



# City of Banning

## Community Development Department

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

**Project Title:** Sun Lakes Boulevard Extension Project

**NOTICE IS HEREBY GIVEN** that the City of Banning (City), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration (MND) for the proposed Sun Lakes Boulevard Extension Project ("Project"). The MND has been prepared pursuant to CEQA and the CEQA Guidelines. Copies of available materials may be reviewed or obtained from the City's website ([www.banningca.gov](http://www.banningca.gov)) as well as the Bulletin Board at Banning City Hall, located at 99 E Ramsey Street, Banning, CA 92220. The documents will also be available electronically through the State Clearinghouse (<https://ceqanet.opr.ca.gov/>).

**Project Location:** The Project is located within the City adjacent to unincorporated territory of Riverside County. The alignment of the Project is in the western portion of the City, south of Interstate 10 (I-10), between the intersections of South Highland Home Road to the west and Sunset Avenue to the east. Refer to **Figure 1**.

**Project Description:** The Project will construct a new section of Sun Lakes Boulevard from South Highland Home Road to Sunset Avenue and intersection improvements consistent with General Plan Amendment (GPA) 19-2502. The Project is approximately 5,400 linear feet (1.02 mile) long and 110-feet wide, encompassing approximately 19.4 acres of direct footprint and an additional approximately 9.1 acres of temporary construction disturbance area. Project staging and stockpiling will occur within the City's rights-of-way (ROW). Sun Lakes Boulevard will be constructed according to the City's General Plan Typical Section for an Arterial Highway, with two eastbound and two westbound lanes, each containing a 12-foot wide lane and a 14-foot wide lane; a raised 18-foot wide median; eastbound and westbound 8-foot-wide bike lanes; 8-foot-wide sidewalks; associated road striping, drainage, and street light improvements. The Project also includes drainage improvements and the City's acquisition of approximately 621,000 square-feet (SF) of ROW, approximately 143,000 SF of drainage easements, and approximately 44,000 SF of pipeline easements.

**Environmental Issues:** Environmental issues addressed in the MND include aesthetics; agricultural and forestry resources; air quality; biological resources; cultural resources; energy; geology and soils, greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; noise; population and housing; public services; recreation; transportation; tribal cultural resources; utilities and service systems; and wildfire.

**Environmental Effects:** The Initial Study Checklist determined that the Project would result in potentially significant effects, but with implementation of recommended mitigation measures that would avoid or mitigate effects to a point where clearly no significant environmental impacts on the environment will occur. Mitigation has been included to address Biological Resources, Cultural Resources, and Geology/Soils (Paleontological) Resources.

**Public Review Period:** The MND will be available for a 30-day public review period from Friday, **September 6, 2024 to Monday October 7, 2024. All comments must be received in writing at the address or email below no later than 5 p.m. on Monday, October 7, 2024.** Comments received will be included as part of the record and evaluated to determine if the proposed mitigation has adequately addressed the concerns. **Written comments on this MND should be addressed to:** Emery Papp, Senior Planner, City of Banning Community Development Dept., 99 E. Ramsey Street, Banning, CA 92220  
[epapp@banningca.gov](mailto:epapp@banningca.gov)

**BY ORDER OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING, CALIFORNIA.**

Emery J. Papp, Senior Planner

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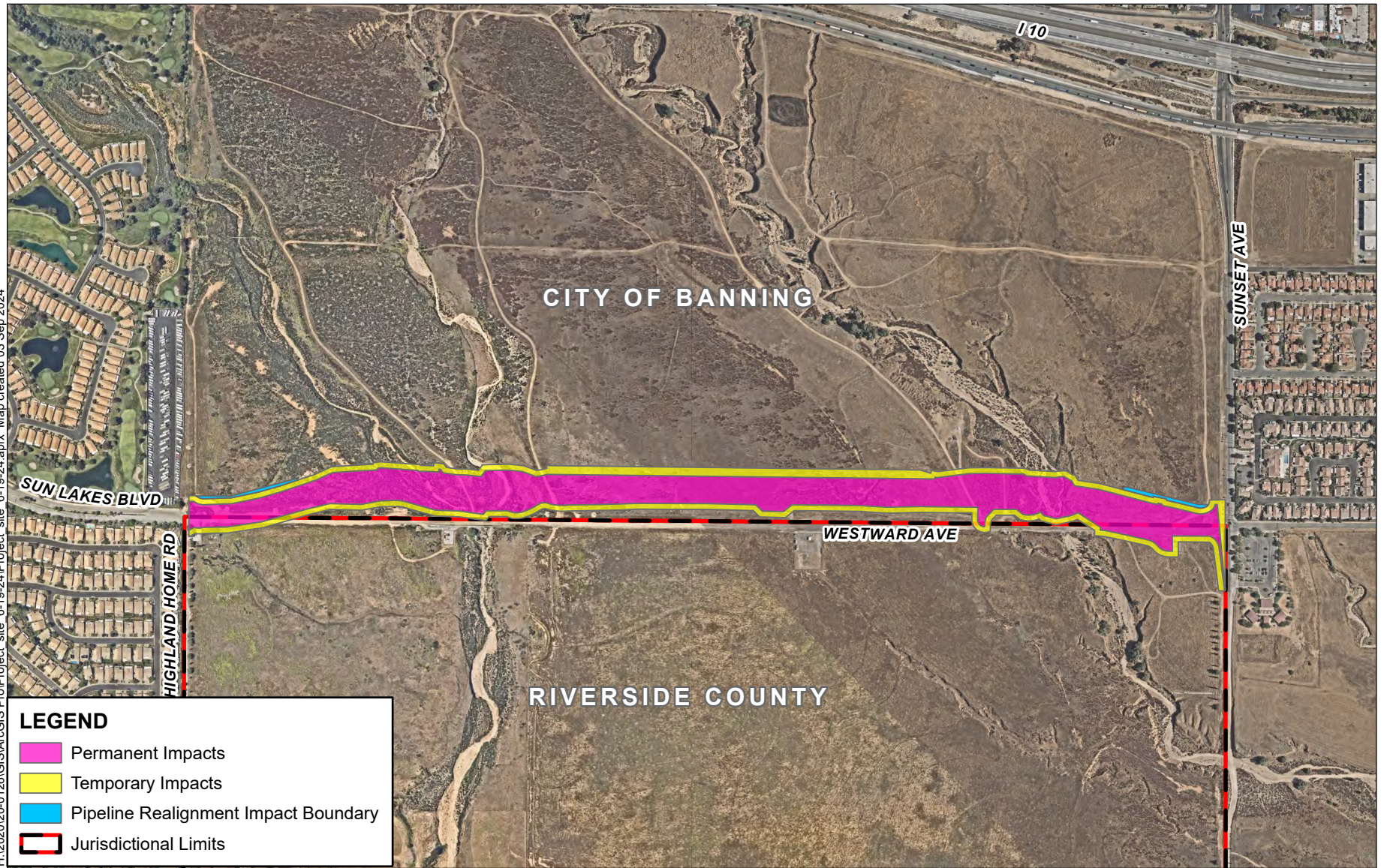
**Availability of the Draft Initial Study/Mitigated Negative Declaration Report:**

The Draft IS/MND for the Sun Lakes Boulevard Extension Project and its technical appendices are available for review online at:

<https://banningca.gov/928/Sun-Lakes-Blvd-Extension>



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Source: Nearmap, 2024.

**Figure 1 - Project Location**  
Sun Lakes Boulevard Extension Project  
Notice of Intent to Adopt an MND