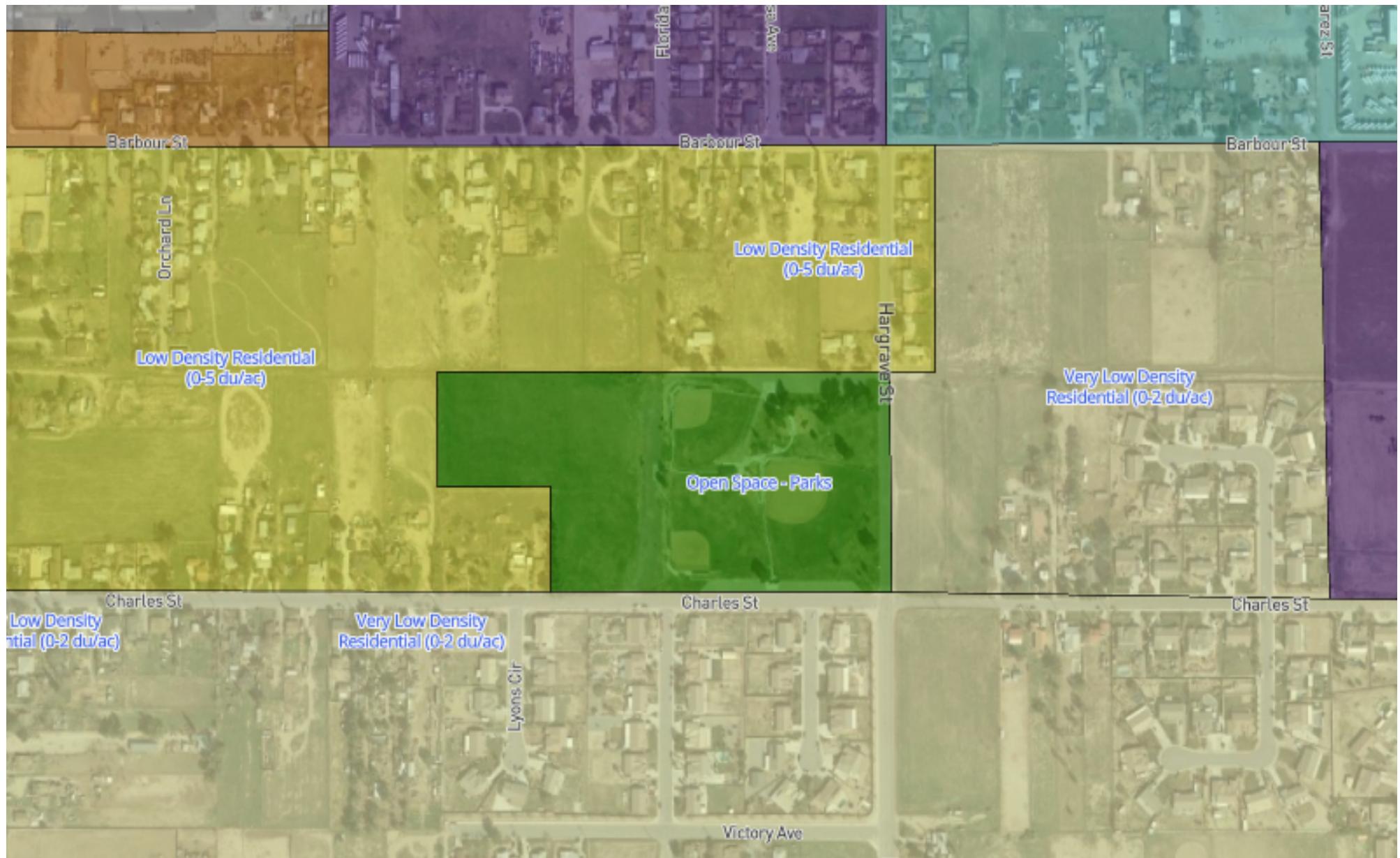


## INDEX MAP

SCALE: 1"=40'



# Figure 5



1" = 479 ft

Open Space - Parks

05/16/2019



This map may represent a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below (X) would be potentially affected by this Project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

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

### DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Signature



Date May 17, 2019

Adam B. Rush, AICP,

Printed Name

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (*e.g., the project falls outside a fault rupture zone*). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (*e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis*).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed below:
  - a. **Earlier Analysis Used.** Identify and state where they are available for review.
  - b. **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measure which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (*e.g., general plans, zoning ordinances*). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached and other sources used or individuals contacted should be cited in the discussion.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a. the significance criteria or threshold, if any, used to evaluate each question; and
  - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

<b>ENVIRONMENTAL FACTORS: ENVIRONMENTAL CHECKLIST</b>		<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>I. AESTHETICS.</b> Would the project:					
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**Aesthetics Discussion:**

**a) *Would the project have a substantial adverse effect on a scenic vista?***

The City of Banning (City) defines visual resources as those physical features that enhance the City's aesthetic and scenic character. The majority of the City is located within the narrow east-west trending valley of the San Gorgonio Pass, which is dominated by the San Bernardino Mountains along the northern end of the valley and the San Jacinto Mountains along the southern end of the valley (GP DEIR, p. III-189). These mountain ranges present impressive viewsheds and dramatic scenery, including frequently snow-covered mountain peaks and ranges with rugged slopes.

The Project proposes improvements to a currently vacant site to include two multi-purpose fields, a parking lot, restroom facility, and landscaping; therefore, structures constructed at the site will have a relatively low profile and will not substantially obstruct views of the San Bernardino or San Jacinto Mountains. Additionally, the Project site is located in an area that is generally surrounded by developed or disturbed land and does not constitute a scenic vista. Therefore, impacts will be **less than significant**.

Source: GP DEIR

**b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?***

A portion of State Highway 243 is designated as a state scenic highway where it occurs in the City's southern Sphere of Influence; however, the City's General Plan (GP) Draft Environmental Impact Report (DEIR) determined that development pursuant to the City's GP would have a limited impact to viewsheds along this corridor (GP DEIR, p. III-190). The proposed Project site is located approximately one-quarter mile to the east of this section of State Highway 243 and the proposed park use is consistent with the site's GP land use and zoning designation of OS-Pa. Furthermore, there are existing residential developments between the Project site and Highway 243 and the Project does not propose tall structures that could potentially impact the visual character of the state scenic highway. Additionally, the Project site is currently vacant and does not contain any significant trees, rock outcroppings, or historic buildings. Therefore, impacts will be **less than significant**.

Source: GP DEIR

c) ***Would the project substantially degrade the existing visual character or quality of the site and its surroundings?***

The Project site is currently a vacant, relatively flat field adjacent to residential development to the north, south, and west; as well as the existing Lions Park to the east. The proposed Project consists of an extension of the existing Lions Park to add two additional multi-purpose fields, restroom facilities, and parking area. Therefore, the Project will not introduce a new use to the vicinity and will not substantially degrade the quality of the site and its surroundings. Therefore, impacts will be **less than significant**.

Source: Project Description

d) ***Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?***

Lighting improvements are reflected on Figure 4 – Site Plan. However, Field lighting improvements are not part of the initial expansion of Lions Park and will be made at an undetermined future date. Regardless, all future lighting improvements will be required to be designed to meet Banning Municipal Code 17.24.100 so as to be directed downward and away from any adjacent uses so as not to create any significant impacts related to new sources of light. Glare is typically associated with installation of windows and other reflective surfaces; however, the multi-purpose fields proposed at the Project site will be natural turf and the parking lot will be paved with a non-reflective surface. Thus, because the Project will be appropriately designed to minimize glare and because any future field lighting on the Project site be required to comply with City Municipal Code 17.24.100, the Project will not create a new source of substantial light or glare. Therefore, impacts will be **less than significant**.

Source: BMC; Project Description

ENVIRONMENTAL FACTORS:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>II. AGRICULTURAL and FORESTRY RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Agricultural Resources Discussion:

a) ***Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?***

The proposed Project is not located within areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. According to the California Department of Conservation (DOC) *California Important Farmland Finder*, the Project site consists of Urban and Built-Up Land. Thus, the proposed Project will convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, **no impacts** are anticipated.

Source: DOC

b) ***Conflict with existing zoning for agricultural use, or a Williamson Act contract?***

As of 2004, there were three Williamson Act contracts in effect over approximately 3,500 acres within the City's GP planning area. These include lands located in the City limits near the Banning Bench, in the northwest portion of the planning area between Highland Springs Avenue and Highland Home Road, and in the City's southerly sphere of influence south of Westward Avenue. (GP, p. IV-22). These lands are being phased out due to urbanization, although residential land uses that allow for agricultural and ranching activities are

provided for under the proposed GP (GP DEIR, p. III-11). The proposed Project is not located within or adjacent to a Williamson Act contract and is separated from the Williamson Act lands south of Westward Avenue by development, including Banning High School. Therefore, impacts will be **less than significant**.

Source: GP; GP DEIR; DOC WA

c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

The proposed Project site is within the City of Banning which does not have a zoning designation for forest land, timberland, or timberland zoned Timberland Production within City limits. Therefore, **no impacts** are anticipated.

Source: GP

d) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

The proposed Project involves expansion of the existing Lions Park onto an adjacent, vacant field. The Project site is surrounded by lands classified as Urban and Built-Up Land by the California Department of Conservation and is not planned for future agricultural use in the City's GP. Additionally, the City's GP does not identify any forest land uses within the City's limits. Thus, the Project will not result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore, **no impacts** are anticipated.

Source: DOC; GP

ENVIRONMENTAL FACTORS:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Air Quality Discussion:

**a) Conflict with or obstruct implementation of the applicable air quality plan?**

The City of Banning and the San Gorgonio Pass are located in the South Coast Air Basin (Basin). The South Coast Air Quality Management District (SCAQMD) prepares the Air Quality Management Plan (AQMP) for the Basin. The AQMD sets forth a comprehensive program that will lead the Basin into compliance with all federal and state air quality standards. The AQMP's control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, if a project demonstrates compliance with local land use plans and/or population projections, then the AQMP would have taken into account such uses when it was developed.

According to the City's GP Land Use Map and Zoning Ordinance, the proposed Project has a land use and zoning designation of Open Space – Parks. The proposed Project involves the expansion of the existing Lion's Park. As such, the proposed Project will not conflict with any land use plan. Additionally, the proposed Project does not propose any new housing or businesses and will not cause a substantial increase in population. Rather, it satisfies a current a current need to alleviate demands on the existing Lions Park facility. Thus, the proposed Project is consistent with the AQMP. Therefore, impacts will be **less than significant**.

Source: GP DEIR; 2016 AQMP

**b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

Air quality impacts can be described in a short- and long-term perspective. Short-term impacts occur during site grading and Project construction and consist of fugitive dust and other particulate matter, as well as exhaust emissions generated by construction-related vehicles. Long-term air quality impacts occur once the Project is in operation. The Project consists of the expansion of the existing Lions Park facility; therefore, both short- and long-term emissions were analyzed in the Project's *Air Quality/Greenhouse Gas Analysis for the Lions Park Expansion Project* prepared by Albert A. Webb Associates dated March 23, 2017 (WEBB-A).

The Project will be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites. In addition, projects that disturb 50 or more acres or more of soil or move 5,000 cubic yards of materials per day are required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD. Based on the size of the Project's daily disturbance area (less than five acres), a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. To evaluate Project compliance with SCAQMD Rule 403 for fugitive dust control, the Project utilized the mitigation option in CalEEMod of watering the Project site three times daily which achieves a control efficiency of 61 percent for particulate matter less than 10 and 2.5 microns in diameter (PM-10 and PM-2.5) emissions.

Short-term emissions from construction were evaluated using the CalEEMod version 2016.3.1 program. The results of this analysis are summarized in **Table 3.1 – Estimated Maximum Daily Construction Emissions**, below.

**Table 3.1 – Estimated Maximum Daily Construction Emissions**

Activity	Peak Daily Emissions (lb/day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM-10	PM-2.5
<b>SCAQMD Daily Construction Thresholds</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
Grading/Park Construction	3.18	34.22	18.00	0.03	4.37	2.98
Paving	2.17	21.05	15.93	0.03	1.34	1.12
Architectural Coating	2.17	2.93	2.66	0.01	0.26	0.24
<b>Maximum</b>	<b>3.18</b>	<b>34.22</b>	<b>18.00</b>	<b>0.03</b>	<b>4.37</b>	<b>2.98</b>
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: WEBB-A

Note: VOC = Volatile Organic Compounds; NO<sub>x</sub> = Nitrous oxides; CO = Carbon monoxide; SO<sub>2</sub> = Sulfur dioxide; PM-10 = Particulate matter less than 10 microns; PM-2.5 = Particulate matter less than 2.5 microns.

As shown in **Table 3.1** above, the emissions from construction of the Project are below the SCAQMD daily construction thresholds for all the criteria pollutants. In addition, the short-term emissions do not exceed SCAQMD's localized significance thresholds (LST) without mitigation, as contained in the AQ/GHG Analysis (Appendix A). Therefore, emissions for the Project will be below SCAQMD's criteria pollutant thresholds on a regional and localized level.

The maximum emissions from Project operation are summarized in **Table 3.2 – Estimated Maximum Daily Operational Emissions**, below, and are compared to the SCAQMD maximum regional thresholds.

**Table 3.2 – Estimated Maximum Daily Operational Emissions**

Activity	Peak Daily Emissions (lb/day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM-10	PM-2.5
<b>SCAQMD Daily Operational Thresholds</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
Daily Project Emissions	0.42	2.59	4.36	0.01	0.98	0.27
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: WEBB-A

Thus, the proposed Project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, impacts will be **less than significant**.

Source: WEBB-A

**c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

Air quality in the City of Banning and the San Gorgonio Pass region is generally good. However, air quality in the region and the City has exceeded state and federal standards for some pollutants in the past. The principal pollutants which adversely affect air quality are ozone and particulate matter (PM<sub>10</sub>). The Pass is classified as a severe ozone nonattainment area under the federal Clean Air Act. Monitoring data indicate that a substantial amount of ozone is produced and transported through the pass from communities to the west. The Pass region has been designated as a federal “non-attainment” area for PM<sub>10</sub>.

To reduce impacts, the City has established nuisance abatement ordinances dealing with smoke and soot such as that which is generated by internal combustion engines, residential fireplaces or stoves, or industrial smokestacks. The proposed Project involves the expansion of a park facility that will not generate smoke or soot during operation. Operational emissions from the Project site will be less than the applicable SCAQMD thresholds, as shown in **Table 3.2**, above; thus, impacts will be less than significant.

The City also relies on applicable state code and SCAQMD Rules, including Rule 403 (Fugitive Dust), for authority to enforce fugitive dust compliance as needed, and refers complaints regarding fugitive dust violations directly to SCAQMD for compliance enforcement. To evaluate Project compliance with SCAQMD Rule 403 for fugitive dust control, the Project AQ/GHG Analysis prepared by WEBB utilized the mitigation option of watering the Project site three times daily which achieves a control efficiency of 61 percent for PM-10 and PM-2.5 emissions.

Since the proposed Project’s emissions do not exceed the SCAQMD established thresholds of significance (see Threshold III.b, above), the Project’s net increase in criteria pollutant emissions for which the Project region is non-attainment is not cumulatively considerable. Therefore, impacts will be **less than significant**.

Source: WEBB-A; GP DEIR

**d) Expose sensitive receptors to substantial pollutant concentrations?**

As detailed in the AQ/GHG Analysis, the closest sensitive receptors to the Project site are the residences located to the north, west, and south of the Project site. Short-term emissions will be generated in the Project area during construction of the proposed Project and have been found to be below the Localized Significance

Threshold established for the Project by SCAQMD and, thus, are less than significant (see Item III.b, above, and Appendix A). Thus, the proposed Project will not expose sensitive receptors to substantial pollutant concentrations. Therefore, impacts will be **less than significant**.

Source: WEBB-A

**e) *Create objectionable odors affecting a substantial number of people?***

The proposed Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction in the immediate vicinity of the proposed Project site. Odors generated during construction will be short-term and will not result in a long-term odorous impact to the surrounding area. Additionally, since the Project involves operation of a park facility there will be no long-term objectionable odors from the Project site once construction has been completed. Recognizing the short-term duration and quantity of emissions in the proposed Project area, the proposed Project will not result in objectionable odors. Therefore, impacts will be **less than significant**.

Source: WEBB-A

ENVIRONMENTAL FACTORS:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES.</b> Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Biological Resource Discussion:

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

The Project site was surveyed by AMEC Foster Wheeler in December 2016 for the presence of listed species. A *Western Riverside County MSHCP Consistency Report* dated January 10, 2017 was prepared by AMEC (AMEC-A). The site is a disturbed, non-native vegetated field. The Project site is located within the MSHCP designated Narrow Endemic Plant Species Survey Area (NEPSSA) for Marvin's onion (*Allium marvinii*) and many-stemmed dudleya (*Dudleya variegata*); however, the Project site does not contain suitable habitat for these species (AMEC-A, p. 5-1). The MSHCP Conservation Summary Generator indicates that the project area does not require Critical Area Plant Species, Sensitive Mammals Surveys or Sensitive Amphibian survey (AMEC-A, ES-1).

No sensitive wildlife species were observed within the biological study area (AMEC p. 5-9). Birds detected during the field survey include (but are not limited to) species commonly seen in many areas of Western Riverside County including red-tailed hawk (*Buteo jamaicensis*), American crow (*Corvus brachyrhynchos*) and

white-crowned sparrow (*Zonotrichia leucophrys*) (AMEC-A, p. 5-9). Additionally, the non-native grasslands and the few large trees and shrubs located on and/or immediately adjacent to the Project site provide suitable nesting habitat for raptors, common ravens, and various songbirds protected by the Migratory Bird Treaty Act (MBTA). If ground disturbance and/or construction activities occur during nesting bird season (typically February 1 through August 31) a preconstruction clearance survey will be required to avoid any indirect impacts to nesting birds, as required by implementation of mitigation measure **MM BIO-1**.

The Project area lies within the MSHCP survey area for burrowing owl, which is an avian species of special concern that is protected by the MBTA and CFG Code Section 3503. A *Burrowing Owl Survey* dated July 5, 2017 was conducted by AMEC (AMEC-B). However, the report identified no suitable habitat or other manmade structures suitable for burrowing owl refuse were observed onsite. Marginal, low quality burrowing owl habitat (i.e. a few suitable small mammal burrows within the northern boundary) were found at the time of the biological survey. The nearest known burrowing owl occurrence is over ten miles east of the Project site. A total of four surveys for western burrowing owl (*Athene cunicularia hypugaea*) were conducted on the Project site during May 2017. No burrowing owls were observed during the focused burrowing owl surveys of the Project site or buffer area. Some fossorial animal burrows were found within the northeast corner of project site and along north fence-line; however, no burrows showed characteristic burrowing owl sign of excrement, pellets, or feathers outside the burrows. At the present time, the western burrowing owl is considered to be absent from the project site and surrounding buffer area (AMEC-B, p. 5-1).

Due to the potential for burrowing owls to occur on the site at any time in the future, and considering that construction is not scheduled to occur within the next six months, it is a requirement of the MSHCP that a 30-day pre-construction clearance survey be conducted immediately prior to commencement of construction activities to ensure no owls have migrated onto the site to prevent impacts to any burrowing owls. Implementation of mitigation measure **MM BIO-2** will ensure impacts to burrowing owls is less than significant.

Thus, implementation of mitigation measures **MM BIO-1** and **MM BIO-2** will mitigate any potential direct or indirect impacts to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Therefore, impacts will be **less than significant with mitigation**.

**MM BIO-1:** To avoid impacts to nesting birds, ground disturbance activities and vegetation removal shall be completed outside avian breeding season (between September 1 and January 31) to the greatest extent feasible. If ground disturbance activities (including cleaning and grubbing) cannot be avoided during the nesting season a qualified biologist shall conduct a nesting bird survey no more than one (1) week prior to any ground-disturbance or vegetation removal activities. The survey area shall consist of full coverage of the proposed Project footprint and up to a 300-foot buffer. The specific survey buffer shall be determined in the field by the project biologist and will take into account the species nesting in the area and access. If no active nests are found, no additional measures are required.

If active nests are found, the nest locations shall be mapped by the qualified biologist utilizing Global Positioning System (GPS) equipment, where feasible. The nesting bird species shall be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, near fledging). The biologist shall establish a no-disturbance buffer around each active nest. The size of the buffer shall be determined by the qualified biologist based on the biology of the species present and surrounding habitat. No construction or ground-disturbance activities shall be conducted within the buffer until the biologist has determined through non-invasive methods that the nest is no longer active and has informed the construction supervisor that activities may resume.

**MM BIO-2:** To avoid harming burrowing owls, a qualified biologist shall conduct a burrowing owl preconstruction survey no more than 30 days prior to the initiation of construction-related activities. The survey would cover the entire Project site to ensure that burrowing owls do not occur within the grading footprint. If no occupied burrows are found, no additional measures are required. If an occupied burrow is found during the nesting season (February 1 to August 31), avoidance would be required unless it can conclusively be shown by a qualified biologist that an active nest is not present with the burrow.

Source: AMEC-A, AMEC-B

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

According to AMEC's *MSHCP Consistency Report*, no riparian/riverine areas or vernal pools were documented on the Project site and vegetation is primarily non-native grassland (AMEC-A, pp. 5-1, 5-9). Accordingly, no additional focused surveys and/or mitigation measures are required. Thus, the Project will not have a substantial effect on riparian habitat or other sensitive natural communities. Therefore, **no impacts** are anticipated.

Source: AMEC-A

**c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

According to the USACE Wetlands Delineation Manual, Technical Report, three criteria must be satisfied to classify an area as a jurisdictional wetland: 1) A predominance of plant life that is adapted to life in wet conditions (hydrophytic vegetation); 2) Soils that saturate, flood, or pond long enough during the growing season to develop anaerobic conditions in the upper part (hydric soils); and 3) Permanent or periodic inundation or soils saturation, at least seasonally (wetland hydrology). Further, wetland vegetation is characterized by vegetation in which more than 50 percent of the composition of dominant plant species are obligate wetland, facultative wetland, and/or facultative species that occur in wetlands. The Project site does not have potential for riparian/riverine areas or jurisdictional water features (AMEC-A, p. 5-10). Thus, a jurisdictional delineation is not required to assess the impacts (if any) to drainage features within the Project site. Therefore, **no impacts** are anticipated.

Source: AMEC-A

**d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?***

The Project site was assessed to determine if a wildlife corridor occurs on or within a portion of the Project site. The Project site does not lie within any designated MSHCP core linkages or proposed linkages; the nearest designated MSHCP core linkages lies approximately 1.5 miles east of the Project site (AMEC-A, p. 5-9). The Project site is not connected to any large blocks of undisturbed lands that may be used as a wildlife corridor. Since the Project site is the only portion of the survey area that will have Project-related impacts, the CDFW conservation area and indirect impact zone were not included in the biological assessment prepared by AMEC. Thus, the Project is not anticipated to interfere with the movement of any native resident or migratory fish or wildlife species. Therefore, **no impacts** are anticipated.

Source: AMEC-A

***Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***

Several large trees are located in the southwest corner of the parcel. Prior to removal of any trees in excess of 50 years of age, the City of Banning Municipal Code (BMC) Section 17.32.060 requires preparation of a tree removal and replacement plan, unless removal is required to protect the public health and safety. However, the Project does not propose to remove these existing trees at this time. Further, the proposed Project will be required to pay applicable MSHCP fees pursuant to Municipal Code Section 12.52.080. Through compliance with the MSHCP and this ordinance, development within the Project area will not conflict with any local policies or ordinances protecting biological resources. Therefore, impacts will be **less than significant**.

Source: AMEC-A, BMC

**e) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?***

According to the biological resources report prepared by AMEC, the Project site does not lie within and is not adjacent to any MSHCP Conservation Areas. Therefore, no Habitat Evaluation and Acquisition Negotiation Strategy (HANS) or Joint Project Review (JPR) are required. The nearest proposed Core Linkage is approximately 7.62 miles northwest of the Project site. Thus, the Project will not require design features to minimize potential impacts associated with the Urban/Wildlands interface (AMEC-A, p. 5-10). The Project site does not support any MSHCP Section 6.1.2 riparian/riverine areas or vernal pools (AMEC, 5-9). Pursuant to MSHCP Section 6.3.2 and mitigation measure **MM BIO 2**, burrowing owl surveys will be conducted prior to any ground disturbing activities at the Project site. As discussed in Item IV.a, above, the Project site is located within the MSHCP designated Narrow Endemic Plant Species Survey Area (NEPSSA) for Marvin's onion (*Allium marvinii*) and many-stemmed dudleya (*Dudleya variegata*); however, the Project site does not contain suitable habitat for these species (AMEC-A, p. 5-1). The MSHCP Conservation Summary Generator indicates that the project area does not require Critical Area Plant Species, Sensitive Mammals Surveys or Sensitive Amphibian survey (AMEC-A, ES-1). Therefore, impacts will be **less than significant with mitigation**.

Source: AMEC-A

ENVIRONMENTAL FACTORS:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES.</b> Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Cultural Resource Discussion:**

**a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?**

A *Cultural Resource Assessment* dated January 2017 was prepared by Applied Earthworks (AE). As part of this assessment, a cultural resource literature and records search was conducted at the Eastern Information Center (EIC) at the University of California, Riverside, indicating that 36 cultural resources have been identified within a one-half mile radius of the Project area. The vast majority of these resources are built-environment resources that consist of historical residences and other standing buildings in the City of Banning. A total of three historic archaeological resources has been recorded within the records search area and include building foundations and refuse scatters. Additional historical built-environment resources include a telecommunications line, the Southern Pacific & Union Pacific Railroad, and the old Banning-Idyllwild Road. No resources have been previously identified within the Project area and none identified on the Project site. (AE, p. 29.)

Additional sources consulted during the cultural resource literature and records search include the *National Register of Historic Places* (NRHP); the *Office of Historic Preservation Archaeological Determinations of Eligibility* (ADOE); and the *Office of Historic Preservation Historic Property Directory* (HPD). No eligible historic properties or significant historical resources have been recorded or listed within the Project area or on the Project site (AE, p. 29).

An intensive cultural resource pedestrian survey of the Project area was conducted on January 6, 2017, by AE's Associate Archaeologist Dennis McDougall. The pedestrian survey of the approximately 7.46-acre parcel was conducted by walking parallel transects spaced at 50 foot intervals oriented east-to-west. All areas likely to contain or exhibit archaeologically or historically sensitive cultural resources were inspected carefully to ensure that visible, potentially significant cultural resources were discovered and documented. A Daily Work Record was completed that documented survey personnel, hours worked, ground surface visibility, and any cultural resources identified. Results of the survey indicate that the surface of the entire Project area has been disturbing by grading activities at some point in the past. Exposed soils in the eastern portion of the site also appear to have been compacted by vehicular traffic and the use of the area as an over-flow parking lot for the park. Other disturbances include trenching and construction of an underground fiber optic cable for WilTel Communications running east-west along the northern boundary of the parcel and an overhead transmission line that runs north-south along the western boundary of the property.

No prehistoric or historical archaeological resources were identified during the pedestrian survey of the Project area. However, one north-south running linear feature that may date to the historic period (e.g.,

greater than 45 years old) was observed approximately 20 feet east of the western boundary of the Project area. The feature consists of a dry-laid linear alignment of unmodified granite cobbles that are one to two courses wide and flush with the ground surface. The feature extends south approximately 330 feet from the northwestern to southwestern corner of the parcel. Much of the feature appears to be obscured by dense grasses with only one or two linearly aligned cobbles visible every 32 to 40 feet. The extreme southern end of the feature appears to be more intact with an approximately 30 to 40-foot section of the feature exposed at the ground surface. No artifacts or other features were found in association with the cobble alignment. The location of the linear cobble alignment along the western boundary of the parcel suggests that the feature may represent the remnants of a fence line that served as a parcel or property boundary marker. No evidence of the alignment was found on historical aerial photographs of the Project area. Although this finding may indicate that the feature is modern in age, the low profile of the alignment would have made it difficult to see in aerial photographs, particularly given the low resolution of the images. As such, it is not possible to definitely rule out the possibility that the feature is historic in age. Because of the unknown age of the linear alignment, the feature was not formally recorded as a historical archaeological resource during the current survey efforts. (AE, p. 36.) Therefore, impacts will be **less than significant**.

Source: AE

**b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?**

Archaeological Resources

Two prehistoric archaeological resources have been documented within a one-half mile radius of the Project site. These resources include a prehistoric village that appears to have been destroyed by the construction of a house and an isolated olla that had been exposed in a cut bank along San Gorgonio Avenue (AE, p. 29). However, the *Cultural Resource Assessment* identified no archaeological or built-environment resources within the Project area. As stated in Item V.b above, the surface of the entire Project area has been disturbing by grading activities at some point in the past. Exposed soils in the eastern portion of the site also appear to have been compacted by vehicular traffic and the use of the area as an over-flow parking lot for the park. Other disturbances include trenching and construction of an underground fiber optic cable for WilTel Communications running east-west along the northern boundary of the parcel and an overhead transmission line that runs north-south along the western boundary of the property. No prehistoric or historical archaeological resources were identified during the pedestrian survey of the Project area. (AE, pp. 34 – 36.)

Although a linear cobble alignment was found during the field survey, it was not possible to determine if the isolated feature was of historic or modern construction. While the lack of surface evidence of archaeological resources does not preclude their subsurface existence, the extant data suggest that this area is characterized by a relatively low level of sensitivity for buried archaeological remains. Specifically, an examination of the geology of the Project area indicates that the northern extent of the parcel is underlain by Holocene-aged alluvium. Although this type of deposit has the potential to contain buried cultural material, the bulk of these sediments were formed during high energy mass-wasting events consisting of debris and mud flows issuing from their source canyons; these events tend to erode the existing surface prior to depositing new material. Therefore, while it is possible that intact buried archaeological sites may be present within sediments of this age, the energy of deposition suggests that the likelihood of finding such deposits is low. Giving these findings, no further cultural resource management of the Project area or site is recommended at this time. (AE, p. 37.) Implementation of mitigation measure **MM CR-1** through **MM CR-3** ensures impacts to unknown archaeological resources remains less than significant.

## Tribal Resources

Applied Earthworks contacted the Native American Heritage Commission (NAHC) on December 20, 2016 for a review of the Sacred Land File (SLF) to determine if any known Native American cultural properties (e.g., traditional use or gathering areas, places of religious or sacred activity, etc.) are present within or adjacent to the Project area. The NAHC responded on December 21, 2016, stating that the SLF search was completed with negative results. The NAHC requested that Native American individuals and organizations be contacted to elicit information and/or concerns regarding cultural resource issues related to the proposed Project. A letter describing the Project and asking these individuals and organizations for their input was sent via United States Postal Service (USPS) and electronic mail to twenty-three individuals and organizations on January 6, 2017.

As of January 2017, six responses had been received. The Cahuilla Band of Indians simply acknowledged receipt of the letter and indicated a response would follow; however, a formal response has yet to be received. The Morongo Band of Mission Indians indicated that the Project area is outside the Tribe's reservation but within an area considered to be a Traditional Use Area (TUA). As a result, they requested that a record search be conducted at one of the CHRIS Archaeological Information Centers and that a copy of the search results be provided to the tribe. In addition, they requested that a comprehensive archaeological survey be conducted of the Property's Area of Potential Effect. As both of these work efforts had been completed at the time the scoping letters were sent on January 6, 2017, the letter included a summary of this information. A response was sent to the Morongo Band of Mission Indians indicating that the requests had already been addressed; no further communication has been received. The San Manuel Band of Mission Indians stated that the Project area is outside the Serrano ancestral territory and, as such, the Tribe will not be requesting consulting party status for the Project. The San Manuel Band of Mission Indians did encourage consultation with the Morongo Band of Mission Indians. The Soboba Band of Luiseno Indians requested that the initial letter be re-sent (via email) as it had not been reviewed. The Tribe did state that they do have information about resources in the Banning area but indicated that they will only disclose that information directly to the lead agency for the Project. The Soboba Band of Luiseno Indians indicated a formal response (via email) to follow but nothing has been received to date. The Twenty-Nine Palms Band of Mission Indians stated that they are not aware of any cultural resources associated with the Tribe within the Project area or the immediate vicinity. Finally, the ACBCI responded via email stating that the Project area is not located within the boundaries of the ACBCI Reservation but it is located within the Tribe's TUA. As such, the Tribe has requested a copy of the records search material (survey reports and site records) gathered for the Project and copies of the cultural resource technical report and any other documentation generated for the Project (i.e., site records). (AE, pp. 32 – 33.) Thus, the Project will not result in an adverse change in the significance of an archeological resources. Therefore, impacts will be **less than significant with mitigation**.

**MM CR-1:** Prior to the issuance of grading permits, the developer shall enter into a Native American monitoring agreement with one of the consulting tribes for the project. The Native American Monitor shall be on-site during all initial ground disturbing activities including clearing, grubbing, vegetation removal, grading and trenching. The Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

**MM CR-2:** In the event of discovery of human remains during grading or other ground disturbance, work in the immediate vicinity shall cease and the landowner shall comply with State Health and Safety Code §7050.5 and Public Resources Code §5097.98. In the event human remains are found and identified as Native American, the landowner shall also notify the City Planning Department so that the City can ensure PRC §5097.98 is followed.

**MM CR-3:** If cultural resources are found during project construction, all ground-disturbing activities within 100 feet of the find shall be halted. A Registered Professional Archaeologist shall prepare a Cultural

Resources Management Plan in consultation with the consulting tribes and the City to include relinquishment of all artifacts through one of the following methods:

- Preservation in place by accommodating the process for onsite reburial of the discovered items with the consulting Native American tribes, including measures to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and recordation of the cultural resources has been completed, and details of contents and location of the reburial shall be documented in a final report.
- Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be provided in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Source: AE; RCLIS.

**c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***

According to the Riverside County GIS database, the proposed Project is located within paleontological sensitivity areas of low potential. During construction, paleontological resources could be unexpectedly encountered. Implementation of mitigation measure **MM-CR 4** will ensure impacts related to paleontological resources at the Project site are less than significant in the event of accidental discovery. Therefore, impacts will be **less than significant with mitigation**.

**MM CR-4:** In the event that paleontological resources are inadvertently unearthed during excavation and grading activities all earth-disturbing activities within a 50-foot radius of the area of discovery shall cease and construction shall be moved to other parts of the Project site. A qualified professional paleontologist shall be retained to evaluate the significance of the find and appropriate course of action. If avoidance of the resource is not feasible, salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.

Source: RCLIS

**d) *Disturb any human remains, including those interred outside of formal cemeteries?***

The proposed Project site is not located on any known cemetery. If human remains are encountered during Project construction in a location other than a dedicated cemetery on non-federal lands, the steps and procedures specified in Health and Safety Code §7050.5, State CEQA Guidelines 15064.5(d), and PRC §5097.98 must be implemented. Specifically, in accordance with PRC §5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner must then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she must contact the NAHC by phone within 24 hours, in accordance with PRC §5097.98. The NAHC then designates a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD will then have the opportunity to recommend to the Project proponent means for treating or disposing of, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Therefore, impacts will be **less than significant**.

Source: AE

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

**a. *Result in potentially significant environmental impact due to wasteful inefficient, or unnecessary consumption of energy resources, during project construction or operation?***

The Project will not produce an unnecessary consumption of energy resources, either during project construction, grading, or operation. The proposed grading operations will utilize groundwater, from one of the many groundwater wells that Banning owns and maintains. In addition, the developer will utilize non-potable water, to the greatest possible to ensure the most limited impact upon the City's groundwater supply. The Project will include lighting standards that will comply with California Title 24 and will only be in operation a few hours each day (from dusk till the park closure at 10:00pm. The park will also include a restroom facility that will incorporate low flow flush toilets and hand washing stations. As referenced herein, park usage will vary dependent on the time of day and weather; however, use is not anticipated to occur more than a few hours per day (longer in the summer months). This determination is based upon historical data prepared for other park facilities within the City of Banning. Furthermore, the City of Banning owns its electric utility, which has consistently reported an overabundance of power, specifically generated back from the use of residential solar panels. Therefore, the sufficient energy storage reserves are available to service the park.

**b. *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?***

The Project will incorporate the most updated Title 24 related energy efficiency. As mentioned in Resource Section VII.a, the City owns and operates our own electric utility. As such, we have the ability to employ the most efficient energy infrastructure within the new park facilities, include rain shut off sprinklers, energy efficient and hooded and direct lighting standards and also have the ability to supply the park facility with 100% renewable energy from the City's abundant reserves.

ENVIRONMENTAL FACTORS:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VII. GEOLOGY AND SOILS.</b> Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides or mudflows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial changes in topography, unstable soil conditions from excavation, grading or fill, or soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Geology and Soils Discussion:

a) ***Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:***

i) ***Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.***

The Banning area is located at the boundary, formed by the San Andreas Fault, between the North American and Pacific plates crosses the Banning GP planning area (GP - EH, p. V-10). The closest Alquist Priolo Earthquake Fault Hazard Zone is located along the San Andreas Fault Zone approximately 1.5 miles to the north of the Project site (RCLIS). There are no other faults within or immediately adjacent to the Project site that could rupture during an earthquake (GP – EH, Exhibit V-3; GP DEIR, Exhibit III-13). The proposed Project involves expansion of the existing Lions Park with two multi-purpose fields, restroom facility, parking lot, and landscaping of the currently vacant site. The proposed recreational facility will be developed pursuant to the most recent versions of the Uniform Building Code

and the California Building Code. Further, the uninhabitable nature of the facilities will not expose people and structures to rupture from a known earthquake fault. Therefore, impacts will be **less than significant**.

Source: GP – EH; GP DEIR; RCLIS

***ii) Strong seismic ground shaking?***

Given its physical and geologic location, the Banning area is susceptible to potential intense seismic ground shaking that could affect the safety and welfare of the general community. The effects of ground motion on structures are difficult to predict, and depend on the intensity of the quake, the distance from the epicenter to the site, the composition of soils and bedrock, building design, and other physical criteria (GP DEIR, p. III-74). Based on these factors, ground shaking may cause no, little, or major structural damage or destruction; however, in general, peak ground accelerations and seismic intensity values decrease with increasing distance from the causative fault. The proposed Project involves expansion of the existing Lions Park and does not include construction of habitable structures. Further, the Project will be required to adhere to all applicable federal and state codes and regulations and be designed in compliance with the Uniform Building Code, California Building Code, and Unreinforced Masonry Law. Therefore, impacts will be **less than significant**.

Source: GP DEIR

***iii) Seismic-related ground failure, including liquefaction?***

Liquefaction commonly occurs in loose, saturated, sandy sediments that are subject to ground vibrations greater than 0.2 g (peak ground acceleration). When liquefaction occurs, the sediments involved have a substantial loss of shear strength and behave like a liquid or semi-viscous substance and can result in structural distress or failure due to ground settlement, a loss of load-bearing capacity in foundation soils, and the buoyant rise of buried structures. According to the USDA's *Web Soil Survey*, the Project site consists of Gorgonio gravelly loamy fine sand (GmD), Greenfield sandy loam (GyC2), and Hanford coarse sandy loam (HcC) (USDA). According to the City's GP, the Project site is located in an area with moderate liquefaction susceptibility (GP – EH, Exhibit V-4; GP DEIR, Exhibit III-14).

Further, the Project contains no habitable structures and will be required to adhere to all applicable federal and state codes and regulations and be designed in compliance with the Uniform Building Code, California Building Code, and Unreinforced Masonry Law. Therefore, impacts will be **less than significant**.

Source: GP - EH; GP DEIR

***iv) Landslides or mudflows?***

Landslides have become significant hazards as development within the City reaches higher elevations on the hill slopes. Rock falls, rockslides, and to a lesser degree, large landslides are likely to occur in areas of high relief, such as along steep canyon walls in the southern Banning Bench area, and along the portions of the natural slopes facing the southern edge of the City (GP – EH, p. V-6). There are several factors that contribute to slope failure, including slope height, slope steepness, shear strength and orientation of weak layers in the underlying geologic units, as well as pore water pressure. The proposed Project site is not located adjacent to any areas with low, moderate, or high risk of seismically induced settlement and slope instability and no known landslides have occurred in the Project vicinity (GP – EH, Exhibit V-2; GP DEIR, Exhibit III-15). Surrounding topography is relatively flat. Further, the Project contains no habitable structures and will be required to adhere to all applicable federal and state codes and regulations and be

designed in compliance with the Uniform Building Code, California Building Code, and Unreinforced Masonry Law. Therefore, impacts will be **less than significant**.

Source: GP - EH; GP DEIR

**b) *Result in substantial changes in topography, unstable soil conditions from excavation, grading or fill, or soil erosion or the loss of topsoil?***

The proposed Project site is relatively flat and construction of the proposed facilities will not involve substantial changes in topography, unstable soil conditions from excavation, grading or fill. The Project is required to comply with the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Permit issued by the State Water Resources Control Board (SWRCB) for construction projects. As required, the Project will incorporate Best Management Practices to minimize potential runoff and erosion. Additionally, because the Project will convert the currently undeveloped site to a developed site with sports fields, restroom facility, landscaping, and a parking lot, the proposed Project will reduce the potential for soil erosion and loss of topsoil. Therefore, impacts will be **less than significant**.

Source: Project Description

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

Impacts related to landslides are addressed in Item VIa.iv, above; impacts related to liquefaction are addressed in Item VIa.iii, above. The following analysis addresses impacts related to unstable soils, as a result of lateral spreading, subsidence, or collapse. Lateral spreading refers to the lateral movement of gently to steeply sloping saturated soil deposits caused by earthquake-induced liquefaction. As discussed in Item VIa.iii, above, the Project site is located within an area with moderate potential for liquefaction. The Project will be designed in compliance with the Uniform Building Code, California Building Code, and Unreinforced Masonry Law. Adherence to all applicable federal and state codes and regulations and due to the uninhabitable nature of the facilities, impacts related to the potential for lateral spreading are less than significant.

Subsidence in the Banning area is closely associated with groundwater levels and the most populated part of the City occurs in an area with geologic conditions vulnerable to ground subsidence. In particular, the alluvial sediments within the groundwater basins from which the City's water is withdrawn are subject to subsidence if rapid groundwater extraction occurs in response to increased water demands as a result of population growth or prolonged drought (GP DEIR, p. III-69). Structures sensitive to slight changes in elevation, such as canals, sewers and drainage improvements are generally sensitive to the effects of subsidence and may be damaged if subsidence occurs.

A substantial portion of the City's valley and canyon areas are underlain by potentially compressible and/or collapsible soils consisting of young sediments with low density that will settle under the added weight of fill embankments or buildings (GP DEIR, p. III-81). The proposed Project involves expansion of the existing Lions Park with two multi-purpose fields, restroom facility, parking lot, and landscaping at the currently vacant site. The proposed recreational facility will be developed pursuant to the most recent versions of the Uniform Building Code and the California Building Code. No fill is proposed as part of the Project. Further, the Project will be required to comply with all regulatory requirements. Therefore, impacts will be **less than significant**.

Source: GP DEIR

***Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?***

Expansive soils are those that contain significant amount of clay particles that have a high shrink (dry) and swell (wet) potential. The upward pressures induced by the swelling of expansive soils under moist condition can have harmful effect upon structures. In the City of Banning, expansive soils are primarily associated with areas underlain by older fan deposits containing argillic (clay-rich) soil profiles, which are in the moderately expansive range. Since the low-lying areas of the City are underlain by alluvial fan sediments that are composed primarily of granular soils, the expansion potential ranges from very low to moderately low (GP DEIR, p. III-69). According to the USDA's *Web Soil Survey*, the Project site consists of Gorgonio gravelly loamy fine sand (GmD), Greenfield sandy loam (GyC2), and Hanford coarse sandy loam (HcC) (USDA). These are granular soils. The proposed Project involves expansion of the existing Lions Park with two multi-purpose fields, restroom facility, parking lot, and landscaping at the currently vacant site. The proposed recreational facility will be developed pursuant to the most recent versions of the Uniform Building Code and the California Building Code. Therefore, impacts will be **less than significant**.

Source: GP DEIR; USDA

***d) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?***

The proposed Project will connect to existing infrastructure for disposal of wastewater and no septic tanks or alternative wastewater disposal systems will be required. Therefore, **no impacts** are anticipated.

Source: Project Description

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

#### Greenhouse Gas Emissions Discussion:

**a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Unlike the criteria pollutants, GHG do not have adopted significance thresholds associated with them at this time. Several agencies, at various levels, have proposed draft GHG significance thresholds for use in CEQA documents. SCAQMD has been working on GHG thresholds for development projects. In December 2008, the SCAQMD adopted a threshold of 10,000 metric tons per year of carbon dioxide equivalents (MTCO<sub>2</sub>E/yr) for stationary source projects where SCAQMD is the lead agency. The most recent draft proposal was in September 2010 and included significance thresholds for residential, commercial, and mixed-use projects at 3,500, 1,400, and 3,000 MTCO<sub>2</sub>E/yr, respectively. Alternatively, a lead agency has the option to use 3,000 MTCO<sub>2</sub>E/yr as a threshold for all non-industrial projects. Although both options are recommended by SCAQMD, a lead agency is advised to use only one option and to use it consistently. The SCAQMD significance thresholds also evaluate construction emissions by amortizing them over an expected project life of 30 years.

The AQ/GHG Analysis prepared by WEBB (WEBB-A) using the CalEEMod software estimated GHG emissions from fuel usage by construction equipment and construction-related activities, such as construction worker trips, for the Project. Evaluation of **Table 7.1 – Construction Equipment GHG Emissions**, below indicates that an estimated 117.31 metric tons of carbon dioxide equivalent (MTCO<sub>2</sub>E) will occur from construction equipment over the course of the estimated construction period.

**Table 7.1 – Construction Equipment GHG Emissions**

Year	Metric Tons per year (MT/yr)			
	Total CO <sub>2</sub>	Total CH <sub>4</sub>	Total N <sub>2</sub> O	Total CO <sub>2</sub> E
2017	116.48	0.03	0.00	117.31
<b>Amortized</b>				<b>3.91</b>

Source: WEBB-A

Note: CO<sub>2</sub> = Carbon dioxide; CH<sub>4</sub> = Methane; N<sub>2</sub>O = Nitrous oxide; CO<sub>2</sub>E = Carbon dioxide equivalent.

CalEEMod estimates the GHG emissions associated with building electricity and natural gas usage (nonhearth) for each land use type. Electricity and natural gas used in buildings is typically generated at an off-site power plant which indirectly generates GHG emissions. The Project's energy emissions are from electricity usage in the restroom facility. The park will not be lighted. Additionally, the park will not use natural gas. The Project's emissions account for the new 2013 Title 24 standards which are 30 percent more efficient than the 2008 standards. The estimates are also conservative because they do not account for the new 2016 Title 24 standards that go into effect on January 1, 2017, which further reduce energy consumption from current standards.

CalEEMod also estimates the annual GHG emissions from Project-related vehicle usage based on trip generation data contained in program defaults. Additionally, the GHG emissions associated with the disposal of solid waste into landfills were calculated based on default data contained within the CalEEMod model for waste disposal rates, composition, and the characteristics of landfills throughout the state. A large percentage of this waste will be diverted from landfills by a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of the waste not diverted will be disposed of at a landfill.

Electricity is also indirectly used in water supply, treatment, and distribution, as well as wastewater treatment in Southern California and plays a large role in GHG production. There are three processes necessary to supply potable water to urban users (i.e., residential, commercial, and industrial): (1) supply and conveyance of the water from the source; (2) treatment of the water to potable standards; and (3) distribution of the water to individual users. After use, the wastewater is treated and either reused as reclaimed/recycled water or returned to the environment.

As shown on **Table 7.2 – Total Project-Related GHG Emissions**, using all the emissions quantified above, the total GHG emissions generated from the Project is approximately 112.75 MTCO<sub>2</sub>E/yr which includes construction-related emissions amortized over a typical project life of 30 years.

**Table 7.2 – Total Project-Related GHG Emissions**

Year	Metric Tons per year (MT/yr)			
	Total CO <sub>2</sub>	Total CH <sub>4</sub>	Total N <sub>2</sub> O	Total CO <sub>2</sub> E
Amortized Construction	--	--	--	3.91
Energy	8.75	0.00	0.00	8.78
Mobile	70.60	0.00	0.00	70.71
Solid Waste	0.06	0.00	0.00	0.14
Water	29.10	0.00	0.00	29.21
<b>Total</b>	<b>108.51</b>	<b>0.00</b>	<b>0.00</b>	<b>112.75</b>

Source: WEBB-A

Since emissions generated by the proposed Project will not exceed any SCAQMD draft screening thresholds, the Project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, impacts will be **less than significant**.

Source: WEBB-A

***b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?***

As described in Item VII.a, above, the proposed Project will not generate greenhouse emissions that may have a significant impact on the environment. Additionally, the City of Banning participated in the development of the Western Riverside Council of Governments (WRCOG) Subregional Climate Action Plan (CAP). The proposed Project is consistent with the land use and zoning designation of the Project site and any emissions generated as a consequence of construction and operation of the Project site would have been accounted for in the City's CAP. Thus, the proposed Project does not conflict with any regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, impacts will be **less than significant**.

Source: WEBB-A; WRCOG CAP

ENVIRONMENTAL FACTORS:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IX. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Hazards and Hazardous Materials Discussion:

a) ***Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?***

Construction of the proposed Project may include the transportation and storage of hazardous materials; such as fuels for the construction equipment. The transportation of hazardous materials can result in accidental spills, leaks, toxic releases, fire, or explosion. The Project consists of construction of a multi-use field, restroom facility, landscaping, and parking lot and is not expected to create the need for a significant amount of hazardous materials being used on site for construction. Additionally, the Project will operate as a neighborhood park and operation is not expected to necessitate use of hazardous materials.

Nonetheless, any amount of hazardous substances used during Project construction and operation will be subject to a number of federal and state agencies' strict regulations for the safe transportation of hazardous materials. Hazardous material transport, storage and response to upsets or accidents are primarily subject to

federal regulation by the United States Department of Transportation (DOT) Office of Hazardous Materials Safety in accordance with Title 49 of the Code of Federal Regulations (CFR). California regulations applicable to Hazardous material transport, storage and response to upsets or accidents are codified in Title 13 (Motor Vehicles), Title 8 (Cal/OSHA), Title 22 (Management of Hazardous Waste), Title 26 (Toxics) of the California Code of Regulations (CCR), and the Chapter 6.95 of the Health and Safety Code (Hazardous Materials Release Response Plans and Inventory).

Compliance with all applicable federal and state laws related to the transportation, use, storage and response to upsets or accidents that may involve hazardous materials would reduce the likelihood and severity of upsets and accidents during transit and storage. Therefore, impacts will be **less than significant**.

Source: CHSC; CCR; CFR

**b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?***

As noted in Item VIII.a, above, the Project may involve the use of small amounts of hazardous materials but shall comply with all applicable federal and state laws pertaining to the transport, use, disposal, handling, and storage of hazardous materials, including but not limited to Title 49 of the Code of Federal Regulations and Title 13, (motor vehicles) Title 8 (Cal/OSHA), Title 22 (Health and Safety Code), Title 26 (Toxics) of the California Code of Regulations, and Chapter 6.95 of the Health and Safety Code (Hazardous Materials Release Response Plans and Inventory), which describes strict regulations for the safe transportation of hazardous materials. Compliance with all applicable federal and state laws related to the transportation, use and storage of hazardous materials would reduce the likelihood and severity of accidents during transit, use and storage. Thus, the project is not expected to result in the use of large amounts of hazardous materials that would create a hazard to the public or environment. Therefore, impacts will be **less than significant**.

Source: CHSC; CCR; CFR

**c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

According to Google Earth (GE), the proposed Project is located approximately one-quarter mile to the east of the existing Banning High School. However, as discussed in Item VIII.a, neither construction nor operation of the Project site is anticipated to require use or storage of hazardous materials, substances, or waste. Any hazardous materials, substances, or waste transported to or generated at the Project site will be stored and transported in compliance with all applicable local and state codes. Therefore, impacts will be **less than significant**.

Source: GE

**d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

Per a review of the California Department of Toxic Substances Control (DTSC) EnviroStor Database, the proposed Project site is not itself a listed hazardous materials site. The closest listed hazardous materials site is the Perfection Plating, Inc. site (71003018), located approximately one-half mile to the northeast of the Project site (DTSC). As of September 2010, DTSC determined that no further action is required at the site. Further, due to the distance between the Project site and the proposed use at the Project site, it is unlikely that any minute contamination remaining at this cleanup site would impact public users of the proposed park. Thus, because the proposed Project site is not on a list of hazardous materials sites compiled pursuant to

Government Code Section 65962.5, or are there any listed sites adjacent to the Project site, the Project will not create a significant hazard to the public or the environment. Therefore, impacts will be **less than significant**.

Source: DTSC

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

The Banning Municipal Airport is located approximately 0.7 miles to the northeast of the Project site (GE). Land use designations within the City have been arranged to accommodate for continued safe operation of the Banning Municipal Airport (GP DEIR, p. III-62). The Project lies within Zone E of the Banning Municipal Airport Land Use Compatibility Plan. Thus, the Project is required to be reviewed by the Riverside County Airport Land Use Commission (ALUC) and the Federal Aviation Administration (FAA) due to the light poles proposed as a future part of the Project, resulting in a maximum elevation height of 2,321 feet above mean sea level (AMSL). The FAA Obstruction Elevation Service (FAAOES) issued the “Determination of No Hazard to Air Navigation “on April 7, 2017, after the Aeronautical Study revealed that the light poles would not exceed obstruction standards. The ALUC Determination was received on April 13, 2017, which determined the Project to be consistent with the Banning Municipal Airport (LUCP). Thus, the proposed Project will not result in a safety hazard for people working or residing in the Project area. Therefore, impacts will be **less than significant**.

Source: ALUC; GE; GP DEIR

**f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

The proposed Project is not located within the vicinity of a private airstrip (Google Earth). As such, the Project will not result in exposure of people residing or working in the Project area to safety hazards. Therefore, **no impacts** are anticipated.

Source: GE

**g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

The City adopted the Multi-Hazard Functional Planning Guidance document in 1996. The document is organized into three-parts, which include: 1) the Banning Emergency Plan; 2) twelve functional Annexes that describe the emergency response organization; and 3) a listing of operational data such as resources, key personnel, and essential facilities and contacts (GP – PSF, p. VI-42). The City’s plan was used until Riverside County adopted their Emergency Operations Plan (EOP). The Riverside County Operational Area (OA) EOP, adopted in 2006, addresses the planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies in or affecting Riverside County (EOP, p. 1-1). The proposed Project involves construction of a relatively small park facility and is consistent with the City’s GP zoning and land use designation for the site; therefore, neither construction nor operation of the Project will significantly impact implementation of the County’s EOP.

According to the City’s GP, the City does not have established evacuation routes, although depending on the location and extent of emergency, major surface streets could be utilized to route traffic through the City (GP – PSF, p. VI-45). Access to the proposed Project site will be available from Charles Street, which runs east-west

and directly south of the Project site. Charles Street is not designated as a Major Local Roadway in the City's GP and would not be expected to be a major evacuation route in the event of an emergency and the proposed Project site is not located adjacent to any freeways or major surface streets within the City (GP - CD, Exhibit III-4). Thus, the Project would not interfere with an adopted emergency response plan or emergency evacuation plan for the City. Therefore, impacts will be **less than significant**.

Source: EOP; GP – CD; GP – PSF

**h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed?***

The proposed Project is located within the City's High Fire Hazard Zone, within which relief is minimal and hardscape (concrete, asphalt, and structures) and landscaping vegetation predominate (GP - EH, Exhibit V-10). The Project site will be designed according to the 2001 California Fire Code with City amendments and regularly maintained to reduce fire hazards, such as regular brush management (GP – EH, p. V-70).

The City contracts with the Riverside County Fire Department for fire services; in turn, the County contracts with CAL FIRE. The City's Fire Marshal is authorized and directed to enforce the provisions of the Fire Code throughout the City. As part of these responsibilities, the Fire Marshal reviews plans for new construction and additions, coordinates with the City for disaster preparedness programs, and manages the City's weed abatement program. Thus, with Fire Marshal review and approval of site plans, the Project will not result in exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, impacts will be **less than significant**.

Source: CAL FIRE; GP – EH

ENVIRONMENTAL FACTORS:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>X. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of a watercourse or wetland, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Hydrology and Water Quality Discussion:

##### a) ***Violate any water quality standards or waste discharge requirements?***

Water quality standards may be affected by the Project discharging sediment or other materials during construction as activities associated with the construction of the proposed Project would include grading and site preparation, which may have the potential to release pollutants (e.g., oil from construction equipment) and silt off-site which could impact water quality. However, the City will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) pursuant to the statewide General Construction Permit (NPDES General Permit No. CAS000002, Waste Discharge Requirements, Order No. 2009-0009-DWQ, adopted September 2, 2009 and effective as of July 2, 2010) issued by the State Water Resources Control Board (SWRCB) for

construction projects. Compliance with the SWPPP in combination with existing regulations will result in a less than significant impact with regard to violation of water quality standards.

A *Drainage Study* dated November 2017 and *Water Quality Management Plan* dated October 24, 2017 were prepared by Cozad & Fox, Inc. (CFI-A and CFI-B, respectively) for this Project. Development of the Project site will add impervious surfaces associated with parking, restroom facilities, and drive aisles. During Project operation, the Project has the potential to introduce potential sources of water pollution from vehicles, trash, debris, and pesticides.

As a co-permittee to the Municipal Separate Storm Sewer System permit ('MS4', Colorado River Basin RWQCB Order No. R7-2013-0011, NPDES No. CAS617002), Banning is required to regulate the discharges of urban runoff as they enter the City's MS4 facilities (i.e., storm drains) in order to prevent the degradation of water quality in receiving waters, pursuant to the Whitewater River MS4 Stormwater Water Management Plan (SWMP). One method of regulation in the SWMP is the requirement of a Water Quality Management Plan (WQMP) for all Priority Development Projects to treat post-construction stormwater runoff in perpetuity. The Project applicant would be required to develop a WQMP for review and approval by the City of Banning that outlines how stormwater runoff generated within the plant will be treated prior to release from the site (or infiltrated). The WQMP must also detail whether hydro modification conditions of concern exist, how source control practices can be implemented, and identify responsible entities for ongoing maintenance and funding.

The Water Quality Management Plan provides four retention basins to capture and retain on-site flows in compliance with the City of Banning's stormwater requirements and WQMP Guidance Document by infiltrating a volume equivalent to a 100-year, 3-hour storm event that will be completely infiltrated within the required 48 hours. The proposed Project incorporates site design, source controls and treatment control BMPs to address storm water runoff. Thus, through BMPs, in addition to compliance with existing regulations, the proposed Project will not violate water quality standards or waste discharge requirements. Therefore, impacts will be **less than significant**.

Source: Project Description, CFI-A, CFI-B

**b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

The City of Banning overlies the San Gorgonio Pass Groundwater Basin. The San Gorgonio Pass Groundwater Basin includes five hydraulically-connected groundwater storage units, which constitute the City of Banning groundwater resource area: the Banning Storage Unit, the Banning Bench Storage Unit, the Banning Canyon Storage Unit, the Cabazon Storage Unit, and the Beaumont Storage Unit. Groundwater recharge to the Banning area is obtained from precipitation infiltrating into the ground within the surface water catchments and particularly in the canyons north of the City. An additional source of recharge is subsurface inflow (i.e. underflow) from storage unit to storage unit, infiltration of Whitewater River diversions in the Banning Canyon, and from infiltration of treated wastewater into the Cabazon Storage Unit.

According to the City's 2015 UWMP, although Southern California has experienced severe drought conditions since 2011, the City has not experienced any actual supply deficiencies due to its reliance on local groundwater sources. The City does not have an immediate concern with water supply reliability. Because the City's water supply is primarily groundwater, the City is not subject to short-term water shortages resulting from temporary dry weather conditions. Further, as part of the Beaumont Basin adjudication, the City has the option of storing up to 80,000 acre feet of water in the Beaumont Basin. At the end of calendar year 2014, City of Banning had 46,774 AF of water available in Beaumont Basin storage.

The City purchases imported State Water Project water (SWP) supplies for replenishment of the groundwater from the San Gorgonio Pass Water Agency (SGPWA), a State Water Contractor. Continuous availability of SWP allocations will require complete development of the SWP, which currently is unable to meet maximum Table - A amount obligations during the current drought. Available water supplies are being further threatened by new and increasing constraints on the development of new water supply facilities and on the operation of existing facilities. However, although the City may expect variable reliability in availability of SWP water, such water is not its primary source of water for the City, and short-term declines in SWP water availability would be offset by the City's substantial reserves of stored groundwater and would not result in a substantial impact to the City's water supply. The proposed Project involves construction of a neighborhood park facility, which is consistent with the planned land use and zoning designation for the site. Thus, water use associated with construction and operation of the proposed park would have been accounted for in the City's 2015 UWMP and the Project will not result in groundwater depletion or interference with groundwater recharge activities. Therefore, impacts will be **less than significant**.

Source: Project Description; UWMP

**c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of a watercourse or wetland, in a manner which would result in substantial erosion or siltation on- or off-site?***

There are no watercourses or wetlands located on the Project site. According to the *Drainage Study*, all surface runoff from the Project site currently drains as sheet flow to Charles Street, where it is channelized and flows east, within the City's right-of-way. The site is tributary to 17.3 acres of off-site runoff. This off-site flow is predominately sheet flow over residential properties with moderate slopes and turf to barren ground cover. The Project site will be graded to match the existing drainage conditions. The Project will divert off-site runoff around the Project via graded and lined channels. On-site run-off will be conveyed to four separate retention basins via intercepting drains. Any remaining flow is conveyed to Charles Street, matching the current conditions. (CFI-A, pp. 3-4). Further, the Project is subject to NPDES requirements including preparing and implementing a SWPPP for the prevention of runoff during construction. Erosion, siltation and other possible pollutants associated with long-term implementation of the Project is addressed as part of the project-specific Preliminary WQMP and grading permit process. Through project design, and compliance with existing regulations and policies, the Project does not substantially alter the existing drainage patterns already existing in the area and would not result in substantial erosion or siltation on- or off-site. Therefore, impacts will be **less than significant**.

Source: Project Description, CFI-A

**d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?***

There are no streams or rivers located on the Project site. Development of the Project site for park use will include associated parking, landscape areas, restroom facilities, drive aisles, and basin areas. While the parking, drive aisle, and restroom areas will increase impervious surfaces, the overall drainage pattern of the site will remain unchanged. As discussed in Item IX.e above, the Project site will be graded to match the existing drainage conditions and divert off-site flows around the Project site via graded and lined channels. On-site flows will be conveyed to four retention basins designed to capture and retain the volume of a 100-year, 3-hour storm event as required by the City. Further, the Project site maximizes surface for on-site infiltration which is expected to be sufficient to dewater the storm volumes within the basins within the required 48 hour draw down period. (CFI-A, pp. 3-4)

Off-site flows north and northwest of the Project site will be conveyed to Charles Street which drains to Hargrave Street. Just south of the intersection of Charles Street and Hargrave Street, a Riverside County Flood Control and Water Conservation District storm drain begins that outlets to the Smith Creek Channel (CFI-B, p. 1-2). Thus, the proposed facilities will adequately provide drainage retention and conveyance in accordance with the requirements of City of Banning and will not substantially increase the rate or amount of surface runoff so as to result in on- or off-site flooding. Therefore, impacts will be **less than significant**.

Source: Project Description, CFI-A, CFI-B

**e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?***

The Project is designed to capture and retain flows generated on-site in four proposed retention basins, while off-site run-on flows are conveyed to Charles Street. The proposed facilities will adequately provide drainage retention and conveyance in accordance with the requirements of City of Banning. The retention basins will provide infiltration to improve water quality and reduce pollution in the runoff, and are sized to retain the 100 year, 3-hour storm event and draw down runoff within the City's required 48 hour draw down period. (CFI-B, p. 1-2). The installation of the four retention basins will ensure Project runoff does not exceed the capacity of the currently existing storm drain system, and treats the water via infiltration to ensure water quality is not degraded. Therefore, impacts will be **less than significant**.

Source: Project Description, CFI-B

**f) *Otherwise substantially degrade water quality?***

The project-specific WQMP implements Best Management Practices (BMPs) to address Pollutants of Concern that may be generated from the use of the Project site. The potential pollutants of Concern for the Project include bacteria/virus, heavy metals, nutrients, pesticides, toxic organic compounds, sediment/turbidity, and trash/debris (CFI-B, p. 1-6). BMPs include Site Design BMP concepts, Source Control, and LID/Site Design. As LID/Site Design BMPs completely address Treatment Control BMP requirements for this Project. Thus, Treatment Control BMPs are not necessary. The Project will capture and infiltrate all onsite stormwater within four retention basins designed to provide the necessary storage volume needed for the require 100-year, 3-hour storm event. Thus, through compliance with existing regulations to protect water quality during construction and post-construction, as well as project design features that meet current water quality design guidelines, the Project will not otherwise substantially degrade water quality. Therefore, impacts will be **less than significant**.

Source: Project Description, CFI-B

**g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?***

The proposed Project involves construction of a recreational park facility and does not include construction of any housing. Thus, no housing would be placed within a 100-year flood hazard area. Therefore, **no impacts** are anticipated.

Source: Project Description

**h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

As shown on FEMA Panel No. 06065C0836G, the proposed Project is located within Zone X, which is an area outside of the Special Flood Hazard Area with minimal flood hazard and higher than the elevation of the 0.2-percent-annual-chance floodplain. The proposed Project includes a prefabricated restroom facility. However, this facility is only assumed to be up to 900 square feet. As such, in the unlikely event that flood flows pass through the site, they would not be impeded or redirected by this structure. Thus, the Project will not place structures within a 100-year flood hazard area or impede or redirect flood flows. Therefore, impacts will be **less than significant**.

Source: FEMA; Project Description

**i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

As shown on FEMA Panel No. 06065C0836G, the proposed Project does not have any identified levees or dams within the Project boundary. Additionally, because the proposed Project is located within Zone X, as classified by FEMA, the likelihood of flooding at the Project site is very limited. Thus, the Project is not expected to expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, impacts will be **less than significant**.

Source: FEMA

**j) Inundation by seiche, tsunami or mudflow?**

Seiches are seismically-induced oscillation or sloshing of water contained in enclosed bodies of water including lakes, ponds, reservoirs, and swimming pools. This hazard is dependent upon the frequency of seismic waves, distance and direction from the epicenter, and site-specific design criteria of the enclosed body of water. Swimming pools and other small bodies of water are likely to incur minor damages in the event of seismically induced seiches. However, seiching could result in the failure of larger bodies of water, including water tanks, retention basins, recharge basins and other water storage structures, and could result in the inundation of land and structures downslope. There are no such bodies of water in the immediate Project vicinity (GE). Thus, impacts related to inundation by seiche will be less than significant.

Tsunamis are large waves that occur in coastal areas. Because the City is not located in a coastal area, no impacts due to tsunamis will occur. As discussed in Item VI.a.iv, above, strong ground motions can result in landslides, rock slides and rock falls, particularly where saturated ground conditions exist. During an earthquake, groundwater conditions have an influence in the development of seismically induced slope failures, as well as landslides and mudflows. The proposed Project site is not located adjacent to any areas with low, moderate, or high risk of seismically induced settlement and slope instability and no known landslides have occurred in the Project vicinity (GP – EH, Exhibit V-2; GP DEIR, Exhibit III-15).

Thus, the Project site will not be subject to inundation by seiche, tsunami, or mudflow. Therefore, impacts will be **less than significant**.

Source: GE; GP – EH; GP DEIR

ENVIRONMENTAL FACTORS:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XI. LAND USE PLANNING.</b> Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Land Use and Planning Discussion:**

**a) Physically divide an established community?**

The Project is surrounded by land designated for low density residential to the north and west, and very low density residential to the south (GP - CD, Exhibit III-2). The Zoning Code divides the City into zones to regulate land use activity in each zone, specifying the permitted uses of land and buildings, density, and other regulations. The proposed Project involves expansion of an existing park located directly east of the Project site and is consistent with the surrounding zoning and land use designations so will not physically divide an established community. Therefore, impacts will be **less than significant**.

Source: Project Description; GP - CD

**b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

According to the City's GP Land Use Map and Zoning Ordinance, the proposed Project is designated as Open Space-Parks (OS-Pa) which allows public and private parks and recreational facilities, including golf courses, tot lots, dog parks, neighborhood, community, and regional parks, sports fields, and private parks (GP - CD, p. III-4). The proposed multi-purpose sports fields are consistent with the site's land use and zoning designations. Thus, the Project will not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, impacts will be **less than significant**.

Source: Project Description; GP - CD

**c) Conflict with any applicable habitat conservation plan or natural community conservation plan?**

As described in Item IV. f, above, the Project is located within the Western Riverside County MSHCP - The Pass Area Plan. The Project Site is not located within a MSHCP criteria area cell, group, or linkage area. Implementation of mitigation measures **MM BIO-1** through **MM BIO-2** will address impacts to biological resources. As outlined above in Item IV.f, above, the Project is consistent with the MSHCP. Thus, the Project will not conflict with an applicable habitat conservation plan or natural community conservation plan. Therefore, impacts will be **less than significant with mitigation**.

Source: AMEC

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

#### Mineral Resources Discussion:

a) ***Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?***

Sand and gravel, collectively referred to as aggregate, is the primary mineral resource that is actively being developed in the eastern portion of the City. Weathering, erosion, and other geological processes have deposited materials from the surrounding mountains and hills, forming an alluvial fan with significant deposits of these mineral resources. The Surface Mining and Reclamation Act (SMARA) was developed to assure the preservation of mineral resources while concurrently addressing the need for protecting the environment. Under the direction of SMARA, the State of California Department of Conservation, Division of Mines and Geology, released a report identifying regionally significant mineral deposits in an effort to conserve and develop them; and to help in anticipating aggregate production needs of the region.

The proposed Project site is located within the Mineral Resource Zone 3 (GP - ER, Exhibit IV-8). This means that the Project site is located within an area that contains mineral deposits; however, the significance of these deposits cannot be evaluated from available data. However, due to existing development adjacent to the Project site and nearby residential areas, it is unlikely that a profitable mining operation could operate at the Project site.

Further, the City has specific areas designated as Industrial-Mineral Resources land use in the City's GP to allow for surface mining operations on lands designated by the City or State as having significant potential for mineral resources (GP DEIR, Table I-3). The Project site is not within one of these zones, and is not targeted for development of mineral resource mining by either the City or the State. Thus, the proposed Project will not result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state. Therefore, impacts will be **less than significant**.

Source: GP - ER; GP DEIR

b) ***Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?***

An approximately 6.5-acre area of Mineral Resource Zone 2, where adequate information indicates that significant mineral deposits are present or that a high likelihood for their presence exists, in the eastern portion of the City along the alluvial fan of the San Gorgonio River that lies southeast of the Banning Bench, north and south of Interstate 10 (GP -ER, Exhibit IV-8). As of 2004, the Banning Quarry, operated by Robertson's Ready Mix, was the only aggregate producer within the MRZ-2 designated area of the City.

The proposed Project is not located within or adjacent to the Banning Quarry or any other locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Further, as described in Item XI.a, above, the proposed Project is not within the Industrial-Mineral Resources land use designation in the City's GP. Thus, the Project will not result in the loss of availability of a locally important mineral resource. Therefore, **no impacts** are anticipated.

Source: GP - ER; GP DEIR; ZONING

ENVIRONMENTAL FACTORS:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIII. NOISE.</b> Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Noise Discussion:**

**a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?***

A *Noise Impact Analysis* dated January 27, 2017 was prepared by Kunzman Associates, Inc. (KUNZMAN) to determine potential noise impacts related to the park expansion. During construction, temporary increases to ambient noise levels may occur as a result of the use of construction equipment such as compactors, cranes, excavators, and generators and from a worker-related increase in traffic within the vicinity of the Project site. Sensitive receptors that may be affected by Project generated noise during construction include private residences within 250 feet of the proposed park expansion parcel.

However, Title 8 (Health and Safety) of the Banning Municipal Code (BMC) outlines regulations related to noise in Chapter 8.44 (Noise). According to Title 8, Chapter 8.44.085, sound emanating from capital improvement projects of a governmental agency is exempt from the provisions of Chapter 8.44. "Capital Improvement" is defined as major construction, acquisition or maintenance/repair projects. Typical examples of major construction would include new street improvements, park development and construction of public buildings or structures, treatment plants. Structures include lighting, sewer and water pipelines and other related utility structures including treatment plants, gas, electric and other infrastructure, landscaping and drainage facilities and all other public infrastructure.

Since the proposed Project involves expansion of Lions Park by the City, the Project is exempt from any noise restrictions during construction. Any maintenance or repair of the park once operational will also be exempt from noise restrictions. The Project will be required to comply with all applicable City noise standards and codes. Thus, normal operation of the park is not anticipated to be a significant new source of noise. Therefore, impacts will be **less than significant**.

Source: BMC; GE; KUNZMAN

**b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?***

Construction has the potential to generate ground-borne vibration. In general, demolition of structures preceding construction generates the highest vibrations. The proposed Project site is currently vacant and does not necessitate demolition of any existing structures. Construction equipment such as vibratory compactors or rollers, pile drivers and pavement breakers can generate perceptible vibration during construction activities. Heavy trucks can also generate ground-borne vibrations that vary depending on vehicle type, weight and pavement conditions. Other than the typical construction equipment and methods needed to construct the Project components, no significant groundborne vibration or noise is expected. Further, development of the proposed facilities will not involve the use of highly vibratory equipment within 25 feet of the Project property line adjacent to a sensitive receptor (KUNZMAN, pp. 22-23).

Since the Project construction methods are not anticipated to generate any significant sources of groundborne vibration or noise above those that would normally be associated with construction, and any noise generated during construction will adhere to the Banning Municipal Code standards. Thus, the Project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels. Therefore, impacts will be **less than significant**.

Source: BMC; KUNZMAN

**c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?***

In order to document existing ambient noise levels in the project area, three (3) 10-minute daytime noise measurements were taken between 11:54 AM and 12:49 PM on January 11, 2017. Noise measurements were taken near the single-family detached residential dwelling units located to south and northeast of the project site. Existing ambient noise levels measured between 49.4 and 55.1 dBA<sub>Leq</sub>. The dominant noise source occurs from vehicles traveling along Charles Street and bird song. Secondary noise sources include traffic traveling on the I-10 Freeway, train movement, overhead aircrafts, and residential noise. (KUNZMAN, p. 9).

Operation of the proposed Project may generate noise indirectly as a consequence of increased traffic to the site and directly by site operation. Noise levels generated by the operation of the site will be required to comply with the standards outlined in the City's Municipal Code. The City's land use compatibility guidelines state that the proposed park uses are "normally acceptable" in areas with noise levels of up to 70 dBA CNEL. The guidelines also state that the surrounding single-family detached residential land uses would be "normally acceptable" in areas with noise levels of up to 60 dBA CNEL and "conditionally acceptable" in areas with noise levels of up to 70 dBA CNEL.

However, the proposed Project is expected to generate approximately 34 vehicle trips during the AM peak hour and 26 vehicle trips during the PM peak hour which will not noticeably increase ambient noise levels in the Project area. Typically, a doubling of traffic volumes is required to result in an increase of 3 dBA, which is considered to be a barely audible change. Based on project trip generation information provided by Albert A. Webb Associates (January 2017), Project generated trips will not result in a doubling of traffic volumes along

any affected road segment. Thus, there will not be a perceptible increase in traffic noise in the vicinity of the Project site and no further analysis is necessary in this regard. (KUNZMAN, p. 21).

Additionally, roadways in the vicinity of the Project site have the ability to impact operation of the Project site. Buildout vehicle noise associated with Hargrave Street, located approximately 670 feet to the east of the Project site, was modeled using the FHWA Traffic Noise Prediction Model – FHWA-RD-77-108. Buildout worst-case traffic noise levels are expected to reach up to 70.04 dBA CNEL at 50 feet from the centerline of Hargrave Street; however, future noise levels at the eastern property line of the Project site, located approximately 670 feet west of the roadway, will only reach up to 58.76 dBA CNEL. Therefore, noise levels at the project site are within the City's "normally acceptable" noise/land use compatibility criteria of 60 dBA CNEL for park uses and no mitigation is required. (KUNZMAN, p. 21).

A noisiest hour scenario was modeled utilizing the SoundPLAN model including noise sources associated with the proposed soccer fields and parking areas. Peak hour operational noise levels due to noise associated with two competitive soccer games occurring simultaneously are expected to range between each up to 42 -54 dBA  $L_{eq}$  in the Project vicinity. The proposed Project is not expected to exceed the daytime base ambient noise level at any residential properties; therefore, it is unlikely to result in a violation of the noise ordinance. Soccer games will not occur between the hours of 10:00 PM and 7:00 AM. The project is consistent with applicable General Plan and development code standards, impacts are considered less than significant and no additional mitigation measures are required. (KUNZMAN, p. 22).

Therefore, the Project will not cause a substantial permanent increase in ambient noise levels in the Project vicinity and impacts will be **less than significant**.

Source: PD; KUNZMAN

**d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Construction noise is considered a short-term impact and would be considered significant if construction activities are undertaken outside the allowable times as described by the City's Municipal Code Section 8.44.090. Section 8.44.090 of the City's Municipal Code states that construction noise cannot exceed fifty-five dB(A) for intervals of more than fifteen minutes per hour as measured in the interior of the nearest occupied residence or school. Existing single-family detached residential dwelling units located to the north, south, and east as well as the park located to the east may be temporarily affected by short-term noise impacts associated the transport of workers, the movement of construction materials to and from the Project site, ground clearing, excavation, grading, and building activities. The noise analysis for this Project, prepared by Kunzman in January 2017, reviews the construction noise levels during the various phases of the Project.

Typical operating cycles for construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. A likely worst-case construction noise scenario during grading assumes the use of a grader and a water truck (modeled as a dump truck) operating between 100 and 150 feet from the property line. Assuming a usage factor of 40 percent for each piece of equipment, unmitigated noise levels have the potential to reach 75 dBA  $L_{eq}$  and 79 dBAL<sub>max</sub> at the property line during grading. However, this noise level is unlikely to be sustained for more than 15-minutes in any particular hour, as the equipment will be mobile. (KUNZMAN, p. 20). Although this level of noise is consistent with the City's Municipal Code, implementation of mitigation measures **MM NOI-1** through **MM NOI-5** will further reduce noise impacts during construction. Therefore, impacts will be **less than significant with mitigation**.

**MM NOI-1:** During all Project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.

**MM NOI-2:** The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.

**MM NOI-3:** Equipment shall be shut off and not left to idle when not in use.

**MM NOI-4:** The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and sensitive receptors nearest the Project site during all Project construction.

**MM NOI-5:** Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.

Source: KUNZMAN

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

The Banning Municipal Airport is located approximately 0.7 miles to the northeast of the Project site (GE). Land use designations within the City have been arranged to accommodate for continued safe operation of the Banning Municipal Airport (GP DEIR, p. III-62). Nonetheless, the Project located within Zone E of the Banning Municipal Airport Land Use Compatibility Plan and is required to be reviewed by the Riverside County Airport Land Use Commission (ALUC). The ALUC Determination was received on April 17, 2017, which determined the Project to be consistent with the Banning Municipal Airport Land Use Compatibility Plan. Therefore, impacts will be **less than significant**.

Source: ALUC; GP DEIR

- f) ***For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?***

The proposed Project is not located within the vicinity of a private airstrip. Thus, the Project will not expose people residing or working in the Project area to excessive noise levels. Therefore, **no impacts** are anticipated.

Source: ALUC

ENVIRONMENTAL FACTORS:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV. POPULATION AND HOUSING.</b> Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Population and Housing Discussion:**

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

The proposed Project involves expansion of an existing park facility and does not propose new homes, businesses, or infrastructure that would substantially induce population growth. The expanded park is intended to serve the existing residents in the Project vicinity. Thus, the Project will not induce direct or indirect population growth. Therefore, **no impacts** are anticipated.

Source: Project Description

b) ***Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?***

The proposed Project site is currently vacant and there is no existing housing at the Project site. Thus, the proposed expansion of Lions Park will not displace any existing housing. Therefore, **no impacts** are anticipated.

Source: Project Description

c) ***Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?***

The proposed Project site is currently vacant and does not contain any existing housing. Thus, expansion of Lions Park will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, **no impacts** are anticipated.

Source: Project Description

ENVIRONMENTAL FACTORS:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XV. PUBLIC SERVICES.</b> Would the project:				
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Public Service Discussion:**

a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?*

i. *Fire protection?*

Fire protection services are provided to the City of Banning through a contractual agreement with the Riverside County Fire Department, which in turn contracts with the California Department of Forestry CAL FIRE. The contract provides various fire related services, including emergency medical services, fire prevention, disaster preparedness, fire safety inspections, hazardous materials business plan programs and plan reviews. When an emergency call is received, the station that is physically closest to the emergency will respond, even if the emergency is located outside the station's official "jurisdiction." (GP -PSF, p. VI-35). Fire Station No. 89, located at 172 North Murray, is approximately 0.60 miles to the northwest of the Project site and would likely provide emergency response services to the Project site. The Riverside County Fire Department is rated as Class 4 by the Insurance Service Office (ISO), a private company, which rates fire departments throughout the country based on a scale of 1 to 10, with Class 1 being the highest possible score. The City aims for a ratio of above 0.70 fire personnel per 1,000 residents, which would be 58 firefighters at General Plan buildout. (GP DEIR, p. III-202).

The Project proposes an expansion to the existing Lion's Park to alleviate demands to the existing park facility and this use is consistent with the City's existing land use designation for the site. Thus, the Project will not cause a significant increase in population triggering the need for additional fire facilities or impacts to acceptable service ratios, response times, or performance objectives. Therefore, impacts will be **less than significant**.

Source: GP – PSF; GP DEIR

## *ii. Police protection?*

Police protection services within City limits are provided by the Banning Police Department (GP - PSF, p. VI-32). The Banning Police Department has 35 sworn officers and maintains a ratio of 1.4 sworn officers for every 1,000 residents (GP DEIR, p. III-200). The City's police station is located at 125 East Ramsey Street, approximately 0.60 miles northwest of the Project site. The Project proposes an expansion to the existing Lion's Park to alleviate demands to the existing park facility and this use is consistent with the City's existing land use designation for the site. The Project will not cause a significant increase in population triggering the need for additional police services and will not impact to police facilities or maintenance of acceptable service ratios, response times, or other performance objectives. Therefore, impacts will be **less than significant**.

Source: GP – PSF; GP DEIR

## *iii. Schools?*

The majority of the City is served by the Banning Unified School District, with a small area in the western portion of the City served by the Beaumont Unified School District (GP - PSF, pp. VI-24 – VI-25). The proposed Project involves expansion of the existing Lions Park facility to an adjacent, vacant parcel and will not cause an increase in population that would require additional school facilities. Therefore, **no impacts** are anticipated.

Source: GP – PSF; GP DEIR

## *iv. Parks?*

Parks and recreation services within the City are provided by the City Community Services Department. The Riverside County Regional Park and Open Space District also provides recreational facilities and services at County owned parks facilities within the City (GP - CD, p. III-83). The existing Lions Park is classified as a neighborhood park in the City's GP and services at this park are administered by the City (GP - CD, Table III-19). As of 2004, the park serves as home to Banning Youth Baseball, Junior All-American Football practice field, and some Banning high school baseball/softball team practices. Facilities include concessions, two little league fields, one regulation baseball field, a youth and tot playground, picnic tables with barbecue grills, restrooms, and parking lots. Facilities may be rented for private and public functions. (GP, pp. III-88 – III-89). The proposed Project involves expansion of Lions Park. Thus, the Project will alleviate demands to the existing Lions Park facilities and not result in substantial adverse impacts to parks. Therefore, impacts will be **less than significant**.

Source: GP – CD

## *v. Other public facilities?*

Other public facilities in the City include one U.S. Post Office, the Banning Municipal Airport, San Gorgonio Memorial Hospital, and a number of public utility facilities operated by the City Public Works Department. The proposed Project involves expansion of the existing Lions Park facilities and no construction of additional public facilities will be required. Therefore, **no impacts** are anticipated.

Source: GP – PSF

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

**Recreation Discussion:**

**a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?***

The proposed Project involves expansion of the existing facilities at Lions Park onto the currently vacant Project site and will alleviate demands on the existing Lions Park facilities. Although the Project may incrementally increase the number of visitors to Lions Park, the Project will not increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, impacts will be **less than significant**.

Source: Project Description

**b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?***

The Project includes expansion of Lions Park and construction of two multi-purpose fields, parking lot, and landscaping at the currently vacant site to alleviate demands on the existing Lions Park facilities. Thus, the Project will mitigate an existing need for construction or expansion of recreational facilities. The Project will incorporate mitigation measures to reduce any impact the facility itself may have on the environment to less than significant. Therefore, impacts will be **less than significant**.

Source: Project Description

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

#### Transportation and Traffic Discussion:

**a) *Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?***

Short-term, construction-related traffic will be generated by the Project. However, since the proposed Project is an expansion of the existing Lion's Park and results in minimal traffic trips. As reflected in the Traffic Exemption Letter prepared by Albert A. Webb dated January 2017 (WEBB-B), peak hours of operation of the site will be during the weekend between the hours of 10:00 AM and 3:00 PM during the months of March and November, and no evening use is anticipated (WEBB-B, p. 1). According to the Riverside County Traffic Impact Preparation Guide, Exhibit A, any use which can demonstrate based upon the most recent edition of the Trip Generation Manual published by the Institute of Traffic Engineers (ITE) or other approved trip generation data, trip generation of less than 100 vehicles during the peak hours are generally exempt from Traffic Impact Analysis requirements per Board of Supervisor's action November 5, 1996 (Item No. 327). The Project will generate 34 trips during the AM peak hour and 26 trips during the PM peak hour (WEBB-B, p. 1).

Therefore, traffic generated by the Project will be minimal and therefore will not conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. In addition, implementation of the Project will not modify the existing circulation system or change the existing traffic pattern. Since construction related traffic impacts will be temporary. Therefore, impacts will be **less than significant**.

Source: Project description, WEBB-B, CITY OF BANNING

**b) Would the project conflict or be inconsistent with CEQA Guidelines sections 15064.3, subdivision (b)?**

a. Criteria for Analyzing Transportation Impacts

i. Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.

1. The proposed expansion of Lions Park constitutes a land use project in the sense that it effecting land use, which is already designed for recreational use within the City's General Plan and is also zoned for such uses within the Recreational Zoning District of the Banning Municipal Code pursuant to Title 17. The Banning

General Plan Final EIR contemplated recreational land uses within this footprint that is identified for the expansion of Lions Park. As such, the proposed expansion of this park is consistent with the traffic assumptions provided within the City's General Plan.

2. However, the City does not have adopted Thresholds of Significant that have been established within our General Plan (or separately for that matter).
3. The proposed Project is not located near, or within the general vicinity of, a high quality corridor nor is the Project located within one half-mile of an existing major transit stop.

ii. Transportation Projects. Transportation projects that reduce, or have no impact on, vehicles miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, such as in a regional transportation plan EIR, a lead agency may tier from that analysis as provided in Section 15152.

1. The proposed Lions Park Expansion Project is not a transportation or roadway capacity project. Rather, the Project is the expansion of an existing sports park owned and operated by the City of Banning.
2. The Project site was originally analyzed by the City of Banning within the context of the City's 2006 General Plan Update; however, not specifically as a transportation or roadway capacity-building project. The Project is consistent with the General Plan Land Use of Open Space – Parks and the previously considered Level of Service (LOS) determination set forth within the City of Banning General Plan Final EIR.

iii. Qualitative Analysis. If existing models or methods are not available to estimate the vehicle miles travelled for the particular project being considered, a lead agency may analyze the projects vehicle's miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. For many projects, a qualitative analysis of construction traffic may be appropriate.

1. The City of Banning currently does not have an existing model or method available for the estimation of Vehicle Miles Traveled (VMT). The City of Banning last updated the General Plan in 2006, prior to the adoption of Senate Bill (SB) No. 743. The City intends to update the General Plan Circulation Element to incorporate a VMT analysis associated with SB 743 and adopt future methodologies for the implementation of VMT.
2. With respect to the VMT analysis, associated with the Project, the City is conducting a Qualitative Analysis as authorized by CEQA Guidelines Section 15064.3(b)(3). The Project is located within  $\frac{1}{4}$  mile from a transit location owned and operated by the *Pass Transit Authority*, which is operated by the City of Banning Community Services Department. While this transit location is not considered a "major" transit location as defined by the CEQA guidelines, it does provide an alternative method of transportation to and from the Project.
3. The Project will expand the programming of planned sports activities within the City of Banning. All regularly programmed sports activities require approval and scheduling through the City of Banning Community Services Department to ensure the limited park space is not overwhelmed by the various athletic programs available within the City (i.e., Little League baseball, Pop Warner football, AYSO soccer, etc.). As such, the existing programming requirements, set forth by the City, for all regularly programmed sports leagues will act as a

mitigating factor upon the distribution and circulation of traffic generated by the Project.

4. The Project will not incur a substantial amount of VMT during peak hours of travel as the traditional AM and PM peak hour scenarios are not consistent with a recreational use. The majority of VMT generated by the Project will be after the PM peak hour during weekdays (M-F) and during weekends (Saturdays and Sundays); which are again “off-peak” timeframes. As such, the project by itself is not intended to generate substantial VMT given the existing programming requirements, the resulting “off-peak” uses, and furthermore the lack of any net increase in VMT as described below.
5. The Project is the proposed expansion of the Lions Park Recreational facility. The intended goal, of this development, is to provide additional parkland that can be programmed for existing sports leagues. These sports leagues, and the players within, already are active within the City as they are assigned to other facilities within the City boundaries; facilities that are currently overprescribed in their use of fields and programmable parkland spaces. The Lions Park expansion is intended to absorb the existing need and essential create a broader distribution pattern of an existing level of VMT that is not indicated to substantially increase, resulting from the proposed park facility.

c) Therefore, impacts will be **less than significant**.

Source: RCTC CMP, WEBB-B, CITY OF BANNING

**d) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?***

The proposed Project does not propose any design features that would increase traffic hazards, as the Project will be developed on a currently vacant lot adjacent to the existing Lions Park facilities. Additional surrounding land uses include vacant land and scattered residential development. Thus, the Project is not introducing a substantially different land use to the area and will be compatible with adjacent uses. The proposed layout of the park details that access will be obtained from the shared driveway, which will bisect the existing park with the proposed park expansion. This driveway is located at a slight “off-site” from Florida St to the southeast. The existing driveway will be improved to accommodate turning movements from Charles St. and Florida St., in accordance with the Banning Municipal Code (BMC). As such, the Project will not increase hazards due to a design feature or incompatible use. Therefore, impacts will be **less than significant**.

Source: GE; Project Description

**e) *Result in inadequate emergency access?***

Access to the Project site will be provided from a driveway off of Charles Street. Project site access will be reviewed by City Planning, Police, and Fire Department staff to ensure that there is sufficient emergency access provided at the Project site as required by Municipal Code Section 8, Chapter 8.16 (Fire Protection Code) for compliance with the California Fire Code. As the Project will be required to comply with the recommendations of applicable reviewers, it will not result in inadequate emergency access. Therefore, impacts will be **less than significant**.

Source: Project Description

ENVIRONMENTAL FACTORS:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVIII. TRIBAL CULTURAL RESOURCES.</b> Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resource Code section 21074 as either a site, feature, place, cultural that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resource Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Tribal Cultural Resources Discussion:

a. ***Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resource Code section 5020.1(k)***

As identified in Item V.a, above, a *Cultural Resource Assessment* dated January 2017 was prepared by Applied Earthworks (AE) and no eligible historic properties or significant historical resources have been recorded or listed within the Project area or on the Project site (AE, p. 29). Therefore, impacts will be **less than significant**.

Source: AE

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

Assembly Bill 52 (AB 52), signed into law in 2014, amended CEQA and established new requirements for tribal notification and consultation. AB 52 applies to all projects for which a notice of preparation or notice of intent to adopt a negative declaration/mitigated negative declaration is issued after July 1, 2015. AB 52 also broadly defines a new resource category of tribal cultural resources and established a more robust process for meaningful consultation that includes:

- prescribed notification and response timelines;
- consultation on alternatives, resource identification, significance determinations, impact evaluation, and mitigation measures; and
- documentation of all consultation efforts to support CEQA findings

Pursuant to the provisions of AB 52, the City of Banning Planning Department sent notification to 31 tribes on February 13, 2017. Of the 31 tribes contacted, the Agua Caliente, Soboba, and Morongo tribes responded requesting additional information and/or consultation.

As a result of these consultations, the City has incorporated additional mitigation measures into the Project. Thus, with implementation of mitigation measures **MM CR-1** thru **MM CR-3**, the Project will not result in a substantial adverse change in the significance of a tribal cultural resource and AB 52 consultations have been concluded. Therefore, impacts will be **less than significant with mitigation**.

**MM CR-1:** Prior to the issuance of grading permits, the developer shall enter into a Native American monitoring agreement with one of the consulting tribes for the project. The Native American Monitor shall be on-site during all initial ground disturbing activities including clearing, grubbing, vegetation removal, grading and trenching. The Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

**MM CR-2:** In the event of discovery of human remains during grading or other ground disturbance, work in the immediate vicinity shall cease and the landowner shall comply with State Health and Safety Code §7050.5 and Public Resources Code §5097.98. In the event human remains are found and identified as Native American, the landowner shall also notify the City Planning Department so that the City can ensure PRC §5097.98 is followed.

**MM CR-3:** If cultural resources are found during project construction, all ground-disturbing activities within 100 feet of the find shall be halted. A Registered Professional Archaeologist shall prepare a Cultural Resources Management Plan in consultation with the consulting tribes and the City to include relinquishment of all artifacts through one of the following methods:

- Preservation in place by accommodating the process for onsite reburial of the discovered items with the consulting Native American tribes, including measures to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and recordation of the cultural resources has been completed, and details of contents and location of the reburial shall be documented in a final report.
- Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be provided in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Source: City of Banning

ENVIRONMENTAL FACTORS:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIX. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment or facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Utilities and Service Systems Discussion:

**a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?***

Project construction will be required to comply with the provisions of the SWRCB Construction general permit to ensure all wastewater treatments requirements are met. Wastewater produced at the Project site will likely be transported to the City of Banning Wastewater Reclamation Plant, located at 2242 East Charles Street. The City's GP contains policies and programs intended to reduce impacts to water resources to less than significant levels and assure the continued implementation of federal, state, local and all other applicable pollution control standards (GP DEIR, p. III-110). Thus, the Project will be required to comply with the GP and not exceed wastewater treatment requirements of the RWQCB. Therefore, impacts will be **less than significant**.

Source: Project Description; SWRCB; GP DEIR

**b) *Require or result in the construction or relocation of new water or wastewater treatment or transmission facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?***

The City of Banning Public Works Department – Wastewater Division provides sanitary wastewater services to the City of Banning, including the Project site. Buildout according to the City's GP is anticipated to occur gradually over the life of the GP and it is expected that the City will be able to monitor growth trends to assure that wastewater services are adequate (GP DEIR, p. III-210).

The proposed park facility is not anticipated to generate large amounts of wastewater. Further, the proposed facility is consistent with the Project site's Open Space-Parks land use and zoning designation in the City's GP; therefore, increased demand on wastewater treatment facilities as a result of treatment of wastewater from the Project site was accommodated for in the City's GP.

The proposed Project site will be able to connect to existing wastewater transmission lines adjacent to the Project site within East Westward Avenue. Thus, the Project will not result in construction or relocation of new water or wastewater treatment or transmission facilities, or expansion of such facilities. Therefore, impacts will be **less than significant**.

Source: Project Description; GP DEIR

**c) *Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?***

Under the current existing condition on the Project site, all surface runoff from the site drains as sheet flow to Charles Street, where it is channelized and flows east, within the City's right-of-way. The proposed grading design for the Project matches the flow regime of the existing drainage conditions. The Project will divert off-site run-on around the Project via graded and lined channels; on-site run-off will be conveyed into four separate retention basins via intercepting drains. Any unmitigated, off-site run-on is conveyed to Charles Street, matching the current conditions. No new or expanded storm drain facilities will need to be built for the Project. Therefore, **no impacts** are anticipated.

Source: Project Description, CFI-A

**d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?***

The City Public Works Department provides domestic water services to the City of Banning and unincorporated County of Riverside lands located southwesterly of the City limits. The City owns and operates wells, reservoirs, and a distribution line system to deliver domestic water within their service area. The City has water lines ranging from 2 inches to 30 inches in diameter (GP DEIR, p. II-15). According to the City's 2015 Urban Water Management Plan, the City will be able to meet future demands through 2035 with existing supplies, without using any of the City's 46,774 acre-feet of groundwater in reserve storage in the Beaumont Storage Unit. If the stored groundwater is used to supplement demands, the City will be able to satisfy projected demands at 220 gallons per capita per day (GPCD) without acquiring additional quantities of replenishment water for many years beyond 2040. (UWMP, p. 6-5). The proposed Project is consistent with the City's current land use and zoning designations for the site, and incremental increases in water demand associated with construction and operation of park facilities at the proposed Project site would have been accounted for in the City's UWMP. Thus, the City Public Works Department, the water provider for the site, will have sufficient water supplies available to serve the Project from existing entitlements and resources. Therefore, impacts will be **less than significant**.

Source: GP DEIR; UWMP

**e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

The City of Banning Public Works Department provides sanitary wastewater services to the City of Banning, including the Project site. Buildout according to the City's GP is anticipated to occur gradually over the life of the GP and it is expected that the City will be able to monitor growth trends to assure that wastewater services are adequate (GP DEIR, p. III-210). Thus, because the proposed Project is consistent with the land use and zoning designations envisioned in the City's GP, there will be sufficient wastewater infrastructure to accommodate the incremental increase in wastewater produced by the Project. Therefore, impacts will be **less than significant**.

Source: Project Description; GP DEIR

**f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Solid waste collection and disposal services are provided by Waste Management Inland Empire and trash collected from the City is disposed at the Lamb Canyon Sanitary Landfill, El Sobrante Landfill, and the Badlands Landfill. According to CalRecycle databases, the Badlands Landfill will remain operational until 2022, Lamb Canyon Landfill until 2029, and El Sobrante Landfill until 2045 (CalRecycle). Additionally, proposed land uses envisioned in the City's GP are not anticipated to produce unusually high quantities of waste. However, in order to ensure the safe and cost effective disposal of the City's solid waste, monitoring of waste management by City departments is necessary (GP DEIR, p. III-212). The proposed Project is not anticipated to generate a significant amount of waste. Thus, the landfills will have sufficient permitted capacity to accommodate the Project's solid waste disposal needs. Therefore, impacts will be **less than significant**.

Source: CAL-R

**g) Comply with federal, state, and local statutes and regulations related to solid waste?**

The collection and disposal of solid waste would conform to applicable federal, State, and local plans and regulations, including AB 939 (Integrated Waste Management Act) that local jurisdictions divert at least 50 percent of all solid waste generated by January 1, 2000 (GP DEIR, p. III-211). The proposed Project will be required to adhere to all federal, State and local regulations related to solid waste during construction and operation. Thus, the proposed Project will comply with federal, state, and local statutes and regulations related to solid waste. Therefore, impacts are **less than significant**.

Source: GP DEIR

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

**Wildfire Discussion:**

a. ***Substantially impair an adopted emergency response plan or emergency evacuation plan?***

As identified in the Hazards and Hazardous Materials Resources Section, subsection "g", The City adopted the Multi-Hazard Functional Planning Guidance document in 1996. The document is organized into three-parts, which include: 1) the Banning Emergency Plan; 2) twelve functional Annexes that describe the emergency response organization; and 3) a listing of operational data such as resources, key personnel, and essential facilities and contacts (GP – PSF, p. VI-42). The City's plan was used until Riverside County adopted their Emergency Operations Plan (EOP). The Riverside County Operational Area (OA) EOP, adopted in 2006, addresses the planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies in or affecting Riverside County (EOP, p. 1-1). The proposed Project involves construction of a relatively small park facility and is consistent with the City's GP zoning and land use designation for the site; therefore, neither construction nor operation of the Project will significantly impact implementation of the County's EOP.

According to the City's GP, the City does not have established evacuation routes, although depending on the location and extent of emergency, major surface streets could be utilized to route traffic through the City (GP – PSF, p. VI-45). Access to the proposed Project site will be available from Charles Street, which runs east-west and directly south of the Project site. Charles Street is not designated as a Major Local Roadway in the City's GP and would not be expected to be a major evacuation route in the event of an emergency and the proposed Project site is not located adjacent to any freeways or major surface streets within the City (GP - CD, Exhibit III-4). Thus, the Project would not interfere with an adopted emergency response plan or emergency evacuation plan for the City. Therefore, impacts will be **less than significant**.

b. ***Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or uncontrolled spread of a wildfire?***

As referenced in the Hazards and Hazardous Materials Resource Section, subsection "h", The proposed Project is located within the City's High Fire Hazard Zone, within which relief is minimal and hardscape (concrete, asphalt, and structures) and landscaping vegetation predominate (GP - EH, Exhibit V-10). The Project site will be designed according to the 2001 California Fire Code with City amendments and regularly maintained to reduce fire hazards, such as regular brush management (GP – EH, p. V-70).

The City contracts with the Riverside County Fire Department for fire services; in turn, the County contracts with CAL FIRE. The City's Fire Marshal is authorized and directed to enforce the provisions of the Fire Code throughout the City. As part of these responsibilities, the Fire Marshal reviews plans for new construction and additions, coordinates with the City for disaster preparedness programs, and manages the City's weed abatement program. Thus, with Fire Marshal review and approval of site plans, the Project will not result in exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, impacts will be **less than significant**.

c. ***Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?***

Fire protection services are provided to the City of Banning through a contractual agreement with the Riverside County Fire Department, which in turn contracts with the California Department of Forestry CAL FIRE. The project will not require the installation or maintenance of any infrastructure associated with increased and/or enhanced fire mitigation. The Riverside County Fire Marshall has reviewed the Project and determined the property to be adequately served by fire hydrants and is surrounded on three sides by publicly dedicated city roadways. Therefore, impacts will be **less than significant**.

d. ***Expose people or structures to significant risks, including downslope or downstream flooding or landslips, as result or runoff, post-fire slope instability, or drainage changes?***

The proposed Project site is not located adjacent to any areas with low, moderate, or high risk of seismically induced settlement and slope instability and no known landslides have occurred in the Project vicinity (GP – EH, Exhibit V-2; GP DEIR, Exhibit III-15). Surrounding topography is relatively flat. Further, the Project contains no habitable structures and will be required to adhere to all applicable federal and state codes and regulations and be designed in compliance with the Uniform Building Code, California Building Code, and Unreinforced Masonry Law. There are no watercourses or wetlands located on the Project site. According to the *Drainage Study*, all surface runoff from the Project site currently drains as sheet flow to Charles Street, where it is channelized and flows east, within the City's right-of-way. The site is tributary to 17.3 acres of off-site runoff. This off-site flow is predominately sheet flow over residential properties with moderate slopes and turf to barren ground cover. The Project site will be graded to match the existing drainage conditions. The Project will divert off-site run-on around the Project via graded and lined channels. On-site run-off will be conveyed to four separate retention basins via intercepting drains. Any remaining flow is conveyed to Charles Street, matching the current conditions. (CFI-A, pp. 3-4). Further, the Project is subject to NPDES requirements including preparing and implementing a SWPPP for the prevention of runoff during construction. Erosion, siltation and other possible pollutants associated with long-term implementation of the Project is addressed as part of the project-specific Preliminary WQMP and grading permit process. Through project design, and compliance with existing regulations and policies, the Project does not substantially alter the existing drainage patterns already existing in the area and would not result in substantial erosion or siltation on- or off-site. Therefore, impacts will be **less than significant**.

ENVIRONMENTAL FACTORS:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Mandatory Findings of Significance Discussion:

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

As discussed throughout the Initial Study, the proposed Project area contains some sensitive biological resources that could potentially be affected by the project. All potentially significant impacts to biological resources would be avoided or reduced to a less than significant impact with the implementation of mitigation measures **MM BIO-1** through **MM BIO-2** identified in this initial study and measures already incorporated into the project.

The presence of any previously recorded or potential cultural or historic resources were not found on the proposed Project site or within the Project vicinity. Further, the site has been previously disturbed and it is highly unlikely that any cultural resources could exist. However, in order to provide protection in the unlikely event that cultural resources are unearthed during Project construction, implementation of mitigation measures **MM CR-1** through **MM CR-4** will reduce potential impacts to less than significant with mitigation.

Thus, the proposed Project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Therefore, impacts will be **less than significant with mitigation**.

Source: Above Initial Study

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

As demonstrated by the analysis in this Initial Study, most of the proposed Project's potential impacts are temporary and will cease once construction is complete. The proposed Project will not result in any impacts that are individually limited, but cumulatively considerable. The Project is consistent with local and regional plans, and the Project's air quality emissions do not exceed established thresholds of significance. The Project adheres to all other land use plans and policies with jurisdiction in the Project area, and will not increase traffic volumes within the Project area. The Project is not considered growth-inducing as defined by State *CEQA Guidelines* Section 15126.2(d) and will not induce, either directly or indirectly, population and/or housing growth. Therefore, impacts will be **less than significant**.

Source: Above Initial Study

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

Effects on human beings were evaluated as part of this initial study and found to be less than significant with implementation of mitigation measures in biological resources, cultural/paleontological resources, land use planning, noise, and tribal cultural resources.

Based on the analysis and conclusions in this initial study, the proposed Project will not cause substantial adverse effects directly or indirectly to human beings. Therefore, potential direct and indirect impacts on human beings that result from the proposed Project are considered **less than significant with mitigation incorporated**.

Source: Above Initial Study

**Note:** Authority cited: Sections 21083 and 21083.05, 21083.09 Public Resources Code. Reference: Sections 65088.4, Gov. Code; Sections 21079, 21074, 210808(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21080.3.1, 21080.32., 21084.2, 21084.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors*, (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4<sup>th</sup> 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4<sup>th</sup> at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4<sup>th</sup> 656

## EARLIER ANALYSES

Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 1503 (c) (3) (D).

Earlier Analysis Used, if any: None

## REFERENCES

The following documents were referred to as information sources during preparation of this document. They are available for public review at the locations abbreviated after each listing and spelled out at the end of this section. Some of these documents may also be available at the Banning Public Library.

<u>Cited As:</u>	<u>Source:</u>
AE	Applied Earthworks, <i>Cultural Resource Assessment of Lions Park Expansion Project, City of Banning, Riverside County, California, January 2017.</i> (Appendix C)
ALUC	Riverside County Airport Land Use Commission, <i>Riverside County Airport Land Use Compatibility Plan Policy Document - Banning Municipal Airport</i> , October 2004. (Available at <a href="http://www.rcaluc.org/Portals/0/06-%20Vol.%201%20Banning%20Municipal.pdf?ver=2016-09-19-114352-640">http://www.rcaluc.org/Portals/0/06-%20Vol.%201%20Banning%20Municipal.pdf?ver=2016-09-19-114352-640</a> , accessed on January 25, 2017) and Riverside County, Airport Land Use Commission, <i>Riverside County Airport Land Use Compatibility Plan Policy Document - Banning Municipal Airport 2016 Amendment</i> , 2016. (Available at <a href="http://www.rcaluc.org/Portals/0/PDFGeneral/plan/2016/Banning%20Municipal%20Airport%202016%20Compatibility%20Policies%20Text.pdf">http://www.rcaluc.org/Portals/0/PDFGeneral/plan/2016/Banning%20Municipal%20Airport%202016%20Compatibility%20Policies%20Text.pdf</a> , accessed January 25, 2017.)
AMEC-A	Amec Foster Wheeler, <i>Western Riverside County MSHCP Consistency Report for the Lions Park Project (Assessor Parcel Number (APN) 543-080-006) City of Banning, Riverside County, California</i> , January 2017. (Appendix B)
AMEC-B	Amec Foster Wheeler, <i>Burrowing Owl Survey Report for the Lions Park Project APN 543-080-006, City of Banning</i> , Riverside County, California, July 5, 2017 (Appendix B)
BMC	City of Banning, California Municipal Code. (Available at <a href="https://www.municode.com/library/ca/banning/codes/code_of_ordinances?nodeId=BANNING%20CALIFORNIA%20MUCO">https://www.municode.com/library/ca/banning/codes/code_of_ordinances?nodeId=BANNING%20CALIFORNIA%20MUCO</a> , accessed January 4, 2017.)
CAL FIRE	California Department of Forestry and Fire Protection, <i>Riverside County (West) FHSZ Map</i> . (Available at <a href="http://www.fire.ca.gov/fire_prevention/fhsz_maps_riversidewest">http://www.fire.ca.gov/fire_prevention/fhsz_maps_riversidewest</a> , accessed January 4, 2017.)
CAL-R	California Department of Resources Recycling and Recovery, <i>Solid Waste Information System (SWIS)</i> . (Available at <a href="http://www.calrecycle.ca.gov/SWFacilities/Directory/SearchList/List?FAC=Disposal&amp;LEA=33-AA">http://www.calrecycle.ca.gov/SWFacilities/Directory/SearchList/List?FAC=Disposal&amp;LEA=33-AA</a> , accessed on January 4, 2017.)
CCR	California Code of Regulations. (Available at <a href="https://govt.westlaw.com/calregs/Index?transitionType=Default&amp;contextData=%28sc.Default%29">https://govt.westlaw.com/calregs/Index?transitionType=Default&amp;contextData=%28sc.Default%29</a> , accessed January 23, 2017.)
CFI-A	Cozad & Fox, Inc., <i>Drainage Study for City of Banning's Lions Park Expansion Project</i> , November, 2017. (Appendix D)
CFI-B	Cozad & Fox, Inc., <i>Project Specific Water Quality Management Plan for Lions Park Expansion</i> , October 24, 2017. (Appendix D)
CFR	Code of Federal Regulations, <i>Title 49 Transportation</i> . (Available at <a href="http://www.ecfr.gov/cgi-bin/text-idx?tpl=/ecfrbrowse/Title49/49tab_02.tpl">http://www.ecfr.gov/cgi-bin/text-idx?tpl=/ecfrbrowse/Title49/49tab_02.tpl</a> , accessed January 23, 2017.)
CHSC	California Health and Safety Code. (Available at <a href="https://leginfo.legislature.ca.gov/faces/codesTOCSelected.xhtml?tocCode=HSC">https://leginfo.legislature.ca.gov/faces/codesTOCSelected.xhtml?tocCode=HSC</a> , accessed January 23, 2017.)
DOC	California Department of Conservation, <i>California Important Farmland Finder</i> . (Available at <a href="http://maps.conservation.ca.gov/ciff/ciff.html">http://maps.conservation.ca.gov/ciff/ciff.html</a> , accessed January 23, 2017.)

DOC WA	California Department of Conservation, <i>Land Conservation (Williamson) Act FY 2015/2016, Riverside County Land Conservation Act Map</i> . (Available at <a href="ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Riverside_w_15_16_WA.pdf">ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Riverside_w_15_16_WA.pdf</a> , accessed January 4, 2017.)
DTSC	California Department of Toxic Substances Control, <i>EnviroStor Database</i> . (Available at <a href="http://www.envirostor.dtsc.ca.gov/public/">http://www.envirostor.dtsc.ca.gov/public/</a> , accessed January 6, 2017.)
EOP	County of Riverside, <i>Riverside County Operational Area – Emergency Operations Plan (EOP)</i> , February 2006. (Available at <a href="http://www.rvcfire.org/ourDepartment/OES/Documents/Final_EOP_Part_1_Feb_2006.pdf">http://www.rvcfire.org/ourDepartment/OES/Documents/Final_EOP_Part_1_Feb_2006.pdf</a> , accessed January 4, 2017.)
FEMA	Federal Emergency Management Agency, <i>Flood Insurance Rate Map Number 06065C0836G</i> , August 28, 2008. (Available at <a href="https://msc.fema.gov/portal/search?AddressQuery=banning%2C%20ca#searchresultsanchor">https://msc.fema.gov/portal/search?AddressQuery=banning%2C%20ca#searchresultsanchor</a> , accessed January 23, 2017.)
GE	Google Earth Pro 7.1.5.1557, accessed on January 4, 2017.
GP-CD	City of Banning, <i>The City of Banning General Plan, Chapter III - Community Development</i> , adopted January 31, 2006. (Available at <a href="http://www.ci.banning.ca.us/DocumentCenter/View/663">http://www.ci.banning.ca.us/DocumentCenter/View/663</a> , accessed January 23, 2017.)
GP-EH	City of Banning, <i>The City of Banning General Plan, Chapter V - Environmental Hazards</i> , adopted January 31, 2006. (Available at <a href="http://www.ci.banning.ca.us/DocumentCenter/View/665">http://www.ci.banning.ca.us/DocumentCenter/View/665</a> , accessed January 23, 2017.)
GP-E	City of Banning, <i>The City of Banning General Plan, Chapter V - Environmental Resources</i> , adopted January 31, 2006. (Available at <a href="http://www.ci.banning.ca.us/DocumentCenter/View/665">http://www.ci.banning.ca.us/DocumentCenter/View/665</a> , accessed January 23, 2017.)
GP-PSF	City of Banning, <i>The City of Banning General Plan, Chapter VI – Public Services and Facilities</i> , adopted January 31, 2006. (Available at <a href="http://www.ci.banning.ca.us/DocumentCenter/View/666">http://www.ci.banning.ca.us/DocumentCenter/View/666</a> , accessed January 23, 2017.)
GP DEIR	City of Banning, <i>Draft Environmental Impact Report for the City of Banning Comprehensive General Plan and Zoning Ordinance</i> , June, 2005. (Available at <a href="http://www.ci.banning.ca.us/DocumentCenter/Home/Index/19">http://www.ci.banning.ca.us/DocumentCenter/Home/Index/19</a> , accessed January 4, 2017.)
KUNZMAN	Kunzman Associates, Inc., <i>Lions Park Expansion Noise Impact Analysis</i> , January 27, 2017. (Appendix E)
ORD 655	County of Riverside, <i>Ordinance No. 655 An Ordinance of the County of Riverside Regulating Light Pollution</i> , adopted June 7, 1988. (Available at <a href="http://www.clerkoftheboard.co.riverside.ca.us/ords/600/655.htm">http://www.clerkoftheboard.co.riverside.ca.us/ords/600/655.htm</a> , accessed January 4, 2017.)
PASS	Pass Transit, <i>Bus Route Schedules</i> . (Available at <a href="https://passtransit.com/bus-route-information/">https://passtransit.com/bus-route-information/</a> , accessed January 24, 2018.)
RCLIS	County of Riverside, Riverside County Geographic Information System, <i>Map My County – Riverside County</i> . (Available at <a href="http://mmc.rivcoit.org/MMC_Public/Viewer.html?Viewer=MMC_Public">http://mmc.rivcoit.org/MMC_Public/Viewer.html?Viewer=MMC_Public</a> , accessed January 4, 2017.)
RCTC CMP	Riverside County Transportation Commission, <i>2011 Riverside County Congestion Management Program</i> , December 14, 2011. (Available at <a href="http://www.rctc.org/uploads/media_items/congestionmanagementprogram.original.pdf">http://www.rctc.org/uploads/media_items/congestionmanagementprogram.original.pdf</a> , accessed January 20, 2017.)
RTA	Riverside Transit Agency, <i>Bus Route Schedules</i> , January 14, 2018. (Available at <a href="https://www.riversidetransit.com/index.php/riding-the-bus/maps-schedules">https://www.riversidetransit.com/index.php/riding-the-bus/maps-schedules</a> , accessed January 24, 2018.)
SWRCB	State Water Resources Control Board, <i>National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, Order No. 2009-</i>

*0009-DWQ amended by 2010-0014-DWQ & 2012-0006-DWQ, NPDES No. CAS000002, July 17, 2012. (Available at [http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/docs/constpermits/wqo\\_2009\\_0009\\_complete.pdf](http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/constpermits/wqo_2009_0009_complete.pdf), accessed on January 4, 2017.)*

USDA	United States Department of Agriculture – Natural Resource Conservation Service, <i>Web Soil Survey</i> , 2017. (Available at <a href="https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx">https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx</a> , accessed on January 24, 2017.)
UWMP	Krieger & Stewart Engineering Consultants, <i>City of Banning 2015 Urban Water Management Plan</i> , May 2016. (Available at <a href="http://www.ci.banning.ca.us/22/WaterWastewater">http://www.ci.banning.ca.us/22/WaterWastewater</a> , accessed on January 4, 2017.)
WEBB-A	Albert A. Webb Associates, <i>Air Quality/Greenhouse Gas Analysis</i> , dated March 23, 2017 (Appendix A)
WEBB-B	Albert A. Webb Associates, <i>Traffic Impact Study Exemption Request</i> , dated January 4, 2017 (Appendix F)
ZONING	City of Banning, <i>General Plan with Zoning Overlay</i> , Updated January 1, 2016. (Available at <a href="http://www.ci.banning.ca.us/DocumentCenter/View/4051">http://www.ci.banning.ca.us/DocumentCenter/View/4051</a> , accessed January 4, 2017.)

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