

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 20200290074

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

Lead Agency: City of Banning

Contact Name: Adam Rush, M.A., AICP, Community Development Director

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Project Location: Banning Riverside
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Sun Lakes Village North Specific Plan Amendment No. 5 updates the existing Specific Plan document to amend the Specific Plan Land Use Plan from Retail Commercial (Auto Dealer) to Business Park & Warehouse (BW), Office & Professional (OP), and Retail & Service (RS). 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality: Development allowed by the Project will result in an unavoidable significant adverse impact to regional air quality caused by construction emissions of volatile organic compounds (VOC) and operational emissions of NOx more than the SCAQMD regional significance thresholds for these pollutants. Mitigation Measures AQ-1 Low VOC Paint, AQ-2 Grading Limitations, AQ-3 Require Electrical Hookups, AQ-4 Idling Limits, AQ-5 Electric and Natural Gas Service Equipment, and AQ-6 Electric Vehicle Charging Stations are required to reduce impacts to the maximum extent feasible.

Greenhouse (GHG) Emissions: Development allowed by the Project will generate 11,966.30 MTCO_{2e} per year from construction, area, energy, mobile, waste, and water usage which exceeds the Tier 3 screening thresholds established by the SCAQMD. Mitigation Measures GHG-1 GHG Reduction Documentation, GHG-2 Building Design, GHG-3 LEED Certification, GHG-4 Energy Efficient Lighting, GHG-5 Energy Efficient Building Materials, and GHG-6 Reduce Indoor Water Consumption are required to reduce impacts to the maximum extent feasible.

Vehicle Miles Traveled (VMT): The Project would exceed the 15 percent below existing regional HBW VMT per worker by 19.12 percent. Mitigation Measure VMT-1 Pedestrian Network Improvements is required to reduce impacts to the maximum extent feasible.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Address health risks from diesel trucks if development is reasonably foreseeable,

Traffic, noise, and the types of commercial uses that are planned for the site.

Provide a list of the responsible or trustee agencies for the project.

The Project does not require permits from any responsible or trustee agency.