



# City of Banning

## Community Development Department

### NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Governor's Office of Planning &amp; Research

SEP 14 2020

STATE CLEARINGHOUSE

**Date:** September 11, 2020

**Project Name:** Sun Lakes Village North Specific Plan Amendment No. 5.

**Project Description:** The Project proposes amendment to the Land Use Plan from Retail Commercial to Business & Warehouse, Office and Professional, and Retail & Service. The Specific Plan text 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. At this time there are no land use development entitlements being sought (i.e. site plan, parcel map, etc.).

**Project Location:** The Project site is located on approximately 47 gross acres located northerly of Sun Lakes Boulevard, southerly of Interstate 10 approximately, and easterly of Highland Springs Avenue as shown in Figure 1 – Project Location Map/Aerial Photo. The Project site is also identified as Assessor's Parcel Number 419-140-057.

**Public Review Period:** The 45-day public review for the Draft Environmental Impact Report will begin on **September 11, 2020**, and end on **October 26, 2020**.

Written comments regarding this Draft EIR should be addressed to:

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Community Development Director  
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951-922-3131  
arush@banningca.gov

**Public Hearing:** A public hearing(s) with the Planning Commission and City Council will be conducted at a future date(s). Public hearing notices will be issued at least ten (10) days in advance of any hearing (s).

**Project Impacts:** The Draft Environmental Impact Report evaluates the proposed project's potential individual- and cumulative-level environmental impacts on the following resource areas: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation, tribal cultural resources, utilities and services systems, and wildfire.

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As discussed in Draft EIR Section 4.0, *Environmental Analysis*, the Project would result in significant adverse environmental effects that cannot be mitigated to below levels of significance after the implementation of feasible mitigation measures. The unavoidable significant impacts are identified below.

**Air Quality** – The Project will exceed the thresholds established by the SCAQMD for VOC emissions because of painting and NOx emissions because of the amount of vehicle traffic generated.

**Greenhouse Gas Emissions** - The Project site will generate 11,966.30 MTCO<sub>2</sub>e per year from construction, area, energy, mobile, waste, and water usage which exceeds the Tier 3 screening thresholds both on a project and cumulative basis.

**Vehicle Miles Traveled (VMT)** – The Project does not achieve a 15% below in existing regional VMT per worker threshold. Mitigation measures are identified in the Draft EIR that would minimize these significant impacts but not to less than significant levels.

**Availability of the Draft Environmental Impact Report:** The Draft EIR and its technical appendices is available for review online at the following website:

<https://banningca.gov/Archive.aspx?AMID=60&Type=&ADID=>



