



Proud History  
Prosperous Tomorrow

# City of Banning

99 E. Ramsey Street • P.O. Box 998 • Banning, CA 92220-0998 • (951) 922-3125 • Fax (951) 922-3128

COMMUNITY DEVELOPMENT  
DEPARTMENT

## NOTICE OF PREPARATION AND SCOPING MEETING

**Project Title:** Rancho San Gorgonio Specific Plan

**TO:** Reviewing Agencies and Other Interested Parties

**FROM:** Brian Guillot, Acting Community Development Director

**SUBJECT:** Rancho San Gorgonio Specific Plan

**NOTICE OF PREPARATION REVIEW PERIOD:** April 20, 2015 to May 19, 2015

**SCOPING MEETING:** April 29, 2015, 6:00 to 7:30 PM

Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Banning (City) is the Lead Agency responsible for preparation of an Environmental Impact Report (EIR) addressing potential impacts associated with the proposed Rancho San Gorgonio Specific Plan.

The purpose of this notice is (1) to serve as a Notice of Preparation of an EIR pursuant to the CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting. The City, as Lead Agency, respectfully requests that any Responsible or Trustee Agency responding to this notice respond in a manner consistent with State CEQA Guidelines Section 15082(b). Comments and suggestions should, at a minimum, identify the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the EIR, in addition to whether the responding agency will be a responsible or trustee agency for the proposed project, and any related issues raised by interested parties other than potential responsible or trustee agencies, including interested or affected members of the public.

**Project Location:** The project site is in the southern portion of the City of Banning in Riverside County, California. The site is an irregularly shaped area on the southern edge of the City, about 0.4 mile south of Interstate 10 (I-10), which runs east–west through the City and provides regional access to the site. The project site is bounded by Westward Avenue on the north, Sunset Avenue and Turtle Dove Lane on the west, San Gorgonio Avenue (State Route 243, SR-243) on the east, and Coyote Trail and Old Idyllwild Road on the south.

**Project Description:** The proposed project is a master-planned community on an 831-acre site, and is organized into 44 planning areas (PAs) that include a mixture of residential, commercial, open space, and recreational uses and a maximum of 3,385 residential units. Parks and paseos are incorporated to buffer the natural creeks onsite and to provide nonmotorized access throughout the planned community. Table 1 details the proposed land uses and buildout statistics.

**Table 1 Proposed Land Uses**

Land Use	Gross Acres	% of Area	Dwelling Units (DUs)	Gross Density (du/ac)
<b>Residential</b>				
Very Low Density (VLDR) (0-2.5 du/ac)	47.1	5.7	94	2.0
Low Density (LDR) (2.6-6.0 du/ac)	301.8	36.3	1,355	4.5
Medium Density (MDR) Age Qualified (6.1-12.0 du/ac)	115.9	14.	754	6.5
Medium-High Density (MHDR) (12.1-18.0 du/ac)	51.7	6.2	930	18.0
<b>Residential Totals</b>	<b>516.5 acres</b>	<b>62.2%</b>	<b>3,133 DUs</b>	<b>6.0 du/ac</b>
<b>Parks/Open Space</b>				
RSG Community Park	26	3.2		
Confluence Park	10.2	1.2		
Neighborhood Park	12.7	1.5		
Entry Park	1.1	0.1		
Village Paseos	12.6	1.5		
Creeks/Creek Edge Linear Parks	122	14.7		
Natural Open Space	25.7	3.1		
<b>Open Space Subtotals</b>	<b>210.3 acres</b>	<b>25.2%</b>		
<b>Other</b>				
Neighborhood Commercial	9.3	1.1	168*	18.0*
Public Facility	2.6	0.3		
School	14	1.7	84**	6.0**
Backbone Roadways Right-of-Way	77.	9.3		
Storm Drain Easement	1.1	0.1		
<b>Other Subtotals</b>	<b>104 acres</b>	<b>12.5%</b>		
<b>TOTAL</b>	<b>830.8</b>	<b>100%</b>	<b>3,385***</b>	<b>4.1</b>

Notes:

\* A Residential Overlay alternative of Medium-High Density Residential (MHDR, 12.1-18.0 du/ac) is allowed on Planning Area 9 in lieu of the Neighborhood Commercial designation, if PA 9 does not develop as commercial.

\*\* A Residential Overlay alternative of Low Density Residential (LDR, 2.6-6.0 du/ac) is allowed on Planning Area 16-C in lieu of the School use designation, if the Banning Unified School District does not to acquire PA 16-C and the site is not developed with a school use.

\*\*\* The maximum number of dwelling units to be allowed in the Specific Plan is 3,385 units.

**Environmental Analysis:** Potentially significant adverse environmental impacts associated with the proposed project include Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. These topics will be addressed in the EIR. In addition, the EIR will describe and evaluate a range of reasonable project alternatives that may reduce or avoid any identified significant adverse impacts of the project.

**Responding to this Notice:** Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than 30 days after receipt. The Notice of Preparation and accompanying Initial Study are available for a 30-day public review period beginning April 20, 2015 and ending May 19, 2015.

Copies of the document are available for review at the following locations:

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

Banning Public Library  
21 W. Nicolet Street  
Banning, CA 92220

The document can also be accessed online at: [www.ci.banning.ca.us](http://www.ci.banning.ca.us). **All comments and responses to this notice must be received in writing no later than 5 P.M. on May 19, 2015 to:**

Brian Guillot, Acting Community Development Director  
City of Banning  
99 E. Ramsey Street  
Banning, California 92220

**Scoping Meeting.** The City will conduct a public scoping meeting in conjunction with this Notice of Preparation in order to present the project and the EIR process and to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held on April 29, 2015, from 6:00 to 7:30 P.M. at the City of Banning City Hall located at 99 E. Ramsey Street, Banning, CA.

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

Brian Guillot  
Acting Community Development Director

Dated April 17, 2015