

**INITIAL STUDY &  
MITIGATED NEGATIVE DECLARATION  
FOR**

**General Plan Amendment 19-2503 Zone Change 19-3501.**



**PREPARED FOR:**

City of Banning  
99 East Ramsey Street  
Banning, CA 92220

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September 2019

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## APPENDICES

The following technical studies in support of this Initial Study are available to the public for review at the Community Development Department, Planning Division.

City of Banning General Plan 2006  
City of Banning Municipal Code

## **CITY OF BANNING INITIAL STUDY**

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**Project Title:** General Plan Land Use and Zoning Map Clean-up 2019  
(GPA 19-2503, ZC 19-3501, EA 19-1505)

**Lead Agency Name:** City of Banning Community Development Department  
Planning Division

**Address:** 99 E. Ramsey Street  
Banning, CA 92220

**Contact Person:** Mark de Manincor  
**Phone Number:** (951) 922-3123

**Project Sponsor:** City of Banning Community Development Department  
**Address:** 99 E. Ramsey Street  
Banning, CA 92220

**Existing General Plan and Zoning Designation:**

1. 532-130-008 (portion of 008)	Public Facilities-Airport
2. 541-260-033, 035, 041, 042, 044, 047	Medium Density Residential
3. 534-161-008, 009	High Density Residential (11-18 DU/AC)
4. 532-160-006, 007, 008, 009, 013, 014	Very Low Density Residential
5. 540-220-008, 009 (portion of 009)	General Commercial
6. 540-250-060 (portion of 060)	Industrial
7. 540-250-035, 045 (portion of 035 & 045)	Medium Density Residential
8. 534-172-001, 002, 003, 004, 005, 007, 008	Low Density Residential
9. 534-152-025	Low Density Residential

**Proposed General Plan and Zoning Designation:**

1. 532-130-008 (portion of 008)	Industrial
2. 541-260-033, 035, 041, 042, 044, 047	Public Facilities-Government
3. 534-161-008, 009	High Density Residential (20-24 DU/AC)
4. 532-160-006, 007, 008, 009, 013, 014	Industrial
5. 540-220-008, 009 (portion of 009)	Industrial
6. 540-250-060 (portion of 060)	Medium Density Residential
7. 540-250-035, 045 (portion of 035 & 045)	Industrial
8. 534-172-001, 002, 003, 004, 005, 007, 008	Medium Density Residential
9. 534-152-025	Public Facilities-Government

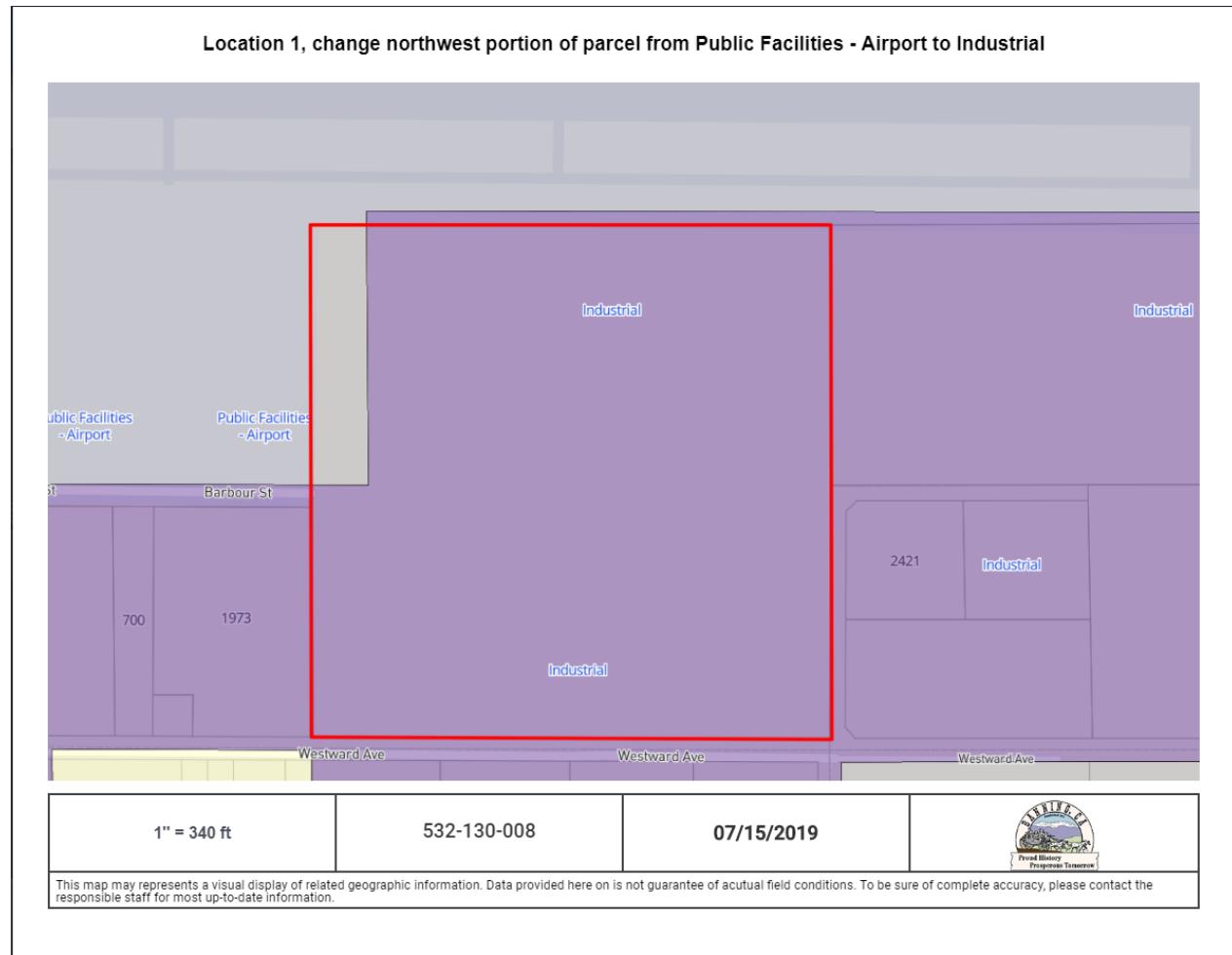
**Project Location (Address/Nearest cross-streets):** The project consists of multiple parcels located throughout the City as described in the following pages.

**Project Description:** The objective of the project is to correct discrepancies within the General Plan Land Use and Zoning Map, the City has identified several properties that require rezoning. There are portions of some parcels, whole parcels and multiple parcel sections that are part of this project. A total of 28 parcels within 9 locations are listed above and discussed in detail below.

**It is important to note that there is no development or ground disturbance proposed with this project. Any future development of any of the identified parcels will require a separate environmental analysis in accordance with the California Environmental Quality Act.**

1. **Location One** consist of the northwestern 2.1-acre portion of Assessor's Parcel Number 532-130-008. The northwest part of this parcel is currently zoned, Public Facilities – Airport, and is proposed to be rezoned to, Industrial, to be consistent with the remainder of the parcel. The site is surrounded by Public Facilities-Airport Zoning to the north, Industrial Zoning to the east and south and Public Facilities-Airport and Industrial Zoning to the west. See Figure 1 below.

**Figure 1, Location One, Zoning Map**

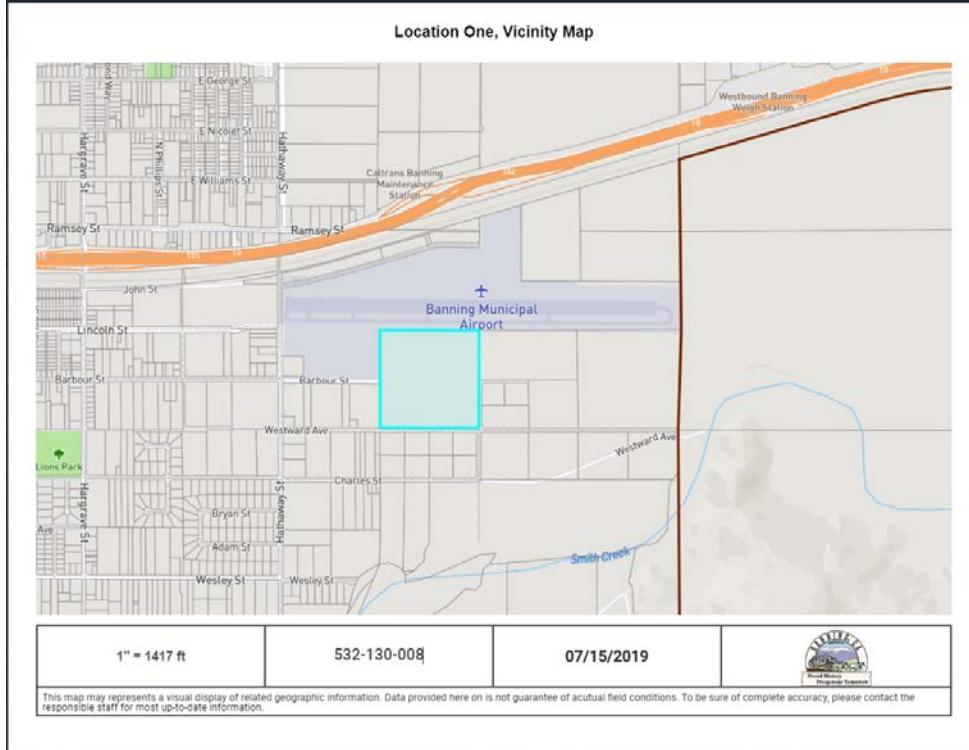


Location One is a 39.1-acre parcel located south of the Banning Municipal Airport, north of Westward Avenue and 1,315 feet east of Hathaway Street. The vacant parcel is relatively flat with a slight downward slope from the north to the south. There are no unique landforms, rock outcroppings, drainage courses, structures or forest. The site vegetation consists mainly of native and non-native plants and grasses. Additionally, the site has been heavily disturbed by human activities and there are signs of repeated disking for weed abatement and fire prevention. See Figures 2 and 3 below.

Figure 2, Location One, Aerial Map

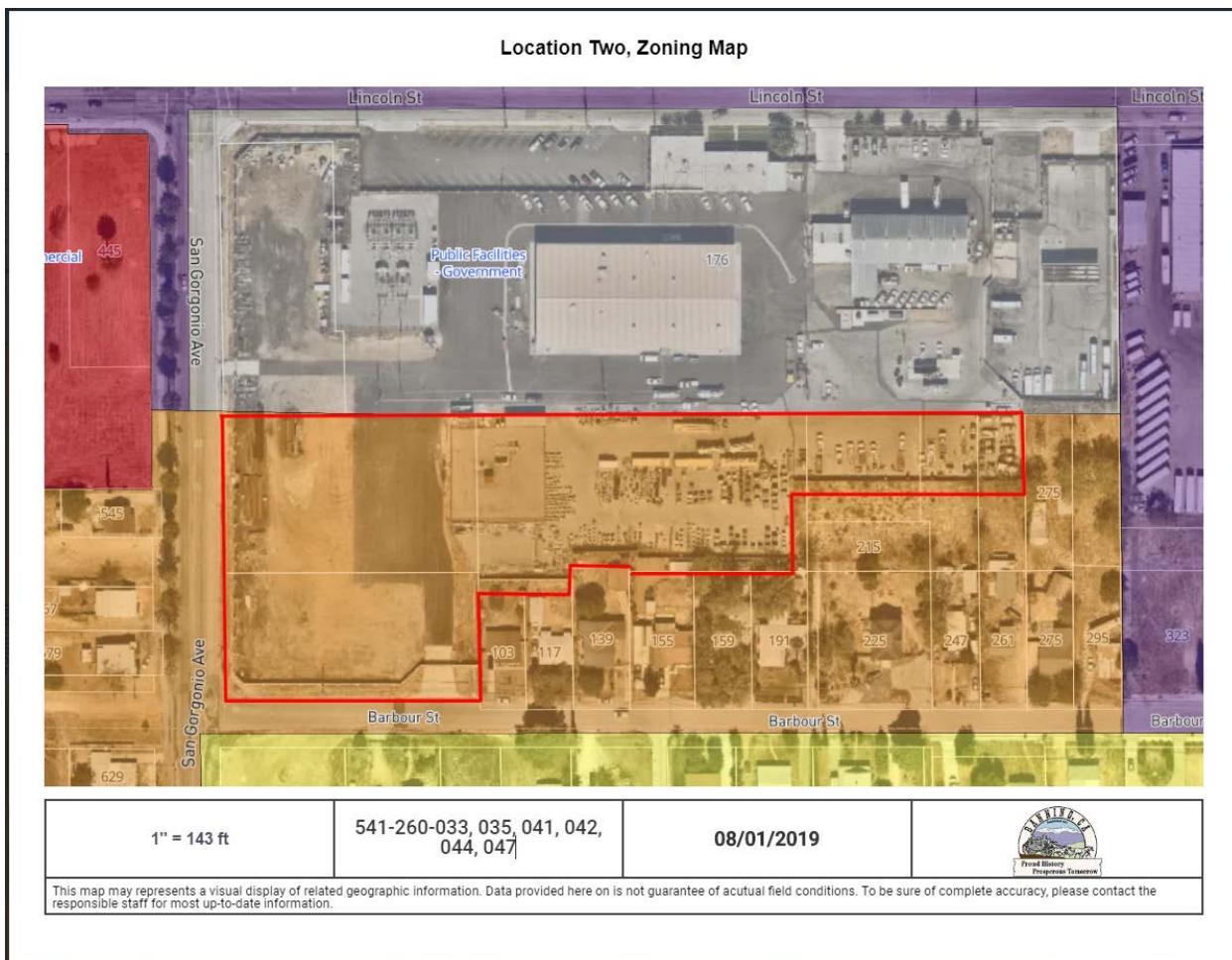


Figure 3, Location One, Vicinity Map



2. **Location Two** consists of six parcels which are identified as Assessor's Parcel Number's 541-260-033, 035, 041, 042, 044 and 047 and are all part of the City of Banning Public Works/Electric Utility Yard. The six parcels are currently zoned, Medium Density Residential (MDR), and the proposed zoning is, Public Facility – Government to be consistent with the remainder of the existing project site (Pubic Works/Electric Utility Yard). The site is surrounded by Public Facilities-Government Zoning to the north, Industrial Zoning to the east, Medium Density Residential Zoning and Low Density Residential Zoning to the south and Medium Density Residential Zoning and Commercial Zoning to the west. See Figure 4 below.

**Figure 4, Location Two, Zoning Map**



Location Two consists of approximately 3.81-acres located at the Northeast corner of San Gorgonio Avenue and Barbour Street. The site is relatively flat with existing pavement for storage of materials and supplies. There are no unique landforms, rock outcroppings, drainage courses, structures or forest. There is no existing vegetation or habitat for endangered species. See Figures 5 and 6 below.

Figure 5, Location Two, Aerial Map

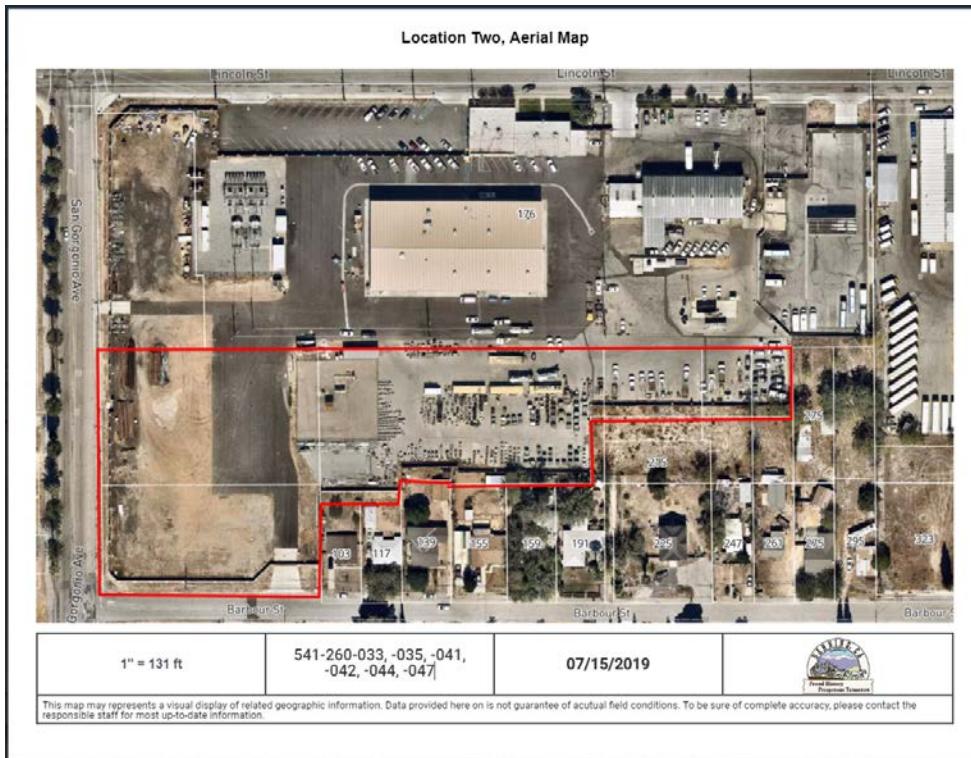
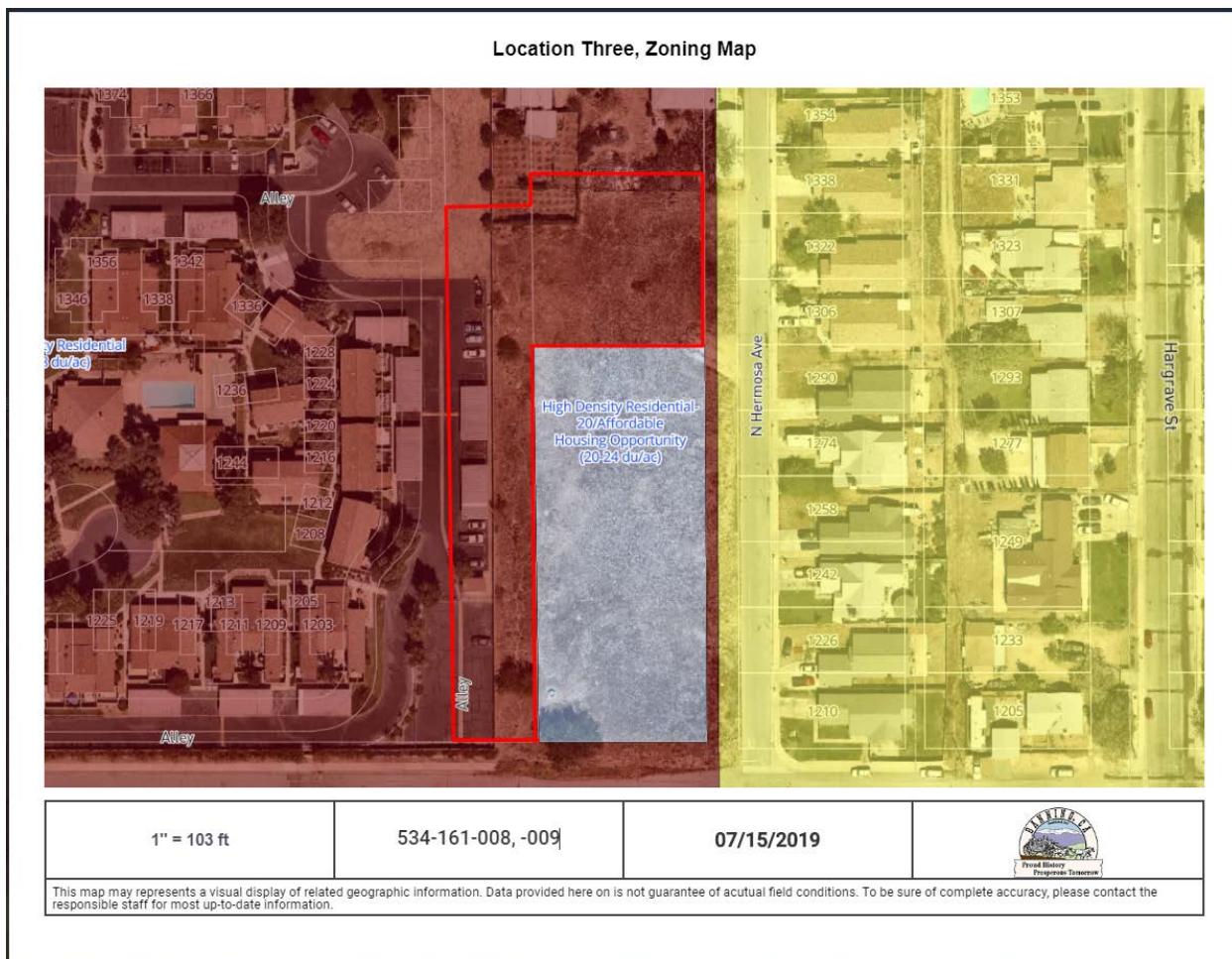


Figure 6, Location Two, Vicinity Map



3. **Location Three** consists of two parcels which are identified as Assessor's Parcel Number's 534-161-008 and 009. Location Three is currently zoned, High Density Residential (11-18 du/ac) and is currently vacant. The City proposes to rezone the two parcels to High Density Residential-20/Affordable Housing Opportunity (20-24 DU/AC) to be consistent with the adjacent parcel to the east. This will provide opportunity sites for low income housing in anticipation of the upcoming Housing Element update in 2021. The site is surrounded by Low Density Residential zoning and High Density Residential 20/Affordable Housing Opportunity (20-24 du/ac) zoning to the east, High Density Residential (11-18 du/ac) zoning to the north and west. See Figure 7 below.

**Figure 7, Location Three, Zoning Map**



The two vacant parcels consist of approximately 1.01-acres located west of North Hermosa Avenue and north of East Gilman Street. The site is relatively flat and slopes gently from the northwest corner to the southeast corner. There are no unique landforms, rock outcroppings, drainage courses, structures or forest. The site has little existing vegetation and has been heavily disturbed by human activities and there are signs of past disking for weed abatement and fire prevention. See Figures 8 and 9 below.

Figure 8, Location Three, Aerial Map



Figure 9, Location Three, Vicinity Map



4. **Location Four** consists of six parcels which are identified as Assessor's Parcel Number's 532-160-006, 007, 008, 009, 013, and 014. Location Four is currently zoned, Very Low Density Residential (0-2 du/ac) and has several occupied residential structures. The City proposes to rezone the six parcels to Industrial to be consistent with adjacent parcels to the east, west and north. See Figure 10 below.

**Figure 10, Location Four, Zoning Map**

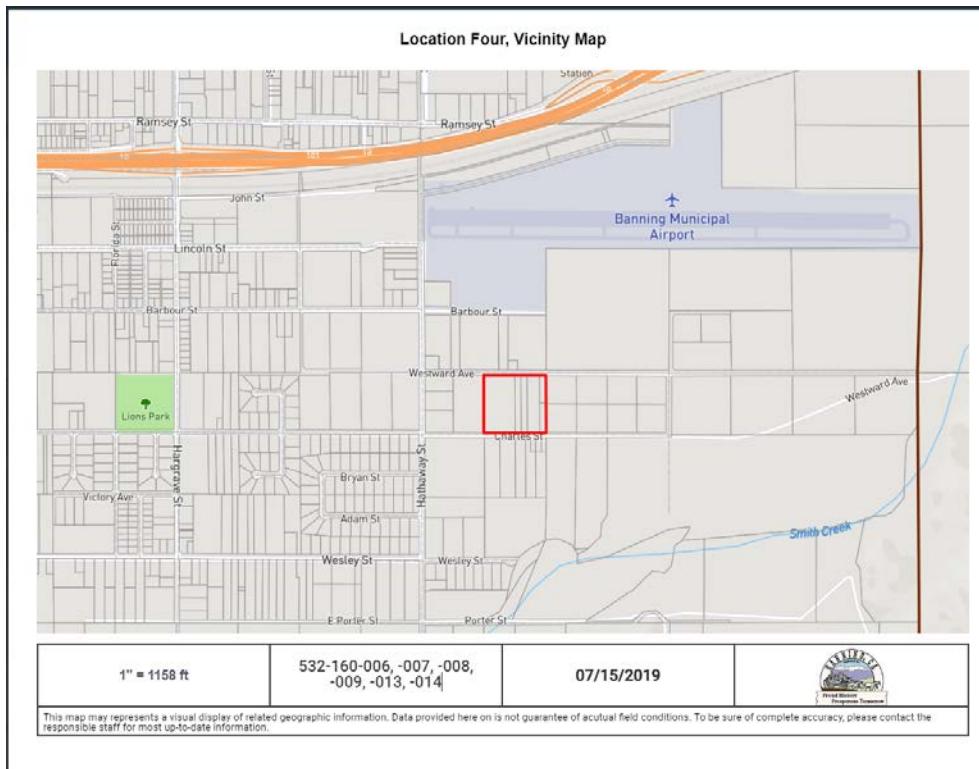


The six parcels consist of approximately 9.22-acres located 660 feet east of Hathaway Street and north of Charles Street. The site is relatively flat and slopes gently downward from the Northwest corner to the Southeast corner. There are no unique landforms, rock outcroppings, drainage courses or forest. Four of the parcels have occupied residential structures, one of the parcels is industrially developed and the remainder parcel is vacant. The site has little existing vegetation and has been heavily disturbed by human activities. See Figures 11 and 12 below.

Figure 11, Location Four, Aerial Map

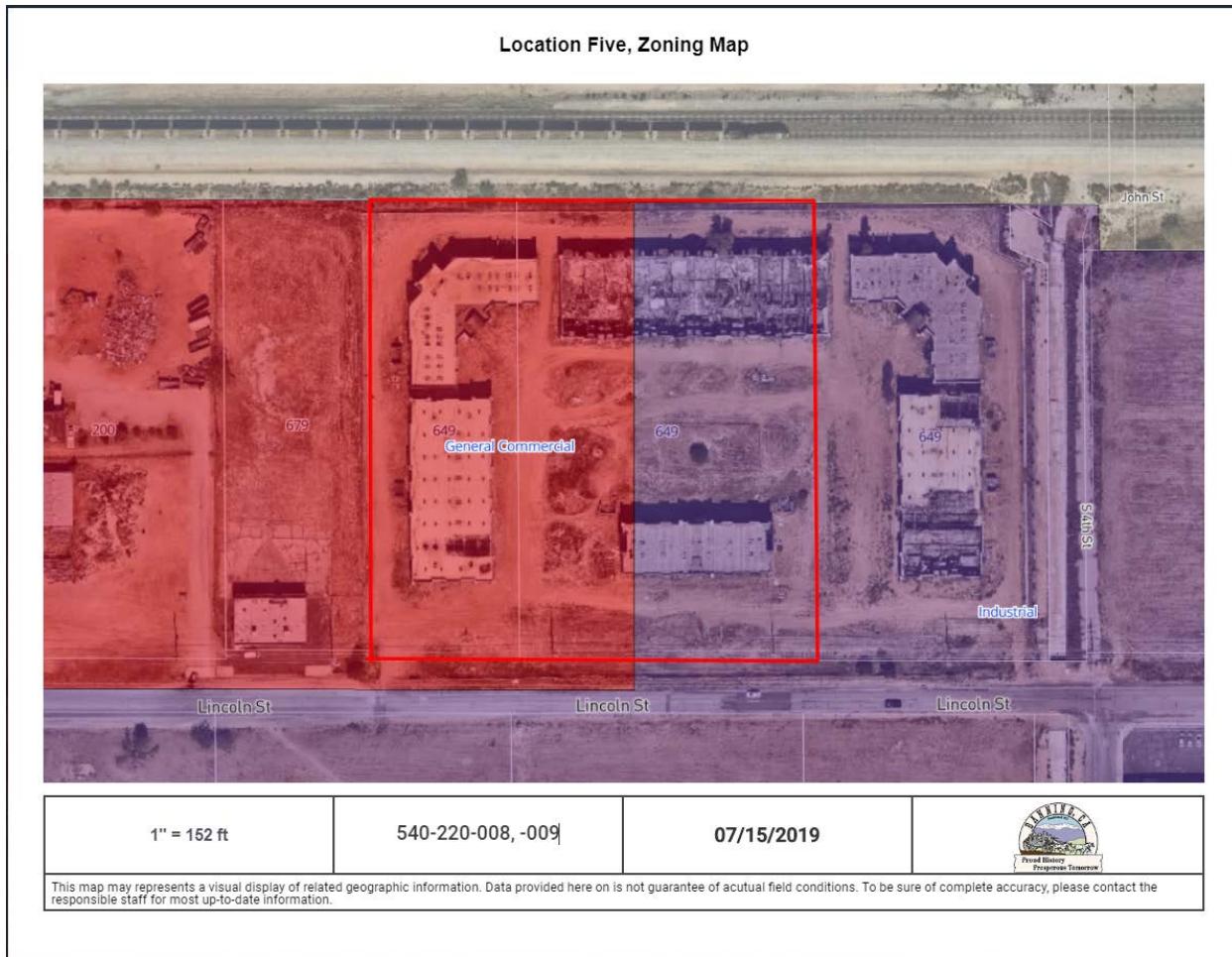


Figure 12, Location Four, Vicinity Map



5. **Location Five** consists of two parcels which are identified as Assessor's Parcel Number's 540-220-008 and 009. All of parcel 540-220-008 and the west half of parcel 540-220-009 are currently zoned General Commercial. The City proposes to change the General Commercial Zoning to Industrial to be consistent with the remainder of the partially developed site. See Figure 13 below.

**Figure 13, Location Five, Zoning Map**



The two parcels consist of approximately 5.92-acres located 330 feet west of South 4<sup>th</sup> Street and north of Lincoln Street. The site is a relatively flat developed property with an existing burnt out vacant structure. The site was initially developed as Industrial Condo's but was never completed. The City is currently working with developers to either rehab and finish the development or tear it down and start over with a new project. See Figures 14 and 15 below.

Figure 14, Location Five, Aerial Map

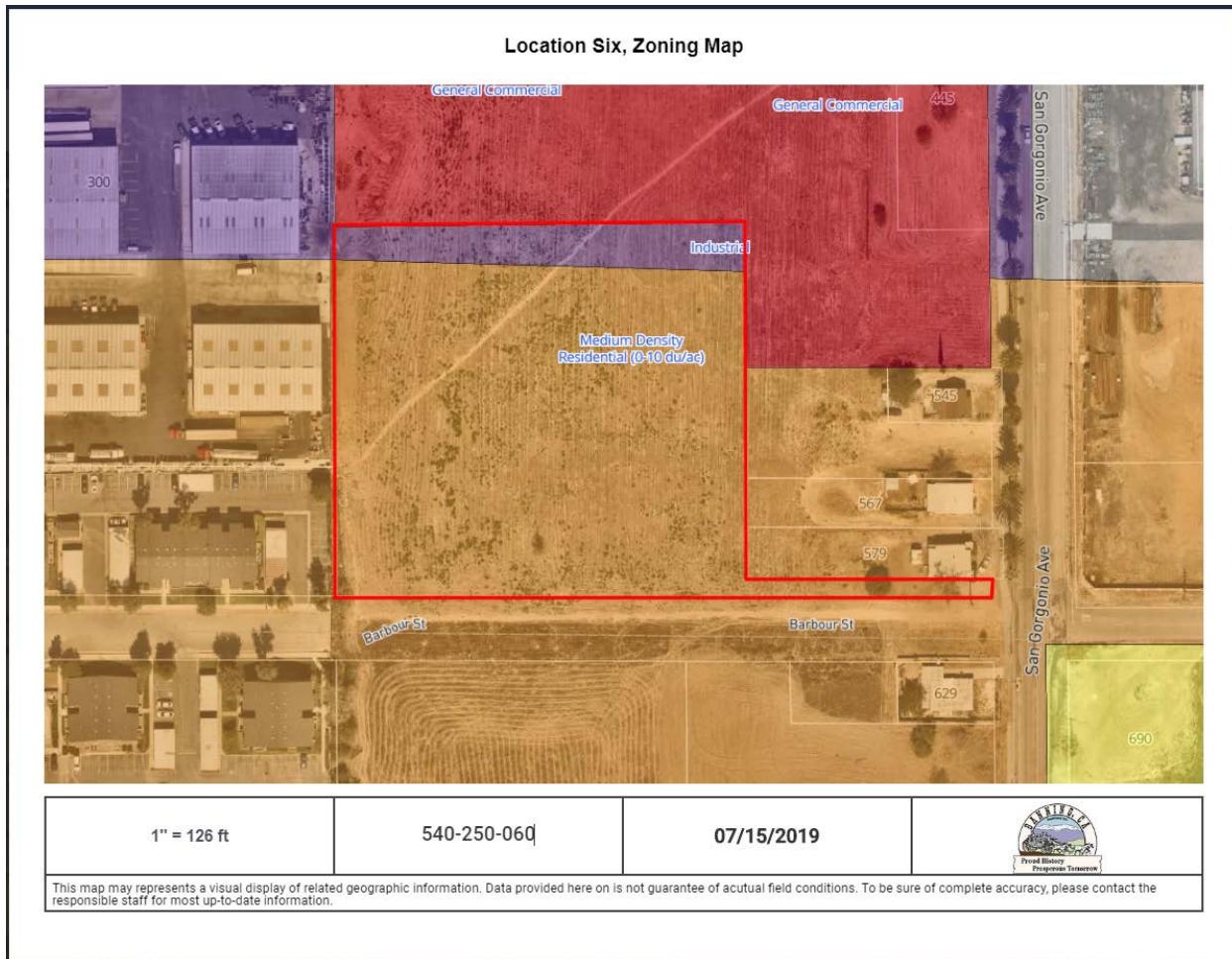


Figure 15, Location Five, Vicinity Map



6. **Location Six** consist of one parcel which is identified as Assessor's Parcel Number 540-250-060. The northern area of the property is currently zoned Industrial. The remaining part of the property is zoned Medium Density Residential. The City proposes to change the Industrial zoned portion of the property to Medium Density Residential to be consistent with the remainder of the lot. See Figure 16 below.

**Figure 16, Location Six, Zoning Map**



The parcel consists of approximately 3.22-acres located west San Gorgonio Avenue and north of Barbour Street. The site is a relatively flat and gently slopes downward from the northwest to the southeast. There are no unique landforms, rock outcroppings, drainage courses, structures or forest. The site has little existing vegetation and appears to have been heavily disked in the past for weed abatement and fire prevention. See Figures 17 and 18 below.

Figure 17, Location Six, Aerial Map

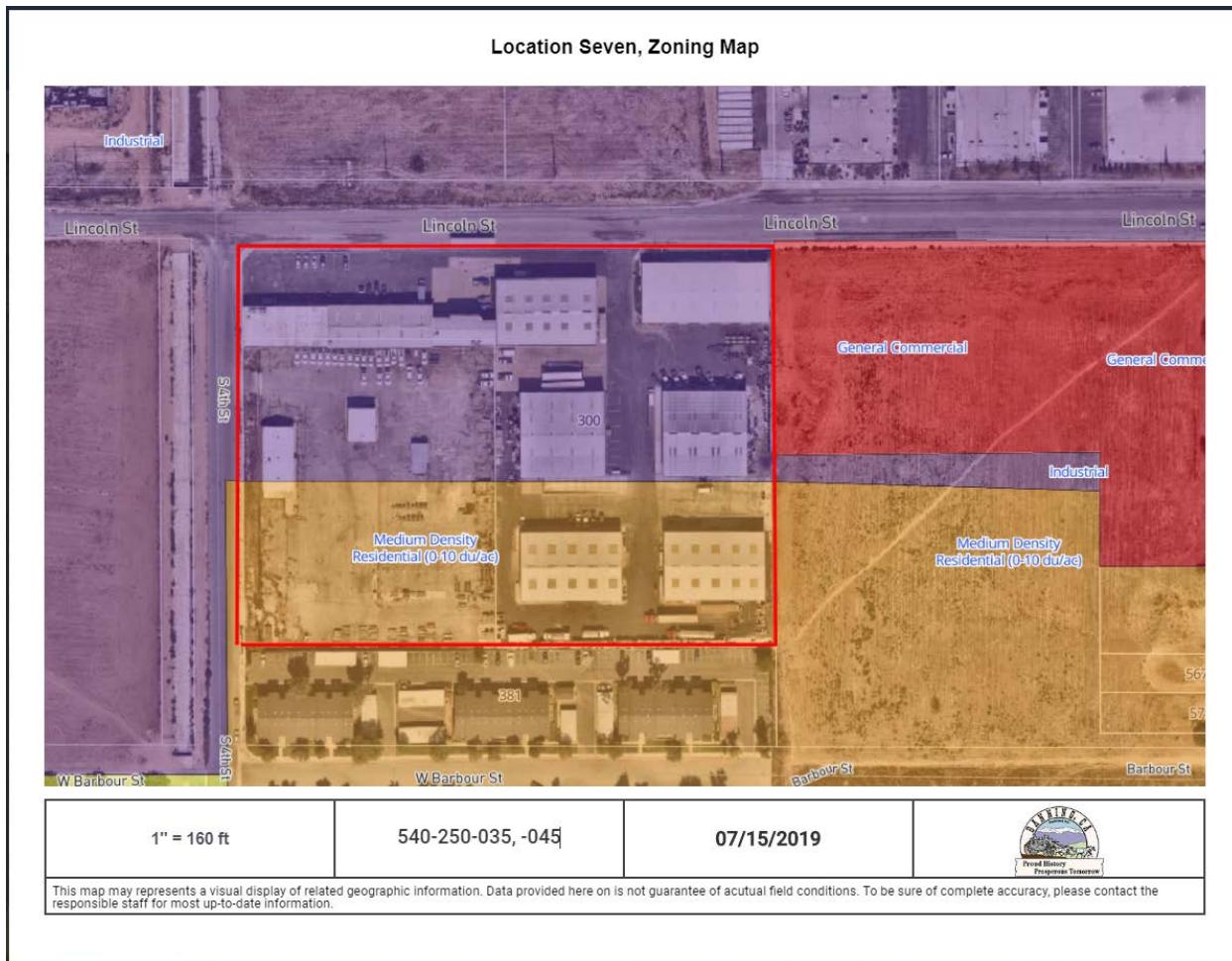


Figure 18, Location Six, Vicinity Map



7. **Location Seven** consists of two parcels which are identified as Assessor's Parcel Number's 540-250-035 and 045. The northern area of the property is currently zoned Industrial. The remaining part of the property is zoned Medium Density Residential. The City proposes to change the Medium Density Residential zoned portion of the properties to Industrial to be consistent with the remainder of the Industrial developed site. See Figure 19 below.

**Figure 19, Location Seven, Zoning Map**



The two parcels consist of approximately 6.84-acres located on the south east corner of South 4<sup>th</sup> Street and Lincoln Street. The site is a relatively flat developed property with existing structures, parking and storage areas. The site is surrounded by vacant and developed industrially zoned properties to the north and west, vacant commercial and medium density residential to the east and developed medium density residential to the south. See Figures 20 and 21 below.

Figure 20, Location Seven, Aerial Map

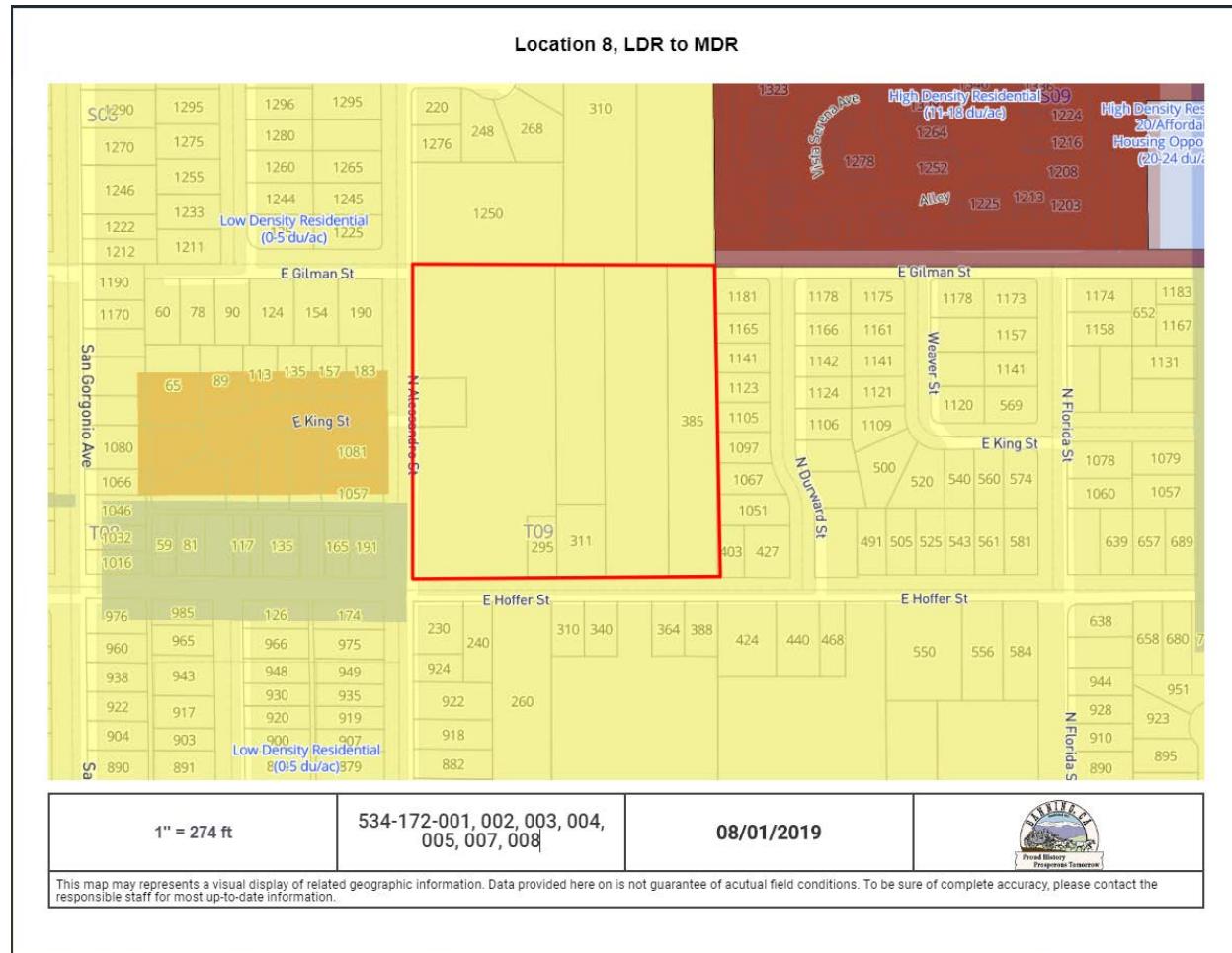


Figure 21, Location Seven, Vicinity Map



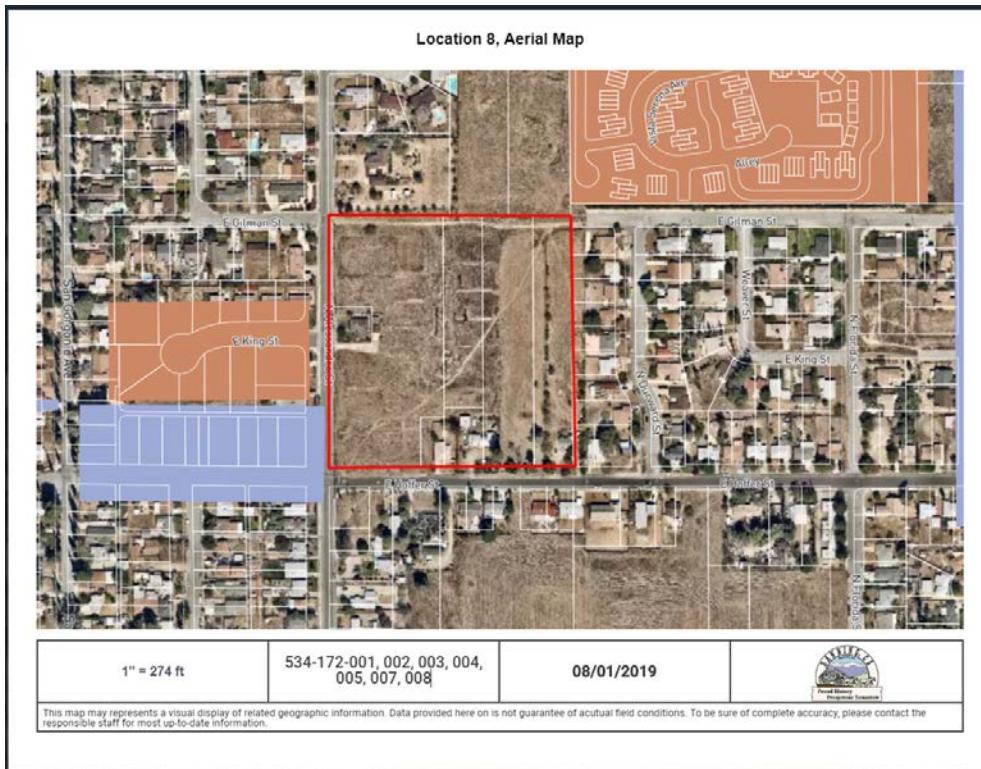
8. **Location Eight** consists of seven parcels which are identified as Assessor's Parcel Number's 534-172-001, 002, 003, 004, 005, 007 and 008. The site is currently zoned Low Density Residential. The City proposes to rezone the site to Medium Density Residential to allow for a higher density like the Medium Density Residential zone to the west. See Figure 22 below.

**Figure 22, Location Eight, Zoning Map**



The parcels consist of approximately 9.13-acres located east of North Alessandro Street, west of North Florida Street and north of East Hoffer Street. The site is a relatively flat partially developed property with a gentle slope downward from the northwest corner to the southeast corner. The site is surrounded by Low Density Residential zoning to the east, north and south and to the east is Medium Density Residential and Low Density Residential. See Figures 23 and 24 below.

### Figure 23, Location Eight, Aerial Map

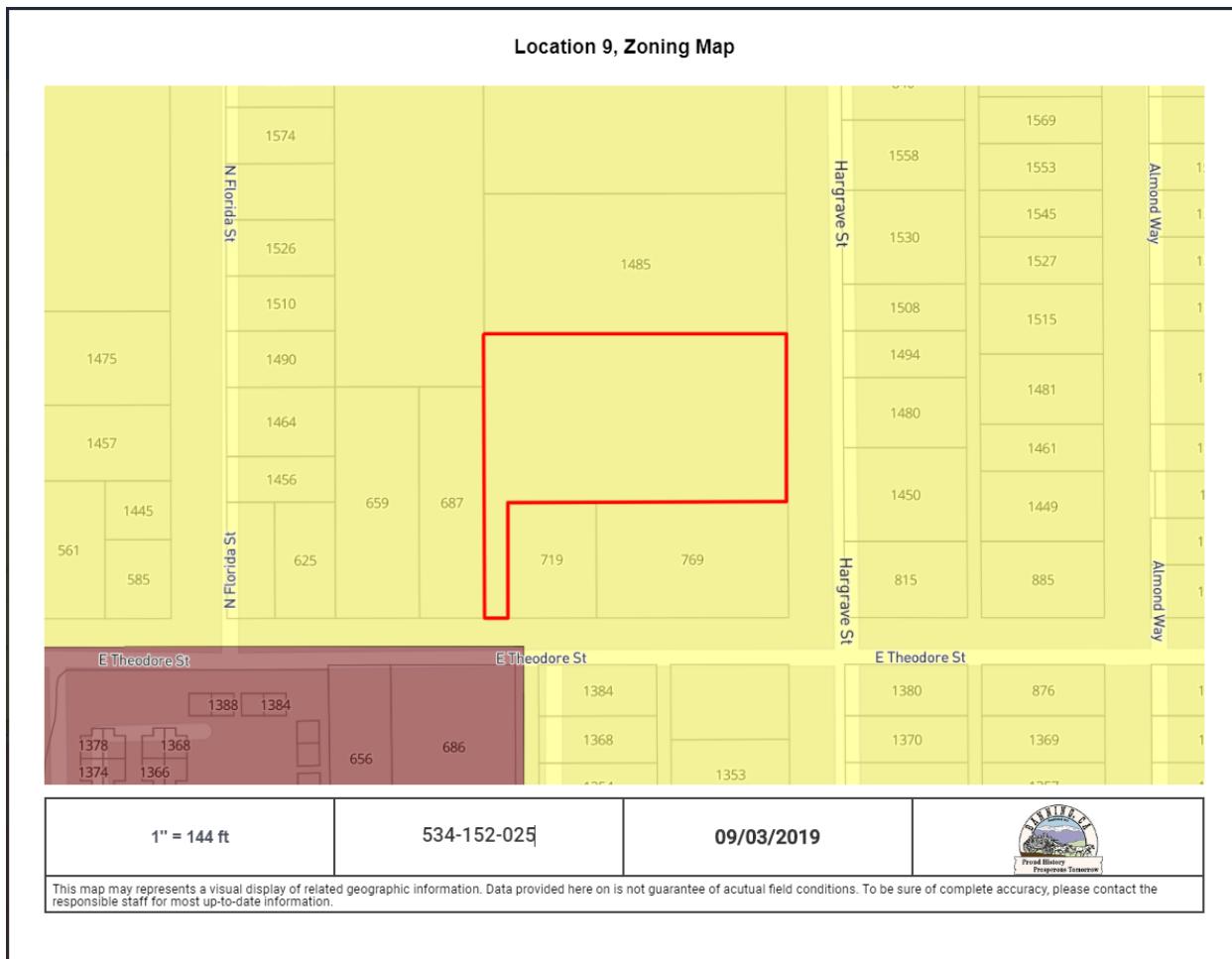


## Figure 24, Location Eight, Vicinity Map



9. **Location Nine** consist of one parcel which is identified as Assessor's Parcel Number 534-152-025. The vacant site is currently zoned Low Density Residential. The City proposes to rezone the site to Public Facilities-Government to allow the future construction and operation of an Electrical Substation Facility. See Figure 25 below.

**Figure 25, Location Nine, Zoning Map**



The parcel consists of approximately 1.12-acres located east of North Hargrave Street, and north of East Theodore Street. The site is a relatively flat undeveloped property with a gentle slope downward from the northwest corner to the southeast corner that has been heavily disturbed by human activity and there are signs of disking for weed abatement and fire prevention. The site is surrounded by existing Low Density Residential zoning and development. See Figures 26 and 27 below.

## Figure 26, Location Nine, Aerial Map



## Figure 27, Location Nine, Vicinity Map



## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less Than Significant Impact with Mitigation Incorporated" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry	<input type="checkbox"/> Air Quality
	Resources	
<input type="checkbox"/> Biological Resources	<input 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 type="checkbox"/> Land Use/ Planning	<input type="checkbox"/> Mineral Resources
<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services
<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Wildfire	<input type="checkbox"/> Mandatory Findings of Significance

## DETERMINATION

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 revisions in the project have been made by, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ( ) I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ( ) I find that the proposed project MAY have a "potentially significant impact" or "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 standard 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 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Mark de Manincor, Contract Planner

## EVALUATION OF ENVIRONMENTAL IMPACTS

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>1. AESTHETICS. Would the project:</b>				
a) Have a substantial effect on a scenic vista?	( )	( )	( )	(J)
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?	( )	( )	( )	(J)
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings?	( )	( )	( )	(J)
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	( )	( )	( )	(J)

### Impact Discussion:

a-d) **No Impact.** According to the City's General Plan, none of the project locations are within a scenic vista/scenic highway view corridor. There are no designated State Scenic Highways within the vicinity of any project locations and there are no historic buildings on any locations or in the vicinity that would be impacted as a result of the Project. The project will not degrade the existing visual character or quality of public views of the site and its surroundings or create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Additionally, the project consists of the rezoning of multiple parcels, and/or portions of parcels throughout the City and no development or ground disturbance is proposed. Any of the project parcels may be developed in the future and at that time a separate environmental review in accordance with the California Environmental Quality Act will be required. Therefore, no impacts to Aesthetics would result from the project as presented.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2. 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?	( )	( )	( )	(✓)
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	( )	( )	( )	(✓)
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?	( )	( )	( )	(✓)
d) Result in the loss of forest land or conversion of forest land to non-forest use?	( )	( )	( )	(✓)
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	( )	( )	( )	(✓)

**Impact Discussion:**

a- e) **No Impact.** The California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data that inventories agricultural land resources in the State. Agricultural land is rated according to soil quality and irrigation status; the best quality land is classified as Prime Farmland. The maps are updated every two years and the latest maps are available digitally through the FMMP interactive mapping viewer. All project locations and the nearby vicinity are identified as urban built-up land. No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is

identified. The California Land Conservation (Williamson) Act of 1965 was adopted to regulate the conversion of farmland/agricultural land into non-agricultural use and control urban expansion. The Act enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to long term agricultural or open space use. No portion of any location is contracted under the Williamson Act. There is no farmland, agricultural use or forest located on any of the parcels proposed for rezoning. Additionally, the project consists of the rezoning of multiple parcels, and/or portions of parcels throughout the City and no development or ground disturbance is proposed. Any of the project parcels may be developed in the future and at that time a separate environmental review in accordance with the California Environmental Quality Act will be required. Therefore, no impacts to Agricultural Resources would result from the project as presented.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3. AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. <i>Would the project:</i> a) Conflict with or obstruct implementation of the applicable air quality plan?	( )	( )	( )	(J)
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?	( )	( )	( )	(J)
c) Expose sensitive receptors to substantial pollutant concentrations?	( )	( )	( )	(J)
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	( )	( )	( )	(J)

#### Impact Discussion:

a-d) **No Impact.** The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The most recent AQMP (2016 AQMP) was adopted by the SCAQMD on March 3, 2017. The 2016 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern California Association of Governments (SCAG) from the 2016 Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories.

Conflicts with the AQMP would arise if Project activities resulted in a substantial increase in employment or population that was not previously adopted and/or approved in a General Plan. Large population or employment increases could affect transportation control strategies, which are among the most important in the air quality plan, since transportation is a major contributor to particulates and ozone for which the SCAB is not in attainment.

Since the project does not include any development or ground disturbance, the project does not result in an increase in population or employment that was not previously adopted in the City's General Plan, does not expose sensitive receptors to substantial pollutant concentrations, or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Additionally, any of the project parcels may be developed in the future and at that time a separate environmental review in accordance with the California Environmental Quality Act will be required. Therefore, no impacts to Air Quality would result from the project as presented.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. BIOLOGICAL RESOURCES. Would the project:</b>				
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?	( )	( )	( )	(J)
b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	( )	( )	( )	(J)
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	( )	( )	( )	(J)
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?	( )	( )	( )	(J)
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	( )	( )	( )	(J)
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?	( )	( )	( )	(J)

**Impact Discussion:**

a-f) **No Impact.** The project consists of the rezoning of multiple parcels, and/or portions of parcels throughout the City and no development or ground disturbance is proposed. Any of the project parcels may be developed in the future and at that time a separate environmental review in accordance with the California Environmental Quality Act will be required. Therefore, no impacts to Biological Resources would result from the project as presented.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. CULTURAL RESOURCES.</b> <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	( )	( )	( )	(J)
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	( )	( )	( )	(J)
c) Disturb any human remains, including those interred outside of formal cemeteries?	( )	( )	( )	(J)

**Impact Discussion:**

a-c) **No Impact:**

The project consists of the rezoning of multiple parcels, and/or portions of parcels throughout the City and no development or ground disturbance is proposed. Any of the project parcels may be developed in the future and at that time a separate environmental review in accordance with the California Environmental Quality Act will be required. Therefore, no impacts to Cultural Resources would result from the project as presented.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>6. ENERGY.</b> <i>Would the project:</i>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	( )	( )	( )	(J)
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	( )	( )	( )	(J)

**Impact Discussion:**

a-b) **No Impact:** The project consists of the rezoning of multiple parcels, and/or portions of parcels throughout the City and no development or ground disturbance is proposed. Any of the project parcels may be developed in the future and at that time a separate environmental review in accordance with the California Environmental Quality Act will be required. Therefore, no impacts to Energy would result from the project as presented.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. GEOLOGY AND SOILS. Would the project:</b>				
a) Directly or indirectly cause 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.	( )	( )	( )	(J)
ii) Strong seismic ground shaking?	( )	( )	( )	(J)
iii) Seismic-related ground failure, including liquefaction?	( )	( )	( )	(J)
iv) Landslides?	( )	( )	( )	(J)
b) Result in substantial soil erosion or the loss of topsoil?	( )	( )	( )	(J)
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?	( )	( )	( )	(J)
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	( )	( )	( )	(J)
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	( )	( )	( )	(J)
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	( )	( )	( )	(J)

**Impact Discussion:**

a-f) **No Impact.** The San Gorgonio Pass Fault is the closest Alquist-Priolo Earthquake Fault Zone to any of the Project Locations as delineated in the latest State Earthquake Fault Zone maps and in Exhibit V-3 of the General Plan. Additionally, in accordance with the California Geological Map from the California Department of Conservation web site, <https://maps.conservation.ca.gov/cgs/EQZApp/>, there are three locations within 1/3 of a

mile of the San Gorgonio Pass Fault, locations three, eight and nine. The remaining locations are all over one mile from this Fault Zone. There is no development so there will be no impacts to soil erosion, unstable soil, expansive soil, soils incapable of handling waste or impacts to paleontological resources or unique geologic features.

Additionally, the project consists of the rezoning of multiple parcels, and/or portions of parcels throughout the City and no development or ground disturbance is proposed. Any of the project parcels may be developed in the future and at that time a separate environmental review in accordance with the California Environmental Quality Act will be required. There will be no impacts to Geology and Soils which would result from the project as presented.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. GREENHOUSE GAS EMISSIONS.</b> <i>Would the project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	( )	( )	( )	(J)
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	( )	( )	( )	(J)

#### **Impact Discussion:**

a, b) **No Impact.** According to CEQA Guidelines Section 15064.4, when making a determination of the significance of greenhouse gas emissions, the “lead agency shall have discretion to determine, in the context of a particular project, whether to (1) use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use.” In addition, CEQA Guidelines section 15064.7(c) provides that “a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts” on the condition that “the decision of the lead agency to adopt such thresholds is supported by substantial evidence.”

The Global Warming Solutions Act of 2006 requires that by the year 2020, the Greenhouse Gas (GHG) emissions generated in California be reduced to the levels of 1990. The City of Banning has not adopted its own thresholds of significance for greenhouse gas emissions. However, the City finds persuasive and reasonable the approach to determining significance of greenhouse gas emissions established by the South Coast Air Quality Management District (SCAQMD), within which the City is located.

Many gases make up the group of pollutants that are believed to contribute to global climate change. However, three gases are currently evaluated and represent the highest concentration of GHG: Carbon dioxide (CO<sub>2</sub>), Methane (CH<sub>4</sub>), and Nitrous oxide (N<sub>2</sub>O). SCAQMD provides guidance methods and/or Emission Factors that are used for evaluating a project’s emissions in relation to the thresholds. A threshold of 3,000 MTCO<sub>2</sub>E (Metric tons of carbon dioxide equivalent) per year has been adopted by

SCAQMD for non-industrial type projects as potentially significant for global warming (Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold, SCAQMD, October 2008).

The project consists of the rezoning of multiple parcels, and/or portions of parcels throughout the City and no development or ground disturbance is proposed. Any of the project parcels may be developed in the future and at that time a separate environmental review in accordance with the California Environmental Quality Act will be required. Therefore, no impacts to Greenhouse Gas Emissions would result from the project as presented.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	( )	( )	( )	(J)
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?	( )	( )	( )	(J)
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	( )	( )	( )	(J)
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?	( )	( )	( )	(J)
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	( )	( )	( )	(J)
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	( )	( )	( )	(J)
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	( )	( )	( )	(J)

**Impact Discussion:**

a-g) **No Impact.** The project consists of the rezoning of multiple parcels, and/or portions of parcels throughout the City and no development or ground disturbance is proposed. Any of the project parcels may be developed in the future and at that time a separate environmental review in accordance with the California Environmental Quality Act will be required. Therefore, no impacts to Hazards and Hazardous Materials would result from the project as presented.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. HYDROLOGY AND WATER QUALITY. Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	( )	( )	( )	(J)
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	( )	( )	( )	(J)
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	( )	( )	( )	(J)
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	( )	( )	( )	(J)
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	( )	( )	( )	(J)
iv. Impede or redirect4 flood flows?	( )	( )	( )	(J)
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	( )	( )	( )	(J)
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	( )	( )	( )	(J)

**Impact Discussion:**

a-e) **No Impact.** The project consists of the rezoning of multiple parcels, and/or portions of parcels throughout the City and no development or ground disturbance is proposed. Any of the project parcels may be developed in the future and at that time a separate environmental review in accordance with the California Environmental Quality Act will be required. Therefore, no impacts to Hydrology and Water Quality would result from the project as presented.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>11. LAND USE AND PLANNING. Would the project:</b>				
a) Physically divide an established community?	( )	( )	( )	(J)
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	( )	( )	( )	(J)

**Impact Discussion:**

a-b) **No Impact.** Since there is no development with this project; the project does not physically divide an established community and does not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

The project consists of the rezoning of multiple parcels, and/or portions of parcels throughout the City and no development or ground disturbance is proposed. Any of the project parcels may be developed in the future and at that time a separate environmental review in accordance with the California Environmental Quality Act will be required. Therefore, no impacts to Land Use and Planning would result from the project as presented.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. MINERAL RESOURCES. Would the project:</b>				
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?	( )	( )	( )	(J)
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?	( )	( )	( )	(J)

**Impact Discussion:**

a-b) **No Impact.** The Project sites are all located within a mineral resource zone area classified as MRZ-3 as identified in Exhibit IV-8 in the City of Banning General Plan. Areas classified as MRZ-3 are defined as containing mineral deposits, the significance of which cannot be evaluated from available data. The City of Banning General Plan identifies one aggregate producer within its planning area; the Banning Quarry which is located in the eastern portion of the City. Implementation of the Proposed Project would not result in the loss of known mineral resources because the site is not locally identified as an important mineral resource recovery site.

Implementation of the Proposed Project would not result in the loss of known mineral resources because the site is not locally identified as an important mineral resource recovery site.

The project consists of the rezoning of multiple parcels, and/or portions of parcels throughout the City and no development or ground disturbance is proposed. Any of the project parcels may be developed in the future and at that time a separate environmental review in accordance with the California Environmental Quality Act will be required. Therefore, no impacts to Mineral Resources would result from the project as presented.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>13. NOISE. Would the project result in:</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	( )	( )	( )	(J)
b) Generation of excessive ground borne vibration or ground borne noise levels?	( )	( )	( )	(J)
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	( )	( )	( )	(J)

**Impact Discussion:**

a-c) **No Impact.** The project consists of the rezoning of multiple parcels, and/or portions of parcels throughout the City and no development or ground disturbance is proposed. Any of the project parcels may be developed in the future and at that time a separate

environmental review in accordance with the California Environmental Quality Act will be required. Therefore, no impacts to Noise would result from the project as presented.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>14. POPULATION AND HOUSING.</b> <i>Would the project:</i>				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	( )	( )	( )	(J)
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	( )	( )	(J)	( )

### **Impact Discussion:**

To evaluate whether the project would induce substantial unplanned population growth either directly or indirectly, an analysis of, potential opportunity sites for residential housing, gains or losses was performed that demonstrates that the project will cause an overall decrease or loss of potential opportunity sites for residential housing in the amount of 33 units. According to the California Department of Finance, Demographic Report EA-5 (2019); it is estimated that the current population in 2019 in Banning is 31,044. The report also estimates that there are 2.76 persons per household. Using this information, we can conclude that there is a potential decrease of 91 potential residents. This amount is relatively small in comparison to the projected Build-Out Population estimates of the General Plan of 80,226. This project will decrease the potential population of Banning at Build-Out to 80,135 (see the discussion and tables below).

There will be a decrease, or loss of 18 potential Single-Family Residential units in the Very Low Density Residential Zone (VLDR); a loss of 50 potential Single-Family Residential units in the Low Density Residential (LDR) Zone; a gain of 29 potential Medium Density Residential (MDR) units; a loss of 18 potential High Density Residential (HDR 11-18 du/ac) units and a gain of 24 potential High Density Residential-20/Affordable Housing Opportunity (20-24 du/ac) (HDR-AHO) units. See Tables 1 and 2 below.

- a) **Less Than Significant Impact.** Since the project causes an overall loss of potential opportunity sites for 33 residential units or 91 potential residents, as stated above, there will be no impact to population growth in the area.
- b) **Less Than Significant Impact.** The Project calls for the rezoning of a number of sites throughout the City. Some Medium Density Residential and Low Density Residential Zoning is lost to Public Facility-Government (PF-G) Zoning (location 2 and 9) and other Medium Density Residential Zoning is lost to Industrial (I) Zoning (location 7). Although the existing housing can remain indefinitely at location 7, no new housing will be permitted in the new Industrial Zoned site; therefore, the Proposed Project would not displace any existing housing units to accommodate the Project. Less than significant impacts would result, and no mitigation measures are necessary.

**Table 1, Residential Opportunity Site Units Gains or Losses by Location**

Location	Zoning	Gain	Loss
1.	Industrial (I)	N/A	N/A
2.	MDR		38
3.	HDR-AHO and HDR respectively	24	18
4.	VLDR		18
5.	I	N/A	N/A
6.	MDR	4	
7.	MDR		28
8.	MDR and LDR respectively	91	45
9.	LDR		5
<b>Totals</b>		<b>119</b>	<b>152</b>
<b>Difference</b>	<b>A total loss of 33 residential units</b>		<b>33</b>

**Table 2, Residential Opportunity Site Units Gains or Losses by Zone**

Zone	Location	Gain	Loss
VLDR	4		18
LDR	8		45
LDR	9		5
MDR	2		38
MDR	6	4	
MDR	7		28
MDR	8	91	
HDR	3		18
HDR-AHO	3	24	
<b>Totals</b>		<b>119</b>	<b>152</b>
<b>Difference</b>	<b>A total loss of 33 residential units</b>		<b>33</b>

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>15. PUBLIC SERVICES.</b> <i>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>				
a) Fire protection?	( )	( )	( )	(J)
b) Police protection?	( )	( )	( )	(J)
c) Schools?	( )	( )	( )	(J)
d) Parks?	( )	( )	( )	(J)
e) Other public facilities? [Roads and Infrastructure]	( )	( )	( )	(J)

**Impact Discussion:**

a-e) **No Impact.** The project consists of the rezoning of multiple parcels, and/or portions of parcels throughout the City and no development or ground disturbance is proposed. Any of the project parcels may be developed in the future and at that time a separate environmental review in accordance with the California Environmental Quality Act will be required. Therefore, no impacts to Public Services would result from the project as presented.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>16. RECREATION.</b> <i>Would the project:</i>				
a) 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?	( )	( )	( )	(J)
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?	( )	( )	( )	(J)

**Impact Discussion:**

a-b) **No Impact.** The project consists of the rezoning of multiple parcels, and/or portions of parcels throughout the City and no development or ground disturbance is proposed. Any of the project parcels may be developed in the future and at that time a separate

environmental review in accordance with the California Environmental Quality Act will be required. Therefore, no impacts to Recreation would result from the project as presented.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. TRANSPORTATION.</b> <i>Would the project:</i>				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	( )	( )	( )	(J)
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	( )	( )	( )	(J)
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	( )	( )	( )	(J)
d) Result in inadequate emergency access?	( )	( )	( )	(J)

**Impact Discussion:**

a-d) **No Impact.** The project consists of the rezoning of multiple parcels, and/or portions of parcels throughout the City and no development or ground disturbance is proposed. Any of the project parcels may be developed in the future and at that time a separate environmental review in accordance with the California Environmental Quality Act will be required. Therefore, no impacts to Transportation would result from the project as presented.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. TRIBAL CULTURAL RESOURCES.</b> <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	( )	( )	( )	(J)
ii) 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.	( )	( )	( )	(J)

**Impact Discussion:**

a) 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.

AB 52 notification was initiated for this Project as required for a notice of intent to adopt a negative declaration/mitigated negative declaration.

Senate Bill (SB) 18 requires local agencies to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning

process, thereby providing tribes an opportunity to participate in local land use decisions at an early planning stage. SB 18 notification was initiated for this Project as required for a General Plan Amendment and associated Change of Zone. As of the date of publishing this document, two Tribal responses have been received; one from the San Manuel Band of Mission Indians and the second from Rincon Band of Luiseno Indians. Both have stated that the project is outside of their ancestral territory and have declined consultation.

The project consists of the rezoning of multiple parcels, and/or portions of parcels throughout the City and no development or ground disturbance is proposed. Any of the project parcels may be developed in the future and at that time a separate environmental review in accordance with the California Environmental Quality Act will be required. Therefore, no impacts to Tribal Cultural Resources would result from the project as presented.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>19. UTILITIES AND SERVICE SYSTEMS.</b> <i>Would the project:</i>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?	( )	( )	( )	(J)
d) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	( )	( )	( )	(J)
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	( )	( )	( )	(J)
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	( )	( )	( )	(J)
e) Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?	( )	( )	( )	(J)

#### Impact Discussion:

a-e) **No Impact.** The project consists of the rezoning of multiple parcels, and/or portions of parcels throughout the City and no development or ground disturbance is proposed. Any of the project parcels may be developed in the future and at that time a separate

environmental review in accordance with the California Environmental Quality Act will be required. Therefore, no impacts to Utilities and Service Systems would result from the project as presented.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>20. WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, <i>Would the project:</i>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	( )	( )	( )	(✓)
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	( )	( )	( )	(✓)
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?	( )	( )	( )	(✓)
d) Expose people or structure to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	( )	( )	( )	(✓)

#### Impact Discussion:

a-d) **No Impact. No Impact.** The project consists of the rezoning of multiple parcels, and/or portions of parcels throughout the City and no development or ground disturbance is proposed. Any of the project parcels may be developed in the future and at that time a separate environmental review in accordance with the California Environmental Quality Act will be required. Therefore, no impacts to Wildfire would result from the project as presented.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>21. 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 endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	( )	( )	( )	(J)
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)?	( )	( )	( )	(J)
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	( )	( )	( )	(J)

**Impact Discussion:**

a) **No Impact.** The project consists of the rezoning of multiple parcels, and/or portions of parcels throughout the City and no development or ground disturbance is proposed. Any of the project parcels may be developed in the future and at that time a separate environmental review in accordance with the California Environmental Quality Act will be required. Therefore, no impacts to Mandatory findings of significance would result from the project as presented.

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