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## 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

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### **NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING FOR SUN LAKES VILLAGE NORTH SPECIFIC PLAN AMENDMENT No. 6**

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**To:** State Clearing House, Governor's Office of Planning and Research  
1400 Tenth Street, Sacramento, California 95814  
-AND-  
Agencies, Organizations, and Interested Parties

**From:** City of Banning  
99 E. Ramsey Street • P.O. Box 998 • Banning, CA 92220-0998

**Subject:** Notice of Preparation (NOP) of an Environmental Impact Report and Scoping  
Meeting for the Sun Lakes Village North Specific Plan Amendment No. 6

**Date:** February 21, 2020

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The City of Banning (City) is the Lead Agency under the California Environmental Quality Act (CEQA) for preparation of an Environmental Impact Report (EIR) for the Sun Lakes Village North Specific Plan Amendment No. 6 (proposed project), described below. The City is soliciting input from the public, agencies, organizations, and other interested parties regarding the scope and content of the environmental information presented in the EIR. The project description, location, and the potential environmental effects are described below.

The City will accept comments on the NOP regarding the scope and content of the EIR between February 21, 2020 and March 21, 2020. Written comments with the project name in the subject line may be sent via mail, e-mail, or fax no later than 5:00 PM on March 21, 2017. Please send your comments at the earliest possible date to:

**Adam Rush, M.A., AICP**  
**Community Development Director**  
99 E. Ramsey Street  
Banning, CA 92220  
(Fax) 951-922-3128  
[arush@banningca.gov](mailto:arush@banningca.gov)

## SCOPING MEETING

As part of the EIR scoping process, a public scoping meeting will be held by the City on **Monday, March 2, 2020 at 5:30 pm** at the Sun Lakes Village Community Center/Country Club, 850 Country Club Drive, Banning, California 92220. Verbal and written comments regarding the scope and content of the EIR will be accepted during the meeting.

## PROJECT LOCATION

The project site is located on approximately 47 gross acres between Sun Lakes Boulevard and Interstate 10 approximately 840 feet east of Highland Springs Avenue. The Project site is also identified as APN 419-140-057. (See Figures 1 and 2).

## PROJECT DESCRIPTION

The Project proposes Specific Plan Amendment No. 6 to the Sun Lakes Village North Specific Plan that updates the Specific Plan document to amend the Specific Plan Land Use Plan from "Retail Commercial" to "Business Park" and "Professional Office" along the primary I-10 Freeway frontage and "Commercial Retail" along the Sun Lakes Boulevard frontage. The Specific Plan is also proposed to be amended to revise the permitted land uses; development standards (including maximum building height, setbacks, open space, landscaping, parking, and signage); design guidelines for development; and administration and implementation provisions as shown on the plans on file with the City.

## POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

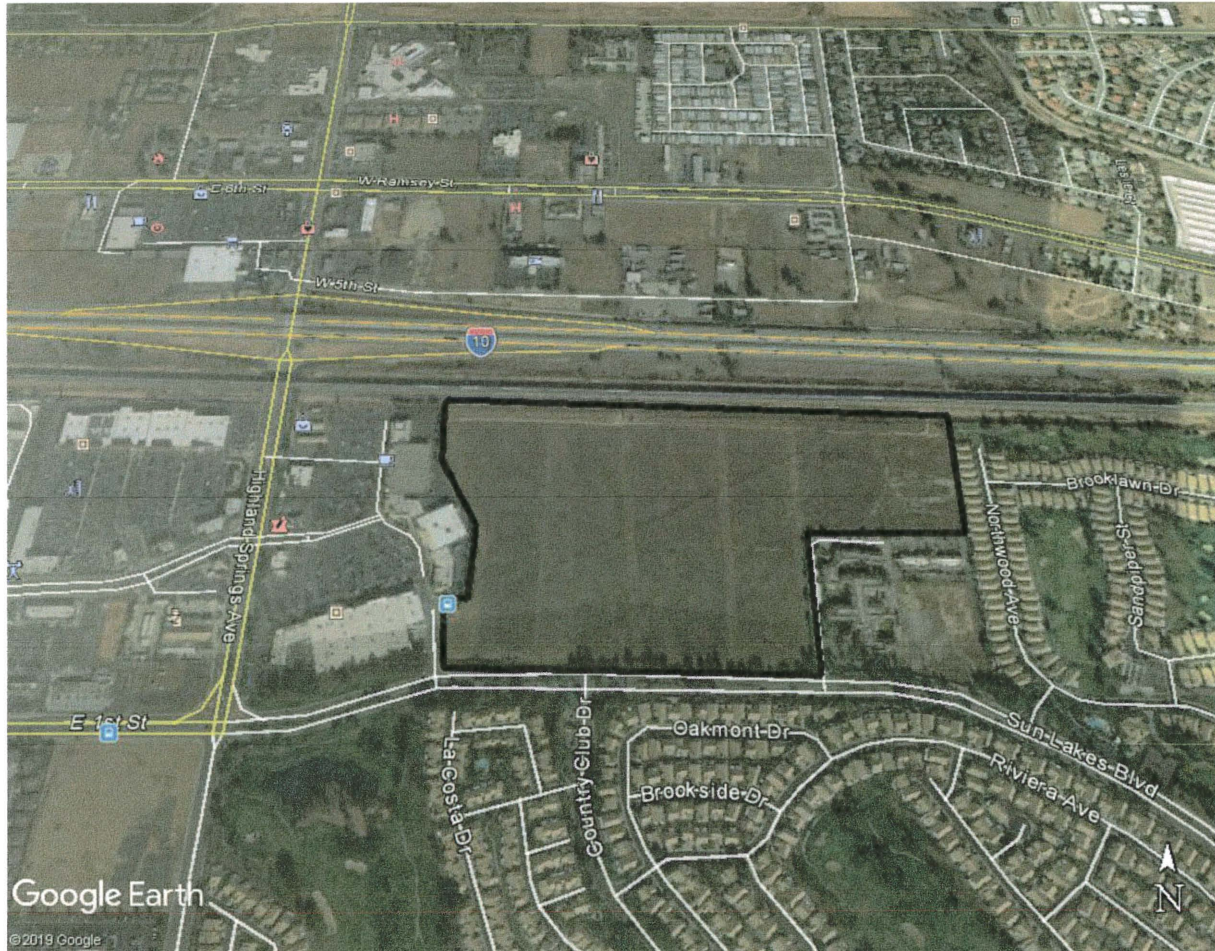
The following list identifies the environmental issues that, pursuant to the findings of the Initial Study, have been determined to pose ***no potentially significant environmental impacts and WILL NOT be analyzed in the EIR:***

- Aesthetics (scenic vistas, scenic highways)
- Agriculture and Forestry Resources
- Hazards and Hazardous Materials
- Geology and Soils (soils and seismic hazards)
- Hydrology and Water Quality (decrease groundwater supplies or interfere substantially with groundwater recharge; located in flood hazard, tsunami, or seiche zone).
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Wildfire

The following list identifies the environmental issues that, pursuant to the findings of the Initial Study, have been determined to pose ***potentially significant environmental impacts and WILL be analyzed in the EIR:***

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**Figure 1**  
**Project Location Map/Aerial Photo**





**Figure 2**  
**Proposed Land Use Plan**

