



2.0 INTRODUCTION AND PURPOSE

This Environmental Impact Report (EIR) is both a project EIR under *CEQA Guidelines* Section 15162 and a program EIR under *CEQA Guidelines* Section 15168. It is being prepared to evaluate, at a project level, the environmental impacts associated with the proposed commercial and industrial development of a 533.8-acre property (Development Site) located in part in the City of Banning (City) and in part in the City's Sphere of Influence (SOI) in unincorporated Riverside County (County), California, which is proposed to be entitled through, among other things, rezoning and pre-zoning of the Development Site and adoption of the Sunset Crossroads Specific Plan (Specific Plan). Implementation of the Specific Plan (referred to as the Development Project¹) would result in a total of 5,903,400 square feet of commercial and industrial uses within 19 established Planning Areas. **Chapter 4.0** of this EIR analyzes the physical environmental effects associated with all components of the Development Project, including planning, grading, construction, and ongoing operation.

Among other things, this rezoning would result in the reduction of the City's residential capacity by a maximum of 1,146 units. Therefore, **Chapter 5.0** of this EIR also evaluates, at a programmatic level, the State law requirement set forth in Government Code Section 66300 et seq. that the City identify and rezone other land in the City to ensure no net loss of residential capacity. The City has identified an approximately 49.2-acre site located east of Sunset Avenue and south of Westward Avenue (Mt. San Jacinto College [MSJC] Site) owned by the Mt. San Jacinto Community College District (MSJCCD) for that purpose. A portion of the MSJC Site houses the existing MSJCCD San Gorgonio Campus. To meet its no net loss obligations, the City has initiated an application to amend the general plan designation and rezone the MSJC Site to very high-density residential development (MSJC Entitlements), creating capacity for up to 1,181 units². To ensure that the existing campus facilities and any future residential development are compatible, and to provide for the clustering allowed by the City's Municipal Code, the City will establish by ordinance a specific plan overlay (Overlay) coterminous with the MSJC Site boundary. No specific development project has been identified for the MSJC Site, and any plan for development would be subject to the requirement that a specific plan be adopted and further environmental review conducted. Collectively, the Development Project and MSJC Entitlements are referred to as the Project.

The City is the public agency which has the principal responsibility for carrying out or approving the Project and, as such, is the Lead Agency³ for this project under the California Environmental Quality Act (CEQA.) CEQA requires the Lead Agency to consider the information contained in the EIR prior to taking any action to approve a discretionary project.⁴ The EIR is also a public disclosure document available to agencies and the public for review and comment prior to the consideration of the Project

¹ "Development Project" is defined as "The Sunset Crossroads Specific Plan Project proposed for the Development Site and Development Project Entitlements," as further described in the project-level component of this EIR.

² The Overlay would require preparation and adoption of a Specific Plan, pursuant to Chapter 17.96 of the Banning Municipal Code (BMC) prior to development of VHDR residential uses on the MSJC Site. The SPZO would allow for the permitting of one single-family residential (SFR) dwelling unit per legal parcel within the MSJC Site.

³ *CEQA Guidelines*, 2023. Section 15367.

⁴ *CEQA Guidelines*, 2023. Section 15357. Discretionary project is defined as a project which requires the exercise of judgement or deliberation when the public agency or body decides to approve or disapprove a particular activity, as distinguished from situations where the public agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances, regulations, or other fixed standards.



by the City and it is intended to serve as an informational document to be considered by the City, during deliberations on the Project, to provide detailed information about the effect the proposed Project is likely to have on the environment, to describe measures that can reduce significant effects of the Project, and to indicate alternatives to the Project as required by Public Resources Code Section 21061. The actions required to implement the Project are detailed in **Chapter 3.0**.

2.1 PURPOSE OF CEQA AND THE ENVIRONMENTAL IMPACT REPORT

According to Section 15002 of the *CEQA Guidelines*, the basic purposes of CEQA are to:

- Inform government decision makers and the public about the potential significant environmental effects of proposed activities;
- Identify ways that environmental damage can be avoided or significantly reduced;
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governing agency finds the changes to be feasible; and
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

CEQA requires that a project be reviewed to determine the environmental effects that would result if the project were approved and implemented. The City has the responsibility for preparing the EIR, processing the applications for approvals, and determining whether to approve the Development Project and certify this EIR. As Lead Agency, the City has the authority to make decisions regarding discretionary actions relating to implementation of the Development Project.

CEQA requires that the Lead Agency consider the information contained in the EIR prior to taking any discretionary action on a project. This EIR provides information to the Lead Agency and other public agencies, the general public, and decision-makers regarding the potential environmental impacts from the construction and operation of the Development Project. The purpose of the public review of the EIR is to evaluate the adequacy of the environmental analysis in terms of compliance with CEQA. Section 15151 of the *CEQA Guidelines* states the following regarding standards from which adequacy is judged:

An EIR should be prepared with a sufficient degree of analysis to provide decisionmakers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among experts. The courts have not looked for perfection but for adequacy, completeness, and a good faith effort at full disclosure.

An EIR is the most comprehensive form of environmental documentation identified in CEQA and the *CEQA Guidelines*, and it provides the information needed to assess the environmental consequences



of a proposed project. EIRs are intended to provide an objective, factually supported, full-disclosure analysis of the environmental consequences associated with a proposed project that has the potential to result in significant, adverse environmental impacts.

Under CEQA (Public Resources Code Section 21002.1[a]):

The purpose of an environmental impact report is to identify the significant effects on the environment of a project, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided.

LSA Associates, Inc. (LSA) has prepared this EIR under contract to the applicant pursuant to *CEQA Guidelines* Section 15084(d)(4). As the City is responsible for the adequacy and objectivity of this EIR, the City has conducted its own independent review and verification of the analysis. Prior to certification, the Planning Commission and the City Council must independently review the methodologies used and the conclusions reached in the EIR.⁵ If certified by the City, the information included in and the conclusions reached in the EIR will therefore represent the City's independent judgment.

This EIR has been prepared utilizing information from City planning and environmental documents, applicant-provided technical studies, and other publicly available data. Alternatives to the proposed Project are also discussed, and mitigation measures that would offset, minimize, or otherwise avoid significant environmental impacts from the Development Project have been identified. This EIR has been prepared in accordance with CEQA⁶ to inform City decision-makers, representatives of other affected/responsible agencies, the public, and other interested parties of the potential environmental consequences that may be associated with the approval and implementation of the proposed Project.

2.2 REGIONALLY SIGNIFICANT PROJECT

When an EIR is prepared for any project that is considered to be of statewide, regional, or area-wide significance,⁷ then the Draft EIR must be submitted to the State Clearinghouse and the appropriate metropolitan area council of governments for review and comment. A project is considered to be of statewide, regional, or area-wide significance if it meets any of the following criteria:

- (1) A proposed local general plan, element, or amendment thereof for which an EIR was prepared.
- (2) A project has the potential for causing significant effects on the environment extending beyond the city or county in which the project would be located. Projects of this nature would include:
 - (A) A proposed residential development of more than 500 dwelling units.

⁵ *CEQA Guidelines*, 2023. Sections 15084((e).

⁶ California Public Resources Code §21000 et seq. and the *Guidelines for California Environmental Quality Act* (California Code of Regulations, Title 14, Division 6, Chapter 3).

⁷ *CEQA Guidelines*, 2023. Section 15206.



- (B) A proposed shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space.
 - (C) A proposed commercial office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor space.
 - (D) A proposed hotel/motel development of more than 500 rooms.
 - (E) A proposed industrial, manufacturing, processing plant, or industrial park planned to employ more than 1,000 persons, occupying more than 40 acres of land, or encompassing more than 650,000 square feet of floor area.
- (3) A project which would result in cancellation of an open space contract made pursuant to the California Land Conservation Act of 1965 (Williamson Act) for any parcel of 100 or more acres.
 - (4) A project for which an EIR has been prepared that is located in and would substantially affect areas of critical environmental sensitivity.
 - (5) A project which would substantially affect sensitive wildlife habitats and habitats for endangered, rare, and threatened species.
 - (6) A project which would interfere with the attainment of regional water quality control standards as stated in the approved area-wide waste treatment management plan.
 - (7) A project which would provide housing, jobs, or occupancy for 500 or more persons within 10 miles of a nuclear power plant.

As described in **Chapter 3.0**, the Development Project would be considered a “project of Statewide, regional or area-wide significance” per criteria 1 and 2(E); therefore, the Notice of Preparation (NOP), Draft EIR, and Notice of Completion (NOC) have been transmitted to the State Clearinghouse and the appropriate metropolitan area council of governments, which in this case is the Southern California Association of Governments (SCAG), for review and comment.

2.3 FORMAT OF THE ENVIRONMENTAL IMPACT REPORT

This EIR is organized as follows:

- **Chapter 1.0, Executive Summary:** Chapter 1.0 provides a summary of the Project; identifies potentially significant impacts, mitigation measures, and the level of significance of each impact following mitigation; and provides a description of Project alternatives.
- **Chapter 2.0, Introduction and Purpose:** Chapter 2.0 outlines the EIR document’s format, including technical appendices; describes the purpose of the EIR, including the legal purpose of CEQA, the intended use of an EIR, and the EIR’s incorporated documents and referenced technical reports; summarizes the public review of the EIR to date; identifies environmental issues that are discussed; and defines the cumulative analysis provided in the EIR.



- **Chapter 3.0, Project Description:** Chapter 3.0 details the geographical setting, Project location, Project setting, applicable land use and zoning designations, Project characteristics, Project objectives, and discretionary actions required to implement the proposed Project.
- **Chapter 4.0, Development Project Impact Analysis:** Chapter 4.0 (Sections 4.1–4.20) provides the detailed analysis of each environmental issue related to the Development Project. Section 4.0 provides a general summary of the methodology used in the assessment of each environmental issue.
- **Chapter 5.0, MSJC Programmatic Analysis:** Chapter 5.0 provides a programmatic analysis of the environmental impacts of the MSJC Entitlements that arise as a result of the City’s application of State law requiring no net loss of residential capacity when the Development Site is rezoned from residential to industrial, commercial, and open space uses.
- **Chapter 6.0, Cumulative Impacts:** Chapter 6.0 documents the cumulative environmental impacts of the Project (i.e., the Development Project and the MSJC Entitlements). The cumulative effects analysis is focused on the areas where the Project’s incremental contribution to a significant cumulative impact is cumulatively considerable.⁸ “Cumulatively considerable” means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects. For the purposes of this cumulative effects analysis, “cumulative projects” are those that would affect the same footprint or defined geographic areas; those that would involve similar construction and/or operational features and/or would have similar types of environmental effects on the same environmental resource areas (for example, projects that have similar air quality emissions within the same air basin); and those that would occur over a similar timeframe.
- **Chapter 7.0, Other CEQA Considerations:** Chapter 7.0 contains discussions of additional topics required by CEQA, including effects found to be significant and unavoidable, and irreversible environmental changes caused by the Project.
- **Chapter 8.0, Alternatives:** Chapter 8.0 contains discussions of alternatives to development of the proposed Project. As allowed by CEQA, the impacts of these alternatives are evaluated at a more general level than the analyses of the proposed Project contained in Chapters 4.0 and 5.0. This chapter also evaluates the proposed effects of the No Project Alternative and identifies the environmentally superior alternative.
- **Chapter 9.0, List of Preparers:** Chapter 9.0 identifies City and Consultant staff who participated in the preparation and review of the EIR.
- **Chapter 10.0, References:** Chapter 10.0 identifies the references used in the preparation of the EIR, the persons contacted, and the other source material.
- **Appendices:** The Appendices contain the NOP, NOP mailing list, NOP comment letters and responses, and public scoping meeting information; the various technical studies that support the

⁸ CEQA Guidelines §15064(h).



EIR analysis; referenced materials; and other relevant material utilized during the preparation of the EIR.

2.4 DOCUMENTS INCORPORATED BY REFERENCE

CEQA permits the incorporation by reference of all or portions of other documents that provide information relevant to the Project and the environmental analysis.⁹ Documents incorporated by reference must be available for public review at an office of the Lead Agency or other public location. The documents identified below are incorporated by reference, and where relevant, the information therein has been summarized throughout the EIR.

2.4.1 City of Banning

2.4.1.1 *City of Banning General Plan (2006)*

The State of California mandates that every city and county adopt a General Plan. The City's General Plan is considered its blueprint for the future. It lays out the vision for how the City would develop. As stated itself, the General Plan provides, "...goals, policies and programs to guide the development of the City and to preserve its valued assets, resources and quality of life. In addition to goals and policies, the General Plan includes issues discussions, exhibits, and tables that provide direction for the rational and thoughtful management of existing and future development." The City's General Plan was adopted in January 2006.

2.4.1.2 *City of Banning General Plan Final EIR (2006)*

The City of Banning General Plan Final EIR summarizes the potential environmental impacts associated with implementation of the City's General Plan, including growth-inducing and cumulative impacts. The Final EIR was certified by the City of Banning City Council on January 31, 2006.

The City's General Plan, Final EIR, and subsequent General Plan Amendments are available for review at the City's Community Development Department and can be accessed online at the following location:

- <http://banning.ca.us/468/General-Plan-Amendments>

2.4.1.3 *City of Banning Integrated Master Plan (2018)*

This Integrated Master Plan (IMP) evaluates the performance and condition of the City's potable water, wastewater, and recycled water systems under existing and future conditions through year 2040. The IMP informs the City during the development and update(s) of its capital improvement plan (CIP) and identifies, plans, and develops the system of water, wastewater, and recycled water system facilities necessary to serve current customers and to support anticipated growth through the year 2040. The IMP can be accessed online at the following location:

- <http://www.ci.banning.ca.us/DocumentCenter/View/10541/2018-Integrated-Master-Plan>

⁹ CEQA Guidelines §15150.



2.4.1.4 City of Banning Development Impact Fee Update Study (2019)

The City imposes public facilities fees under authority granted by the Mitigation Fee Act.¹⁰ The primary purpose of the Development Impact Fee Update Study was to update the City's impact fees, thus enabling the City to expand its inventory of public facilities as new development leads to increases in service demands while maintaining the City's desired level of services. The Development Impact Fee (DIF) Update Study can be accessed online at the following location:

- <https://www.ci.banning.ca.us/DocumentCenter/View/6361/Banning---Development-Impact-Fee-Update-Study---Final-8-7-19>

2.4.1.5 City of Banning Urban Water Management Plan (2020)

The 2020 Urban Water Management Plan (UWMP) for the City was prepared in compliance with the Urban Water Management Planning Act. This Act requires every urban water supplier providing water for municipal purposes to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt, in accordance with prescribed requirements, an Urban Water Management Plan¹¹ assessing the supply and demand of water over at least a 20-year planning horizon under normal water year and various drought conditions. The Act also requires water shortage contingency planning (including, where feasible, drought shortage response actions) be contained in UWMPs. The City's most current UWMP can be accessed online at the following location:

- <http://www.ci.banning.ca.us/DocumentCenter/View/9109/2020-Urban-Water-Management-Plan-UWMP-with-Appendices>

2.4.1.6 City of Banning Municipal Code

A municipal code refers to the collection of laws passed by a local governing body. These laws may be referenced in various ways, such as "ordinance," "bylaw," or "measure." In Banning, "ordinance" is the term used. As long as these ordinances do not conflict with the laws of the State, these ordinances have the "force and effect of law" of the municipality.¹² The City of Banning Municipal Code (BMC) is organized to make the laws of the City as accessible as possible to City officials, City employees, and private citizens. The BMC has been supplemented and is up to date through Ordinance 1590 (July 11, 2023) and can be accessed at the following location:

- https://library.municode.com/ca/banning/codes/code_of_ordinances?nodeId=BANNING_CALIF_ORNIAMUCO

¹⁰ Government Code Sections 66000 et seq.

¹¹ The requirements for UWMPs are found in two sections of the California Water Code, [§10610-10656](#) and [§10608](#). Every urban water supplier that either provides over 3,000 acre-feet of water annually or serves more than 3,000 urban connections is required to submit a UWMP. See: <https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Urban-Water-Management-Plans> (accessed August 30, 2023).

¹² Library of Congress. n.d. Research Guides. Website: <https://guides.loc.gov/municipal-codes> (accessed August 30, 2023).



2.4.1.7 *Sun Lakes Boulevard Extension Project Technical Studies*

The following technical studies have been prepared to support the City's Sun Lakes Boulevard Extension Project. As appropriate, these studies are incorporated by reference into this Draft EIR.

- Air Quality/Greenhouse Gas Analysis for Sun Lakes Boulevard Extension Project
- Western Riverside County Multiple Species Habitat Conservation Plan - Determination of Biologically Equivalent or Superior Preservation Report
- Phase I Cultural Resource Assessment for the Sun Lakes Boulevard Realignment Project
- Energy Tables
- Preliminary Geotechnical Pavement Investigation Sun Lakes Boulevard Realignment South Highland Home Road to Sunset Avenue
- Sun Lakes Boulevard Extension Noise Analysis Report
- Sun Lakes Boulevard Extension VMT Screening Analysis

The aforementioned studies may be reviewed at the City during normal business hours.

2.4.2 **County of Riverside**

2.4.2.1 *County of Riverside General Plan and Environmental Impact Report*

As stated by its Planning Department, Riverside County “is like a quilt.” The Riverside County General Plan is designed to ensure that the quilt retains its core identity by guiding future growth that respects the diversity of the region, shapes and configures development in relation to the land it occupies, and ensures that its various parts relate to its whole. The Southern Portion of the Development Site is located within unincorporated Riverside County within Area Plan 20 (Pass Area Plan). The Pass, or more specifically, the San Gorgonio Pass Area, is a distinctive geographical area between the Coachella, San Jacinto, and Moreno Valleys as shown in **Figure 3-2: Project Location** in **Chapter 3.0** of this EIR. The Badlands separate the Pass Area Plan from Moreno Valley to the west and the San Jacinto Valley to the south. The San Jacinto Mountains form the southern boundary, and the San Bernardino Mountains generally define the northern boundary. The Coachella Valley lies immediately to the east of the planning area. The County of Riverside General Plan document library, which includes the General Plan elements, the Pass Area Plan, and supporting technical studies, can be accessed online at:

- <https://planning.rctlma.org/general-plan-and-zoning/riverside-county-general-plan>
- <https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-GPA-2022-Compiled-PAP-4-2022-rev-20220523.pdf>

The General Plan Final EIR (March 22, 2004) can be referenced online at:

- <https://planning.rctlma.org/general-plan-environmental-impact-report-volume-i>



2.4.2.2 *County of Riverside Code of Ordinances (County Code)*

The Riverside County Code is the collection of laws passed by the County. The Riverside County Code has been updated through June 27, 2023 and can be accessed online at the following location:

- <https://rivcocob.org/ordinances>

2.4.3 **Regional Conservation Authority**

2.4.3.1 *Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)*

The Western Riverside County MSHCP is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their associated habitats in Western Riverside County. The MSHCP Plan Area includes all unincorporated Riverside County land west of the crest of the San Jacinto Mountains to the Orange County line and includes 18 incorporated cities,¹³ and the MSHCP calls for the conservation and management of approximately 500,000 acres within the MSHCP area. The overall goal of this plan is to maintain biological and ecological diversity within a rapidly urbanizing region. The MSHCP allows Riverside County and participating cities to better control local land use decisions and maintain a strong economic climate in the region while addressing the requirements of the State and federal Endangered Species Acts. The City is a party to the Implementing Agreement for the MSHCP and is a member of the Regional Conservation Authority (RCA). The MSHCP document library, which includes the MSHCP documents, amendments, agency resource files, fee studies, and environmental reference materials, can be accessed at:

- <https://planning.rctlma.org/epd/wr-mshcp>
- <https://rctlma.org/western-riverside-county-multiple-species-habitat-conservation-plan-mshcp-0>

2.4.4 **Other Relevant Plans/Programs**

2.4.4.1 *Connect SoCal 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)*

The Connect SoCal 2020–2045 RTP/SCS, adopted by SCAG on September 3, 2020, analyzes the region's transportation system, future growth projections, and potential funding sources in order to develop a long-term framework for transportation planning and sustainable communities development. The RTP/SCS includes policies and regulations set forth to ensure that development within the SCAG regional area accommodates growth, maintains and better manages the existing transportation network, and expands mobility choices by locating housing, jobs, and transit closer together. As part of the RTP, SCAG developed an SCS, which was required by Senate Bill (SB) 375, the Sustainable Communities Act of 2008. The SCS is intended to combine land use and transportation planning with the overall goal of reducing greenhouse gas emissions generated by vehicle travel. This document is accessible online at:

¹³ Temecula, Murrieta, Wildomar, Menifee, Lake Elsinore, Canyon Lake, Norco, Corona, Riverside, Eastvale, Jurupa Valley, Moreno Valley, Banning, Beaumont, Calimesa, Perris, Hemet, and San Jacinto.



- https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial-plan_0.pdf?1606001176

2.5 TECHNICAL STUDIES

A number of technical reports have been prepared to assess specific issues that may result from the construction and operation of the Project. As relevant, the EIR analysis is supported by information obtained from the following technical studies, which have been included as appendices to this EIR (listed in order of first reference). Due to the voluminous nature of the supporting technical information, complete copies of the following appendices are available for review online at the City's website at <http://www.banning.ca.us/>. A complete listing of all references is provided in **Chapter 10.0**.

- **Appendix A: Notice of Preparation/Scoping Information**
 - **A-1:** Notice of Preparation
 - **A-2:** Notice of Preparation Comment Letters
 - **A-3:** Scoping Meeting Materials
- **Appendix B: Sunset Crossroads Specific Plan**
- **Appendix C: Air Quality/Energy/Greenhouse Gas/Health Risk Studies**
 - **C-1:** Air Quality Impact Analysis
 - **C-2:** Health Risk Assessment
 - **C-3:** Greenhouse Gas Analysis
- **Appendix D: Biological Resource Studies**
 - **D-1:** Focused Surveys for the Burrowing Owl
 - **D-2:** Los Angeles Pocket Mouse Focused Survey
 - **D-3:** Narrow Endemic Plant Species Survey Report
 - **D-4:** Results of 2020–2021 Wet Season Fairy Shrimp Focused Surveys
 - **D-5:** Dry Soil Analysis and Cyst Culturing for the Detection of Federally Listed Large Branchiopods
 - **D-6:** Delineation of Jurisdictional Waters
 - **D-7:** Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis
 - **D-8:** Western Riverside County Multiple Species Habitat Conservation Plan Determination of Biologically Equivalent or Superior Preservation Report
 - **D-9:** Desktop Biological Resources Assessment for the Residential Transfer Site
- **Appendix E: Cultural Resource Studies**
 - **E-1:** Phase I Cultural Resources Assessment
 - **E-2:** Desktop Analysis for the MSJC Transfer Site Project



- **Appendix F: Geologic/Paleontologic Studies**
 - **F-1:** Geologic and Geotechnical Review
 - **F-2:** Paleontological Resource Impact Mitigation Program
- **Appendix G: Hazards Reports**
 - **G-1:** Phase I Environmental Site Assessment
 - **G-2:** Fire Protection Plan
- **Appendix H: Hydrologic/Water Quality Studies**
 - **H-1:** Preliminary Hydrology and Hydraulics Study
 - **H-2:** Preliminary Water Quality Management Plan
- **Appendix I: Noise and Vibration Impact Analysis**
- **Appendix J: Transportation Studies**
 - **J-1:** Vehicle Miles Traveled Analysis
 - **J-2:** Traffic Assessment
 - **J-3:** Supplemental Traffic Assessment
 - **J-4:** Supplemental VMT Analysis
- **Appendix K: Water Supply Assessment**
- **Appendix L: Alternatives Analyses Memoranda**
 - **L-1:** Alternative Air Quality Memoranda
 - **L-2:** Greenhouse Gas Alternative Memoranda
 - **L-3:** Alternative Noise Analysis
 - **L-4:** Vehicle Miles Traveled Alternatives Analysis
 - **L-5:** Trip Generation Alternatives Analysis Memoranda

2.6 PUBLIC INVOLVEMENT AND REVIEW OF THE DRAFT ENVIRONMENTAL IMPACT REPORT

2.6.1 Notice of Preparation

The NOP for the Project was distributed to the State Clearinghouse, as well as agencies and organizations that may provide comment on the Project's potential environmental impact(s) on the environment. The 30-day public comment period extended from February 1 to March 3, 2021. An electronic copy of the NOP is available on the City's website:

- <http://www.banning.ca.us/>

Comments received during the public review of the NOP have been previously identified in **Table 1.A** and were utilized to assist in identifying potential environmental impacts addressed in Chapter 4.0 of this EIR. The NOP and all comments received during its public review period are provided in **Appendix A-1** and **Appendix A-2**, respectively.



2.6.2 Public Scoping Meeting

Due to COVID-19 restrictions, the Public Scoping meeting was held virtually on February 18, 2021 at 5:30 p.m. via Zoom. Notice of the Public Scoping Meeting was published in the *Banning Record Gazette* on February 5, 2021 providing the appropriate instructions for public participation in the Scoping Meeting. The Public Scoping Meeting included a presentation providing a summary of the Project, required actions, and the environmental review process. No public comments were received during the Scoping Meeting. The Scoping Meeting presentation is provided in **Appendix A-3** of this EIR.

2.6.3 Native American Consultation

The Development Project includes a General Plan Amendment and implementation of a Specific Plan for the Development Project; therefore, Native American consultation pursuant to both SB 18 and Assembly Bill 52 (AB 52) is required. In total, 31 Native American contacts were invited to participate in consultation efforts. On November 30, 2020 the City reached out to 31 Native American contacts to formally invite participation in tribal consultation pursuant to AB 52 and SB 18 required for the Development Project. The City received responses from the Morongo Band of Mission Indians (MBMI), the Soboba Band of Luiseño Indians (SBLI), and the Agua Caliente Band of Cahuilla Indians (ACBCI) requesting formal consultation with the City regarding the Development Project. The City provided a separate consultation invitation to these same 31 Native American contacts on August 25, 2022, specifically identifying the entitlement actions related to the MSJC Site. In this 2022 consultation, the City stated the MSJC Site Entitlements proposed only changes to the City's land use and zoning maps, and that no construction or physical alterations were proposed or would be authorized under the MSJC Entitlements. The MBMI acknowledged the City's actions and noted the MSJC Site is located within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the MBMI and that any future construction or alterations to the MSJC Site would be of interest to the MBMI. The San Manuel Band of Mission Indians (SMBMI) stated the MSJC Site is outside of Serrano ancestral territory and, as such, SMBMI would not request consulting party status with the City.

Further detail related to the Native American consultation efforts are provided in **Sections 4.18** and **5.4.18** of this EIR.

2.6.4 Draft Environmental Impact Report

The EIR has been provided to all parties who have previously requested notice.¹⁴ The NOC and Notice of Availability (NOA) of the EIR have been distributed as required by CEQA. During the 45-day public review period, the Draft EIR and technical appendices have been made available for review. The Draft EIR and supporting documentation is accessible for review on the City's website at <http://www.banning.ca.us/> and at the following location during the public review period:

¹⁴ Public Resources Code §21092(b)(3).



City of Banning
Community Development Department
99 East Ramsey Street
Banning, California 92220
8:00 a.m.–5:00 p.m., Monday–Friday

Written comments and email comments related to this EIR should be addressed to:

City of Banning
Community Development Department
Adam B. Rush, M.A., AICP, Director
99 East Ramsey Street
Banning, California 92220
Direct: (951) 922-3131 | Fax: (951) 922-3128
arush@banningca.gov

After the 45-day public review period, written responses to all comments on the Draft EIR will be prepared. These responses will be available for review for a minimum of 10 days prior to the public hearings before the City’s Planning Commission and City Council, at which time the certification of the Final EIR will be considered. The Final EIR (which will include the Draft EIR, the public comments and responses to the Draft EIR, and findings) will be included as part of the environmental record used during the consideration of the Project by the City decision-makers.

2.7 MITIGATION MONITORING AND REPORTING PROGRAM

When mitigation measures are required to avoid or reduce the severity of significant impacts, State law requires the adoption of a Mitigation Monitoring and Reporting Program (MMRP). The MMRP is intended to ensure compliance during implementation of the program. An MMRP will be prepared for this EIR to comply with the requirements of State law¹⁵ and considered by the City concurrently with certification of the Final EIR for the proposed Project.

¹⁵ Public Resources Code §21081.6.



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