



City of Banning

Community Development Department

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: December 15, 2023

SCH: 2021020011

Project Name: Sunset Crossroads Project

Project Description: The Sunset Crossroads Project (Development Project or Project) envisions the development of industrial and commercial uses on a 533.8-acre site through adoption of the Sunset Crossroads Specific Plan, including up to 268,400 square feet of medical office, professional office, education, recreation, and commercial uses, a travel center with refueling uses, and a 125-room hotel on 47.9-acres; and up to 5,545,000 square feet of industrial uses (including up to 330,000 square feet of cold storage uses) on 392.0 acres. The Specific Plan text identifies the permitted land uses; development standards, design guidelines; and implementation provisions. The Development Project includes a General Plan Amendment and Zone Changes amending the land use designations on-site to General Commercial (GC), Industrial (I), Open Space – Parks (OS-P), and Open Space – Resources (OS-R). Approximately 65.6 acres of the Project site would be retained as Open Space - Resources (OS-R) and/or Open Space – Parks (OS-P) use, including a five-acre passive park. Approximately 253.7 acres of the site are located outside the current City boundary within the City’s sphere of influence (SOI); therefore, the Project envisions annexation of this area into the city.

The Project would result in the reduction of the City’s residential capacity by a maximum of 1,146 units on the site; therefore, the City’s requirement to identify and rezone other land in the city to ensure no net loss of residential capacity is also evaluated as part of the Project. The City has identified an approximately 49.2-acre site located east of Sunset Avenue and south of Westward Avenue (the MSJC Site) owned by the Mt. San Jacinto Community College District (MSJCCD) to accept the transfer of residential capacity from the Development Project site. The City has initiated a General Plan Amendment and rezoning of the MSJC Site to VHDR (Very High Density Residential) (MSJC Entitlements) allowing a maximum capacity of not less than 1,146 residential units. No residential development is envisioned on the MSJC Site at this time.

Project Location: The Development Project site is located 533.8 acres directly south of I-10 and the Union Pacific Railroad, and west of Sunset Avenue. The northerly 280.1 acres of the site is located in the city, while the southerly 253.7 acres is located within the city’s SOI in unincorporated Riverside County (see Figure 1: Project Location). The Development Project site encompasses the following Assessor’s Parcel Numbers (APNs): 537-110-003 through -005, 537-110-011 through -014, 537-120-013, 537-120-025, and 537-120-028 through -036. The MSJC Site is located in the city on 49.2 acres located at the southeast corner of Westward and Sunset Avenues, encompassing APNs: 537-140-004, 537-140-006 through -012, 537-150-001, 537-150-003 and -004, 537-150-008, and 537-140-001 through -003.

Public Review Period: The 45-day public review for the Draft Environmental Impact Report (EIR) will begin on December 15, 2023, and end on January 30, 2024.

Written comments regarding this Draft EIR should be addressed to:

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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 EIR evaluates the proposed project's potential individual-and cumulative-level environmental impacts on the following resource areas: aesthetics, agricultural and forestry resources, 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, mineral resources, noise and vibration, population and housing, recreation, public services, transportation, tribal cultural resources, utilities and services systems, and wildfire. A Project-level analysis of these issues is provided in Sections 4.1 through 4.20 of the Draft EIR. A programmatic level analysis of potential environmental impacts pertaining to the MSJC Entitlements and cumulative analysis is provided in Chapters 5.0 and 6.0 of the Draft EIR, respectively.

As discussed in Section 4.0 of the Draft EIR, 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

Greenhouse Gas Emissions

Noise

Vehicle Miles Traveled (VMT)

Availability of the Draft Environmental Impact Report: The Draft EIR and its technical appendices are available for review online at: <https://banningca.gov/Archive.aspx?AMID=60&Type=&ADID=>

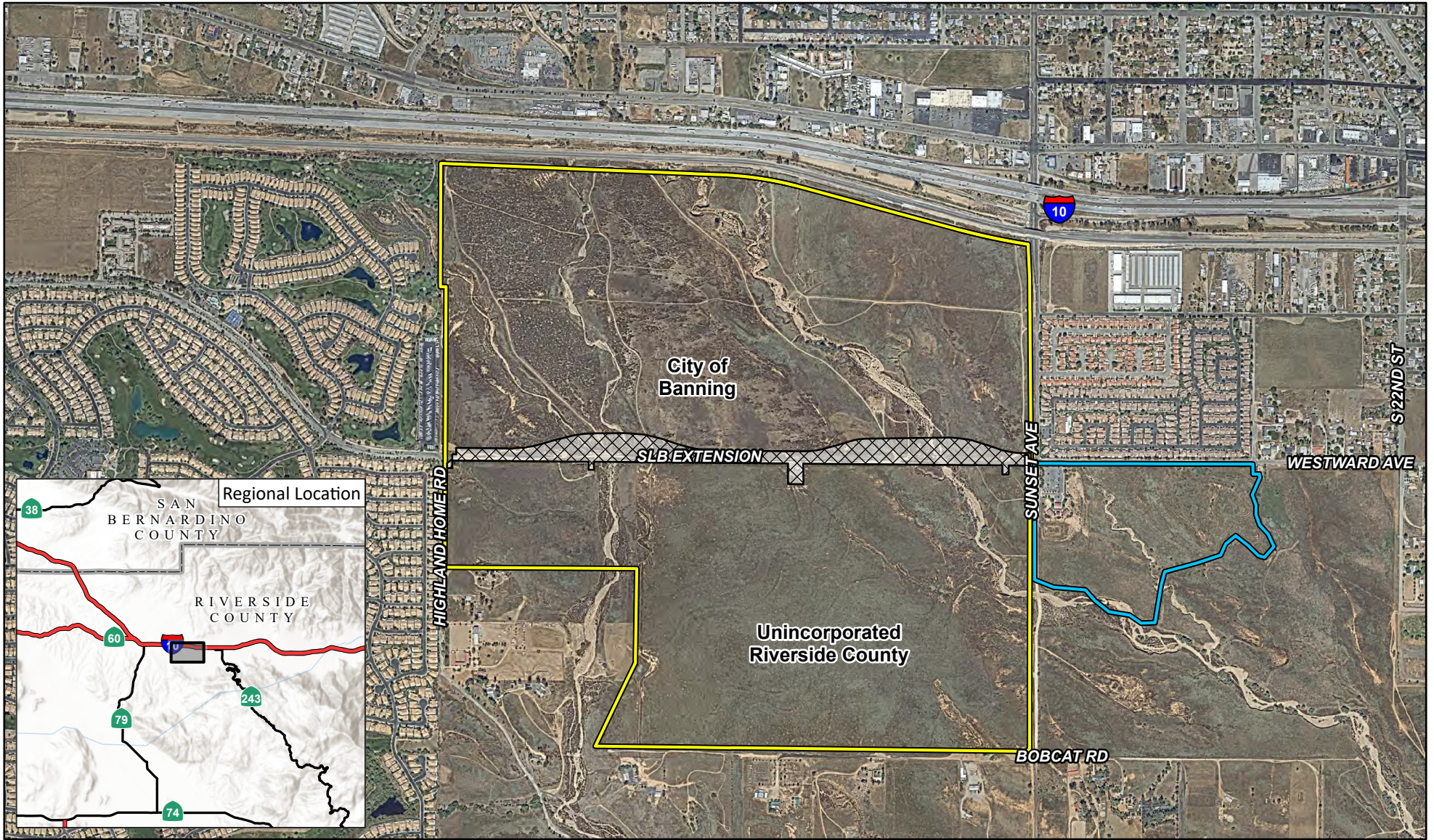
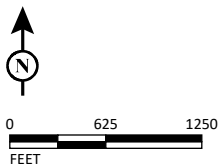


FIGURE 1

LEGEND

- Development Site
- MSJC Site
- Future Sun Lakes Blvd Extension (Not a Part)



SOURCE: Nearmap Imagery (10/12/2020)

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Sunset Crossroads
Project Location

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