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City of Banning

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COMMUNITY DEVELOPMENT
DEPARTMENT

NOTICE OF AVAILABILITY AND PUBLIC HEARING NOTICE

Project Title: Rancho San Gorgonio Specific Plan State Clearinghouse #2015041064

TO: Reviewing Agencies and Other Interested Parties

FROM: Brian Guillot, Community Development Director

SUBJECT: Notice of Availability of the Draft Environmental Impact Report for the Rancho San Gorgonio Specific Plan

DRAFT EIR REVIEW PERIOD: June 20, 2016 through August 3, 2016

PUBLIC HEARING: September 7, 2016, 6:30 P.M.

Pursuant to the State of California Public Resources Code Section 21165 and the "Guidelines for Implementation of the California Environmental Quality Act" as amended to date, as Lead Agency, the City of Banning is circulating for public review a Draft Environmental Impact Report (EIR) for the proposed Rancho San Gorgonio Specific Plan project.

Project Title: Rancho San Gorgonio Specific Plan

Project Location: The project is located within the City of Banning in Riverside County. The site is bounded by Westward Avenue on the north, Sunset Avenue and Turtle Dove Lane on the west, San Gorgonio Avenue (State Route 243) on the east, and Coyote Trail and Old Idyllwild Road on the south. Access to the site from Interstate 10 is provided via ramps at Sunset Avenue, 22nd Street, and 8th Street, from west to east. A portion of the site (approximately 161 acres) is in the City's sphere of influence (SOI) and is anticipated to be annexed as part of the development process.

Project Description: The proposed project is an 831-acre master-planned community, and is organized into 44 planning areas (PAs) that include a mixture of residential, commercial, open space, and recreational uses and up to 3,133 residential units; or, 3,385 residential units if the commercial site and school site are not developed. Parks and paseos are incorporated to buffer the natural creeks onsite and to provide non-motorized access throughout the planned community.

City actions requested as part of the project include the following:

- Approval of General Plan Amendment / Zone Change to reflect the proposed Specific Plan
- Approval of Master Tentative Tract Map No. 36586 and Conditions of Approval
- Approval of Development Agreement
- Annexation of 161 acres in SOI into City limits
- Adoption of the Rancho San Gorgonio Specific Plan
- Certification of the Rancho San Gorgonio Specific Plan EIR

Environmental Analysis: Environmental issues addressed in the Draft EIR 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. The Draft EIR also evaluates cumulative impacts, growth-inducing impacts, and potential alternatives to the project.

The Draft EIR indicates there may be significant and unavoidable environmental impacts associated with the following environmental categories: air quality (operational emissions and Air Quality Management Plan consistency), greenhouse gas emissions, population, noise (construction and traffic noise), and transportation and traffic (impacted intersections and freeway ramps/mainlines outside of Banning's jurisdiction). Upon compliance with regulatory requirements and recommended mitigation measures, all other environmental impacts were found to be less than significant.

Responding to this Notice: The Notice of Availability and accompanying Draft EIR are available for a 45-day public review period. All interested parties are invited to submit written comments on the Draft EIR for consideration by the Planning Commission. Due to the time limits mandated by state law, comments on the Draft EIR will be received from **June 20, 2016 through August 3, 2016**.

The document can also be accessed online at the City's website – www.ci.banning.ca.us or reviewed in-person at the following locations:

- Banning City Hall – 99 E. Ramsey Street, Banning, CA 92220
- Banning Public Library – 21 W. Nicolet Street, Banning CA 92220

All comments and responses to this notice should be submitted in writing to:

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

Public Hearing: A Planning Commission public hearing has been scheduled to discuss the findings of the Draft EIR. The meeting is scheduled for September 7, 2016, 6:30 P.M. in the Banning City Council Chambers, 99 E. Ramsey Street, Banning, CA 92220.

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

Brian Guillot
Community Development Director

Dated: June 17, 2016