

City of Banning
Sunset Crossroads
Environmental Impact Report

Public Scoping Meeting
February 18, 2021

Introductions

- **Lead Agency: City of Banning**
Adam B. Rush, M.A., AICP
Community Development Director
Emily Elliot, AICP
Contract Project Planner
- **Applicant: Northpoint Development**
J.J. Jenkins
Director of Development
- **Environmental Consultant: LSA**
Carl Winter, CEQA Project Manager
- **Planning Consultant: T&B Planning**
Joel Morse, Principal
- **Traffic Consultant: Urban Crossroads**
Charlene So, P.E., Associate Principal

Purpose of Meeting

- Present Project Information
- Explain the Environmental Review Process
- Discuss Scope and Content of the EIR
- Define the Public Input Process
- **No Decision** will be made on the Project Tonight

Scoping Meeting Comments

- The purpose of the scoping meeting is to discuss the scope and content of the EIR. The project merits and the City's decision on project approval/denial will be considered at later meetings.
- The public is encouraged to submit comments electronically to: scalderson@banningca.gov (additional contact information for written comments is provided at the end of this presentation.)
- As appropriate, information will be addressed and/or incorporated into the Draft EIR

Project Site

- The Project Site consists of approximately 532.7 acres of land located south of Interstate 10 (I-10) and the Sunset Avenue interchange.
- The northerly portion of the Project Site consists of approximately 279.8 acres located in the City of Banning.
- The southerly portion of the Project Site consists of approximately 252.9 acres within unincorporated Riverside County. This area is within the City of Banning Sphere of Influence and would be annexed into the City as part of the Project.



FIGURE 1

LSA

LEGEND

- Project Location
- City Boundary



0 500 1000
FEET

SOURCE: Nearmap Imagery (10/12/2020)

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Sunset Crossroads Project NOP
Regional and Project Location

Project Description

Acres	Land Use	Square Footage	Notes
47.9	Freeway – oriented General Commercial	295,000	<ul style="list-style-type: none"> Entertainment, recreation, restaurant, and retail uses 125-room hotel Travel center and fuel sales
397.1	Industrial/Logistic Uses	5.5 million	<ul style="list-style-type: none"> Building sizes ranging from approximately 44,000 to approximately 1.42 million square feet
68.7	Open Space – Park and Open Space - Resource	---	<ul style="list-style-type: none"> 14.6 acres of Natural Open space, along western site boundary, including, includes 5.0 acres of park uses. 54.1 acres of natural open space along western site boundary and within existing arroyos/drainages.
19.0	Roadways	---	
532.7			

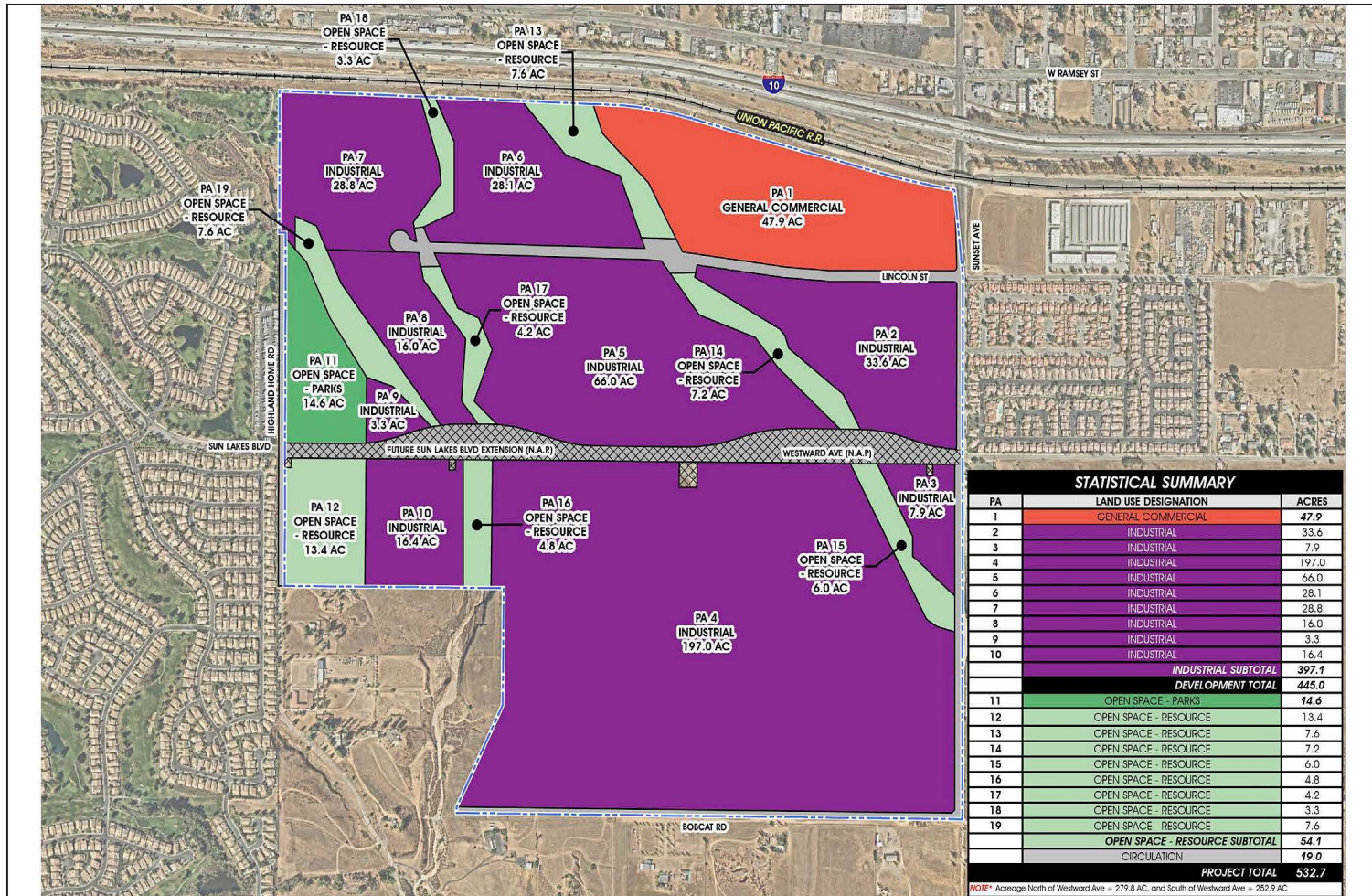
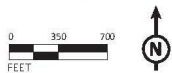


FIGURE 3

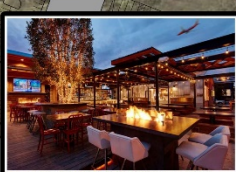
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SOURCE: T&B Planning, Inc. 1/29/2021

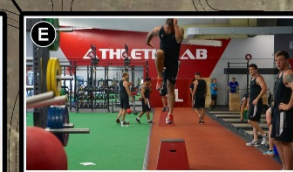
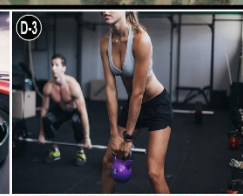
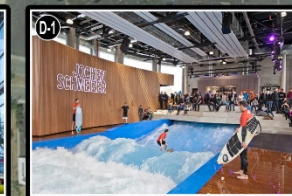
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Sunset Crossroads Project NOP
Conceptual Land Use Plan



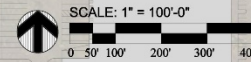
NOTE: Preliminary, NOT FOR CONSTRUCTION
The information is conceptual and subject to adjustments pending further
verification and Client, Tenant, and Governmental Agency approvals.
No warranties or guarantees of any kind are given or implied.

HTH Architects, LLP - Copyright 2020



CONCEPT SITE PLAN - USE / S.F. / PARKING SUMMARY	
NO.	G.B.A.
A: RESTAURANT, SIT-DOWN	+6,000 S.F.
B: RESTAURANT, SIT-DOWN	+6,000 S.F.
C-1: INDOOR SKYDIVING (e.g. "FLY")	+10,600 S.F.
C-2: OBSTACLE COURSE GYM (e.g. "NINJA WARRIOR GYM")	+16,000 S.F.
C-3: CLIMBING WALL GYM (e.g. "WALLTOPIA")	+10,000 S.F.
D-1: WAVE SURF EXPERIENCE (e.g. "CITYWAVE")	+10,600 S.F.
D-2: INDOOR GO-KART RACING (e.g. "K1 SPEED")	+40,700 S.F.
D-3: DISCOFIT GYM STUDIO	+10,000 S.F.
D-4: BOUTIQUE FITNESS STUDIO (e.g. "ORANGE THEORY")	+2,800 S.F.
D-5: MMA FITNESS STUDIO (e.g. "KICKBOXING, JIU JITSU")	+2,800 S.F.
D-6: INDOOR CYCLING STUDIO (e.g. "SOULCYCLE")	+4,700 S.F.
D-7: AERIAL ARTS / DANCE STUDIO (e.g. "ART FLYING AERIAL")	+4,700 S.F.
E: SPORTS TRAINING COMPLEX (e.g. "ING ACADEMY", "ASC")	+40,000 S.F.
F: HOTEL (4 STORIES, 120 ROOMS)	+60,000 S.F.
G: TRAVEL CENTER / TRUCK STOP (e.g. "PILOT FLYING J")	+7,500 S.F.
H: RESTAURANT, SIT-DOWN	+6,000 S.F.
I: RESTAURANT, SIT-DOWN	+6,000 S.F.
J: FOOD HALL / BEER GARDEN (MULTI-TENANT)	+16,000 S.F.
K-1: SPORTS BAR / RESTAURANT (e.g. "SADDLE RANCH")	+8,500 S.F.
K-2: SPORTS THERAPY / REHAB / MEDICINE	+2,500 S.F.
K-3: CHIROPRACTOR	+2,500 S.F.
K-4: MASSAGE THERAPY (e.g. "MASSAGE ENVY", "REFLEXOLOGY")	+2,500 S.F.
K-5: AERIAL CARE CENTER (e.g. "NEOPOST")	+2,000 S.F.
L-1: CHILDREN'S GYM (e.g. "THE LITTLE GYM")	+7,000 S.F.
L-2: LASER TAG	+6,500 S.F.
L-3: INDOOR TRAMPOLINE PARK (e.g. "SKY ZONE")	+12,500 S.F.
M: RETAIL, SMALL SHOPS (MULTI-TENANT)	+12,000 S.F.
N: RESTAURANT, DRIVE-THRU	+3,500 S.F.
O: RESTAURANT, DRIVE-THRU	+3,500 S.F.
TOTAL G.B.A.:	+528,400 S.F.
TOTAL PARKING REQUIRED: PER BANNING, CA - MUNICIPAL CODE, SECTION 17.28.04(B)	+2,069
TOTAL PARKING PROVIDED: (51) TRUCK PARKING SPACES NOT INCLUDED	+2,069

Sunset Crossroads Commercial Zone Concept Site Plan, Uses, & Activities (Banning, CA) October 21, 2020



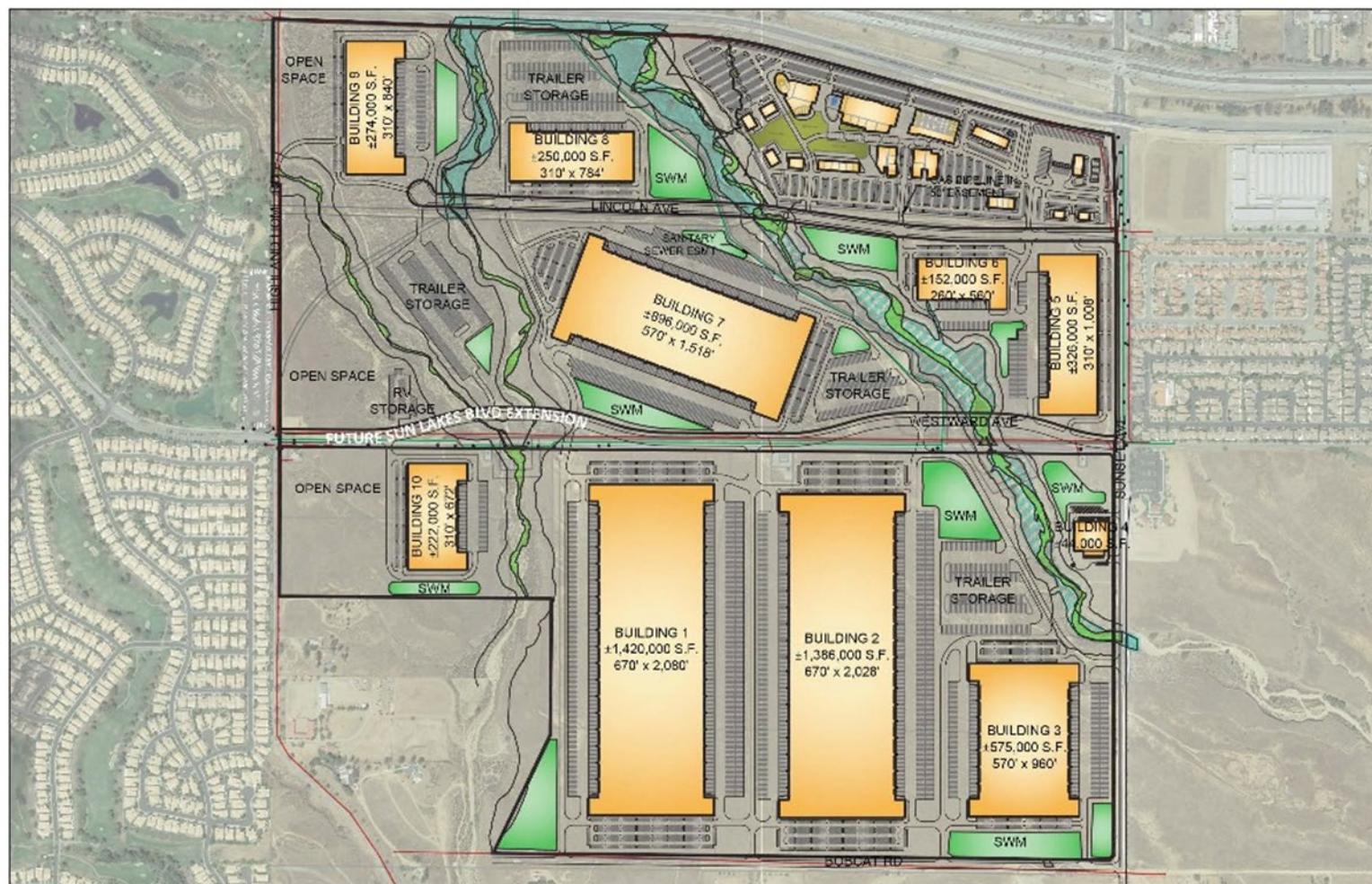


FIGURE 2

LSA

NOT TO SCALE



50000' Northpoint Development, 11/16/2020

203 W 20th St, Suite 200, Phoenix, AZ 85001-1111, USA

Sunset Crossroads Project NOP
Conceptual Site Plan

Project Actions

- General Plan Amendment amending the Project Site from High Density Residential, Medium Density Residential, Open Space-Resource and Open Space-Parks to Industrial, Open Space-Resource.
- Zoning to and adoption of Sunset Crossroads Specific Plan that would create 19 planning areas (PA) and allow for General Commercial, Industrial, and Open Space Uses.
- Approval of Parcel Map and Vesting Tract Map to subdivide the Project Site.
- Adoption of a Pre-Annexation and Development Agreement.
- Application to the Riverside County LAFCO for Annexation of the Southern Portion of the Project Site to the City of Banning.
- Removal of the residential land use and zoning designations of the property and modification of development standards, policies, and conditions applicable to an approximately 40.9-acre site (Residential Transfer Site) owned by the Mt. San Jacinto Community College District (MSJCD)
- The Project may also include creation of a Community Facilities District (CFD).

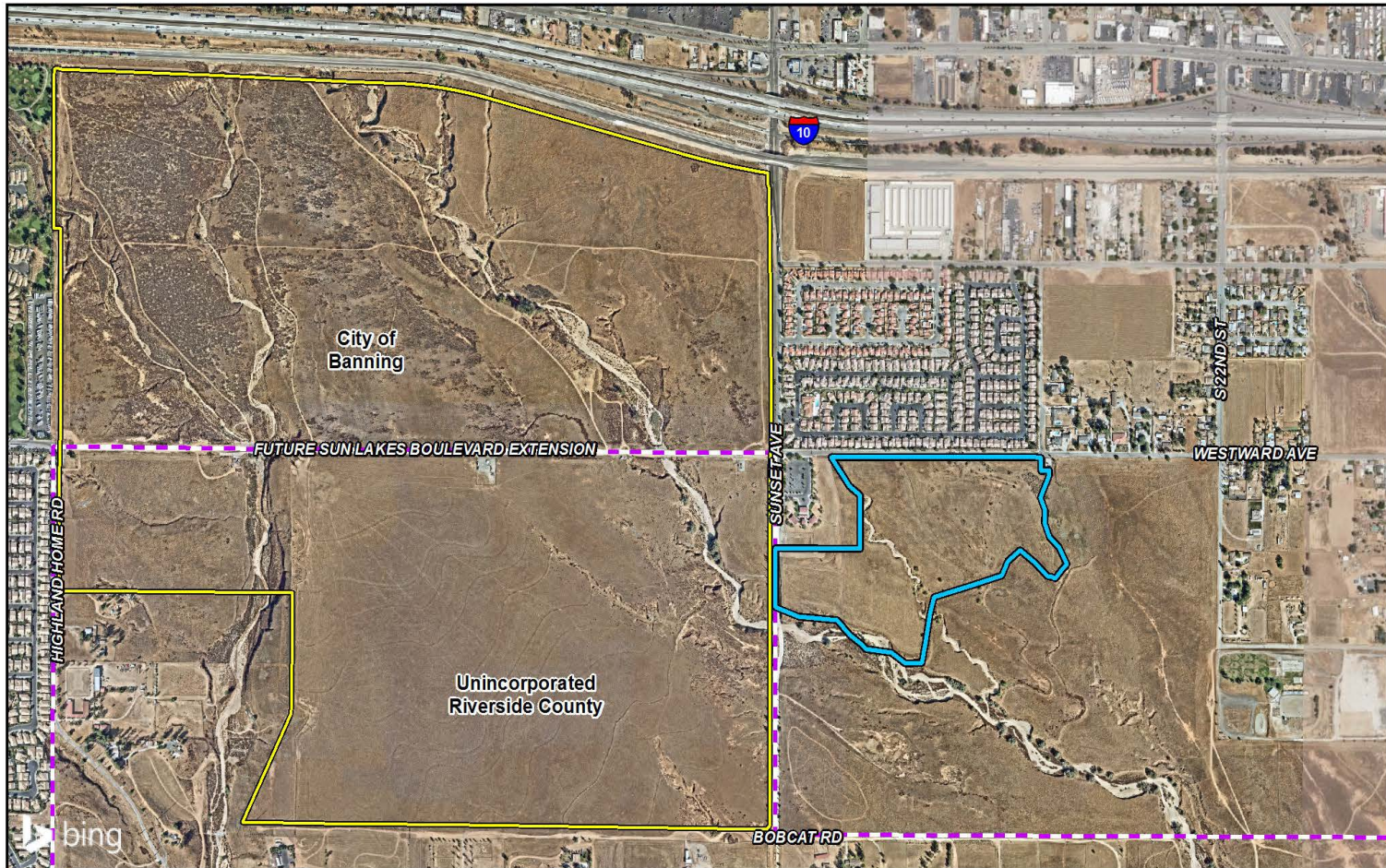
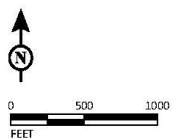


FIGURE 4

LSA



LEGEND

- Residential Transfer Site
- Project Location
- City Boundary

SOURCE: Nearmap Imagery (10/12/2020)

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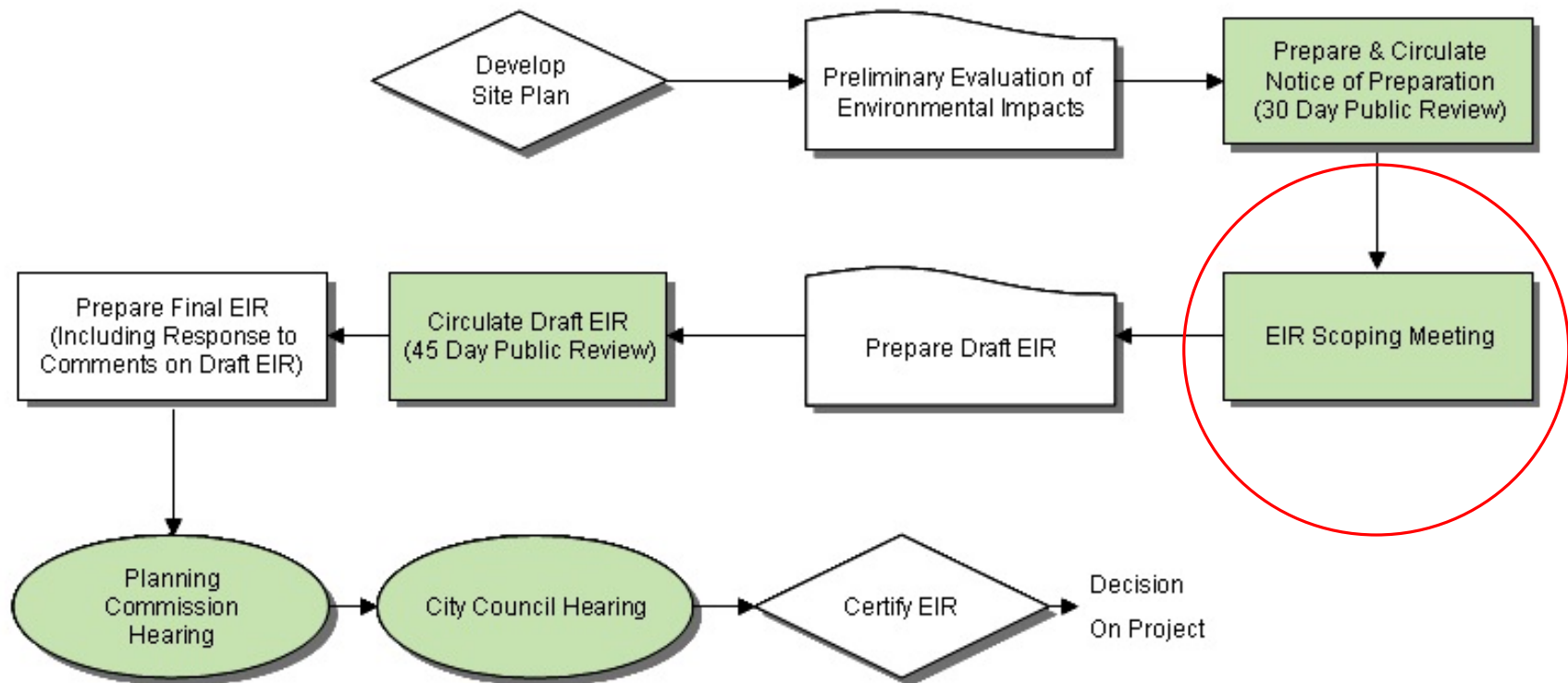
Sunset Crossroads Project NOP
Residential Transfer Site

California Environmental Quality Act (CEQA)

- Provides objective information to the public and decision-makers on the potential environmental effects of the Project
- Identify project impacts, appropriate mitigation, and feasible alternatives to reduce potentially significant impacts
- Provide transparency during the City's decision-making process

Draft Environmental Impact Report

- No Initial Study has been prepared, therefore the Draft EIR will evaluate the issues identified in the 2021 CEQA Guidelines (Appendix G).
- Based on established thresholds, the following conclusions may be identified for each issue:
 - No Impact
 - Less than Significant Impact
 - Less than Significant Impact with Mitigation
 - Significant Impact
- The Draft EIR will incorporate relevant comments received during public review of the NOP and this Public Scoping Meeting



— Opportunities For Public Input

Environmental Impact Report Process

- Prepare Project Description
- 30-day Notice of Preparation (NOP)

Distributed for Public Review: February 2 to March 3, 2021

Available at:

<https://banningca.gov/Archive.aspx?AMID=60&Type=&ADID>

- **Public Scoping Meeting**
- Prepare Technical Studies and Draft EIR (in process)
- 45-day Draft EIR Public Review
- Prepare Final EIR (Response to Comments, findings, etc.)
- Public Hearings/Action on Project

Environmental Issues Addressed in the Draft EIR (Areas of Proposed Analysis)

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

ALSO ADDRESSED:

CUMULATIVE EFFECTS

PROJECT ALTERNATIVES

Next Steps

- Prepare the Draft EIR. Comments raised during the NOP comment period and at the Public Scoping Meeting will be identified and appropriately addressed in the Draft EIR
- The Draft EIR analysis will be supported project-specific technical studies and modeling data.
- Project impacts will be measured against established local and/or regional thresholds.
- As warranted and feasible, mitigation will be identified to reduce the level of significance of project impacts.
- The City will exercise independent review of the Draft EIR prior to public review.

Next Steps (cont'd)

- Distribute Draft EIR for Public Review and Comment (45 days)
- After closure of the review period, the City will respond to all concerns raised during the Public Review period.
- Responses to all comments received in the Draft EIR will be made available prior to the first public hearing
- The Final EIR will then be submitted to the Planning Commission for recommendation and City Council for consideration and certification.

Public Comments

Sunset Crossroads Environmental Impact Report Contact Information

City of Banning

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scalderson@banningca.gov

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Thank you for attending!

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