

**NOTICE OF A PUBLIC HEARING TO CONSIDER  
Environmental Impact Report (State Clearinghouse # 2015041064), General Plan  
Amendment No. 13-2503, Zone Change No. 13-3501, Specific Plan No. 13-2001,  
Development Agreement No. 13-1502, Tentative Tract Map No. 36586, and  
Annexation No. 13-1001**

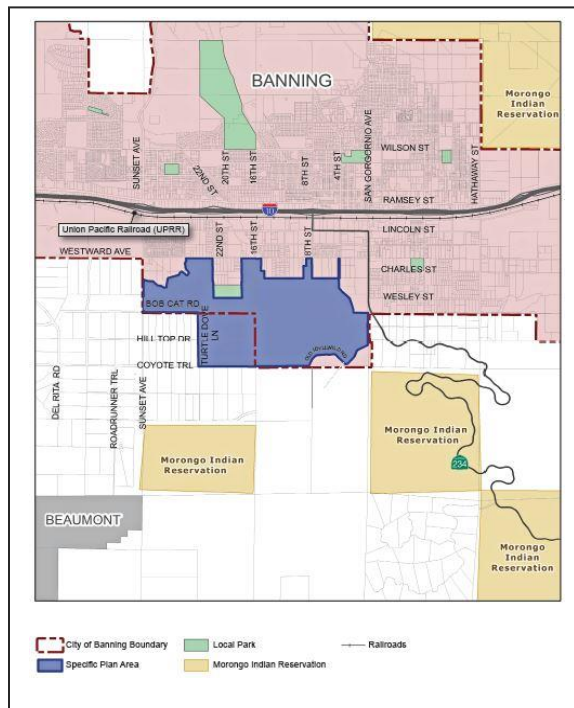
NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning City Council, to be held on Tuesday, September 27, 2016, at 6:00 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider Environmental Impact Report (State Clearinghouse # 2015041064), General Plan Amendment No. 13-2503, Zone Change No. 13-3501, Specific Plan No. 13-2001, Development Agreement No. 13-1502, Tentative Tract Map No. 36586, and Annexation No. 13-1001 related to the San Gorgonio Specific Plan project.

The proposed project site is located within the City of Banning and the City's Sphere of Influence and 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. 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. Access to the site from Interstate 10 is provided via ramps at Sunset Avenue, 22nd Street, and 8th Street, from west to east.

The Rancho San Gorgonio SP project includes the following Assessor's Parcel Numbers: 537-150-005, 537-150-006, 537-150-007, 537-170-002, 537-170-003, 537-170-004, 537-190-001, 537-190-002, 537-190-003, 537-190-004, 537-190-005, 537-190-018, 537-190-019, 537-190-020, 537-190-021, 537-190-022, 537-200-031, 537-200-032, 537-200-033, 537-200-034, 537-200-035, 537-200-036, 537-200-037, 537-200-038, 543-020-001, 543-020-002, 543-020-023, 543-020-021, 543-030-004, 543-040-001, 543-040-002, 543-050-001, 543-050-002, and 543-050-003.

**Project Description:** The Project proposes an 831-acre master-planned community organized into forty-four planning areas (PAs) that include a mixture of residential, commercial, school, 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.

The project requires concurrent consideration of a proposed General Plan Amendment No. 13-2503 and Zone Change No. 13-3501 to reflect the proposed zoning ordinance text and overlay map amendments for the Rancho San Gorgonio Specific Plan; a Water Supply Assessment for the project; proposed Specific Plan No. 13-2001 for the Rancho San Gorgonio Specific Plan to create an 831 acre master planned community composed of 44 planning areas that include a variety of residential densities, common open spaces, an elementary school site and commercial area within the City of Banning; a proposed Master Tentative Tract Map No. 36586 establishing road right-of-ways, 43 numbered lots and 2 lettered lots, a proposed Development Agreement No.13-1502 containing provisions for financing acquisition and infrastructure construction and land use development parameters, and proposed Annexation No. 13-1001 for the annexation of 161 acres of property located in the County of Riverside and within the City's adopted Sphere of Influence General Planning Area and the Rancho San Gorgonio Specific Plan.



**Environmental Impact Report (EIR) Certification:** A Draft Environmental Impact Report (DEIR) was made available for public review and comment pursuant to the provisions of CEQA. The purpose of the DEIR was to identify and describe potential environmental impacts that could result from the Project. The 45-day public review period for the DEIR began on June 20, 2016 and ended on August 3, 2016. The City also held a public scoping meeting on April 29, 2015 to discuss the project, answer questions pertaining to the analyses presented in the DEIR, and receive public comments on the document. The Final Environmental Impact Report (FEIR) proposes text revisions to the DEIR and responses to comments submitted on the DEIR. The City Council will take action to either certify or deny the EIR for the proposed Project, including adoption of a Statement of Overriding Considerations and CEQA Findings of Fact, certification of the Final Environmental Impact Report, and adoption of the Mitigation Monitoring and Reporting Program for the Rancho San Gorgonio Specific Plan project.

A copy of the Specific Plan proposal along with the Environmental Impact Report is available at the City of Banning City Clerk's office, 99 E. Ramsey Street, Banning, CA 92220, as well as at the City Community Development Department's website at <http://www.ci.banning.ca.us>.

All parties interested in speaking either in support of or in opposition of this item are invited to attend said hearing, or to send their written comments to the Community Development Department, City of Banning at P.O. Box 998, Banning, California, 92220.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

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

Brian Guillot  
Community Development Director

Dated: September 13, 2016  
Date Published: September 16, 2016