

THE CITY OF BANNING

NOTICE OF PREPARATION AND OF PUBLIC SCOPING MEETING REGARDING PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE SUNSET CROSSROADS SPECIFIC PLAN AND RELATED ENTITLEMENTS IN COMPLIANCE WITH SECTION 21080.4 OF CEQA STATUTE AND SECTION 15082 OF THE CEQA GUIDELINES

NOTICE IS HEREBY GIVEN that the City of Banning (City), as lead agency has issued a Notice of Preparation and will hold a public scoping meeting to seek input on the Draft Environmental Impact Report (Draft EIR) for the Sunset Crossing project (SCH # 2021020011), to evaluate the environmental impacts of the Sunset Crossroads Specific Plan and related entitlements described below in accordance with the requirements of the California Environmental Quality Act (CEQA),

Project Site:

The Project Site consists of approximately 532.7 acres of land. The Project Site is 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 (Northern Portion of the Site) and is located in the City of Banning; the southerly portion of the Project Site (Southern Portion of the Site) consists of approximately 252.9 acres within the City of Banning's Sphere of Influence (SOI) also within the unincorporated area of Riverside County

The dividing line between the northern portion of the Project Site and the southern portion of the Project Site is a section line that forms the centerline of a proposed extension of Sun Lakes Boulevard from Highland Home Road to Sunset Avenue. The roadway extension is a City project which has been previously considered by the City in the IS/MND adopted in March 2020 for GPA 19-2502 (Sun Lakes Boulevard Extension Project). The roadway extension project encompasses approximately 21.3 acres within a dedicated 110-foot right-of-way that bisects the Site from east to west and is "Not a Part" of the Project Site. Four well/pump/lift stations located south of the future extension of Sun Lakes Boulevard, totaling approximately 0.84 acre are also "Not a Part" of the Site.

Project Description:

- General Plan Amendment amending the Project Site from High Density Residential, Medium Density Residential, Open Space-Resource and Open Space-Parks to approximately 397.1 acres of Industrial, approximately 14.6 acres of Open Space-Parks (within this designation, approximately 5.0 acres will be utilized for park uses with the remaining acreage retained as natural open space) and approximately 54.1 acres of Open Space-Resource. The existing General Commercial designation, on approximately 47.9 acres at the northeast corner of the Project Site, will remain. Including the approximately 19.0 acres devoted for internal roadways, the Project Site encompasses 532.7 acres. The Southern Portion of the Site (located in the City's SOI) is currently designated in the County of Riverside General Plan as Low Density Residential.
- 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.

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- Adoption of a Pre-Annexation and Development Agreement.

The Project may also include creation of a Community Facilities District (CFD).

The Project will include and the EIR will analyze the reasonably foreseeable impacts associated with removal of the residential land use and zoning designations of the property within the City and the requirement to ensure no net loss of residential capacity. To achieve this intent, the EIR will consider the modification of development standards, policies, and conditions applicable to an approximately 40.9-acre site located in the City of Banning owned by the Mt. San Jacinto Community College District (MSJCD). This undeveloped site is located directly south and east of the MSJCD San Gorgonio Pass campus (3144 West Westward Avenue) and immediately east of the Project Site (across Sunset Avenue.) As necessary, one or more additional properties may also be analyzed in the EIR for this purpose.

Time And Location Of Scoping Meeting:

The City will hold an **online Public Scoping Meeting** on February 18, 2021, at 5:30 p.m. for the purpose of receiving comments concerning topics to be analyzed in the EIR. The online Public Scoping Meeting will include a brief presentation introducing the Project and the CEQA process and an opportunity to ask questions regarding the scope of the environmental analysis.

NOP PUBLIC COMMENT PERIOD:	START DATE: FEBRUARY 2, 2021 END DATE: MARCH 3, 2021
DATE, TIME, AND PLACE OF SCOPING MEETING	THURSDAY, FEBRUARY 18 AT 5:30 P.M. AT: City Council Chambers 99 East Ramsey Street Banning, CA, 92220 (public participation via Zoom)

Pursuant Governor's Executive Order N-29-20 all public gatherings, regardless of venue or size, the Council Chambers shall occur with limited capacity and by videoconferencing. For this meeting, the Planning Commissioners, City staff, and public will be able to observe and participate in this meeting in one of the following ways listed below:

<https://us02web.zoom.us/j/83181779659?pwd=L1VUOHpXbCs5SXlkclRGV3Y3QzM0dz09>

Meeting ID: 831 8177 9659

Passcode: 623938

One tap mobile

+16699009128,,83181779659#,,,,*623938#

Dial by your location

+1 669 900 9128 US

Meeting ID: 831 8177 9659

Find your local number: <https://us02web.zoom.us/j/83181779659>

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To observe the live meeting through your personal computer, but not participate with video or oral comments, you may use your computer or smart phone to enter the following or click on the link: <https://banninglive.viebit.com> or on the Banning Government Channel on Cable Television

Information regarding the Notice of Preparation can be obtained by contacting the City's Community Development Department, Planning Division at (951) 922-3125, or by going to the City of Banning website at <https://banningca.gov/Archive.aspx?AMID=60&Type=&ADID=>

Please submit all written comments on the Scoping Meeting and NOP to the contact person listed below no later than 5:00 p.m. on March 3, 2021.

Mailing address:

Community Development Department
c/o Sandra Calderon, Project
Coordinator
99 E. Ramsey Street
Banning, CA 92220

Email addresses:

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arush@banningca.gov

Transmittal Date: **February 2, 2021**

*Publish Date: **February 5, 2021***