

DRAFT

ENVIRONMENTAL IMPACT REPORT

**SUNSET CROSSROADS
CITY OF BANNING, CALIFORNIA
SCH NO. 2021020011**



December 2023

This Page Intentionally Left Blank

DRAFT

ENVIRONMENTAL IMPACT REPORT

**SUNSET CROSSROADS
CITY OF BANNING, CALIFORNIA
SCH NO. 2021020011**



Submitted to:

City of Banning
Community Development
99 East Ramsey Street
Banning, California 92220

Prepared by:

LSA
1500 Iowa Avenue, Suite 200
Riverside, California 92507
951.781.9310

Project No. NPD2001

December 2023

This Page Intentionally Left Blank



TABLE OF CONTENTS

TABLE OF CONTENTS.....	i
FIGURES AND TABLES.....	iv
LIST OF ABBREVIATIONS AND ACRONYMS.....	ix
1.0 EXECUTIVE SUMMARY.....	1-1
1.1 Introduction	1-1
1.2 Environmental Procedures.....	1-2
1.3 Project Location.....	1-5
1.4 Project Summary	1-5
1.5 Potential Areas of Controversy	1-9
1.6 Significant Unavoidable Adverse Impacts.....	1-9
1.7 Alternatives	1-10
1.8 Summary of Impacts and Conditions of Approval/Mitigation Measures	1-13
2.0 INTRODUCTION AND PURPOSE.....	2-1
2.1 Purpose of CEQA and the Environmental Impact Report	2-2
2.2 Regionally Significant Project	2-3
2.3 Format of the Environmental Impact Report.....	2-4
2.4 Documents Incorporated by Reference.....	2-6
2.5 Technical Studies	2-10
2.6 Public Involvement and Review of the Draft Environmental Impact Report.....	2-11
2.7 Mitigation Monitoring and Reporting Program	2-13
3.0 PROJECT DESCRIPTION	3-1
3.1 Overview	3-1
3.2 Project Location.....	3-7
3.3 Existing Land Use, General Plan/Zoning	3-15
3.4 Adjacent Properties and Land Uses.....	3-20
3.5 Development Project Components	3-22
3.6 MSJC Site and MSJC Entitlements	3-103
3.7 Objectives.....	3-107
3.8 Required Actions	3-108
4.0 DEVELOPMENT PROJECT IMPACT ANALYSIS	4-1
4.1 Aesthetics.....	4.1-1
4.2 Agriculture and Forestry Resources	4.2-1
4.3 Air Quality	4.3-1
4.4 Biological Resources	4.4-1
4.5 Cultural Resources.....	4.5-1
4.6 Energy	4.6-1
4.7 Geology and Soils	4.7-1
4.8 Greenhouse Gas Emissions	4.8-1
4.9 Hazards and Hazardous Materials.....	4.9-1
4.10 Hydrology and Water Quality.....	4.10-1



4.11 Land Use and Planning 4.11-1

4.12 Mineral Resources 4.12-1

4.13 Noise and Vibration 4.13-1

4.14 Population and Housing 4.14-1

4.15 Public Services 4.15-1

4.16 Recreation 4.16-1

4.17 Transportation 4.17-1

4.18 Tribal Cultural Resources 4.18-1

4.19 Utilities and Service Systems 4.19-1

4.20 Wildfire..... 4.20-1

5.0 MSJC PROGRAMMATIC ANALYSIS 5-1

5.1 Introduction..... 5-1

5.2 CEQA Requirements..... 5-2

5.3 Description 5-3

5.4 Programmatic Analysis..... 5-4

6.0 CUMULATIVE IMPACTS 6-1

6.1 California Environmental Quality Act Statutory Guidance..... 6-1

6.2 Methodology 6-2

6.3 Cumulative Projects 6-10

6.4 Plans and Programs 6-16

6.5 Cumulative Impact Analysis 6-19

7.0 OTHER CEQA CONSIDERATIONS 7-1

7.1 Significant Environmental Effects That Cannot be Avoided If the Proposed Project
is Implemented 7-1

7.2 Growth-Inducing Impacts..... 7-8

8.0 ALTERNATIVES..... 8-1

8.1 Overview of Project and Alternatives 8-2

8.2 Alternatives Considered but Not Selected for Further Analysis..... 8-8

8.3 Alternative 1: No Project/No Build 8-12

8.4 Alternative 2: No Project/Existing General Plan and Zoning..... 8-17

8.5 Alternative 3: Reduced Commercial 8-46

8.6 Alternative 4: Reduced Industrial 8-72

8.7 Environmentally Superior Alternative..... 8-99

9.0 LIST OF PREPARERS..... 9-1

10.0 REFERENCES 10-1

APPENDICES

- A: NOTICE OF PREPARATION/SCOPING INFORMATION
 - A-1: NOTICE OF PREPARATION
 - A-2: NOTICE OF PREPARATION COMMENT LETTERS
 - A-3: SCOPING MEETING MATERIALS

NOTE:
In the hard copy version of
this EIR, the appendices will
be viewable from the flash
drive provided.



- B: SUNSET CROSSROADS SPECIFIC PLAN
- 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
- 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
- E: CULTURAL RESOURCE STUDIES
 - E-1: PHASE I CULTURAL RESOURCES ASSESSMENT
 - E-2: DESKTOP ANALYSIS FOR THE MSJC TRANSFER SITE PROJECT
- F: GEOLOGIC/PALEONTOLOGIC STUDIES
 - F-1: GEOLOGIC AND GEOTECHNICAL REVIEW
 - F-2: PALEONTOLOGICAL RESOURCE IMPACT MITIGATION PROGRAM
- G: HAZARDS REPORTS
 - G-1: PHASE I ENVIRONMENTAL SITE ASSESSMENT
 - G-2: FIRE PROTECTION PLAN
- H: HYDROLOGIC/WATER QUALITY STUDIES
 - H-1: PRELIMINARY HYDROLOGY AND HYDRAULICS STUDY
 - H-2: PRELIMINARY WATER QUALITY MANAGEMENT PLAN
- I: NOISE AND VIBRATION IMPACT ANALYSIS
- J: TRANSPORTATION STUDIES
 - J-1: VEHICLE MILES TRAVELED ANALYSIS
 - J-2: TRAFFIC ASSESSMENT
 - J-3: SUPPLEMENTAL TRAFFIC ASSESSMENT
- K: WATER SUPPLY ASSESSMENT
- 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



FIGURES AND TABLES

FIGURES

Figure 3-1: Regional Location.....	3-9
Figure 3-2: Project Location	3-11
Figure 3-3: Existing General Plan Designations of the Development Site and MSJC Site.....	3-17
Figure 3-4: Existing Adjacent Land Use Patterns.....	3-23
Figure 3-5: Specific Plan Land Use and Planning Area Map.....	3-27
Figure 3-6: Commercial Area of Specific Plan	3-31
Figure 3-7: Industrial Area of Specific Plan	3-35
Figure 3-8: Conceptual Design of Passive Park in Planning Area 11	3-39
Figure 3-9: Circulation Improvements of the Specific Plan	3-41
Figure 3-10: DMAs of the Specific Plan.....	3-49
Figure 3-11: Potable Water Improvements of the Specific Plan.....	3-53
Figure 3-12: Recycled Water Infrastructure of the Specific Plan	3-55
Figure 3-13: Conceptual Wastewater Plan of the Specific Plan	3-59
Figure 3-14: Master Landscape Plan	3-63
Figure 3-15a: Conceptual Landscape Plan	3-65
Figure 3-15b: Conceptual Plant Palette	3-67
Figure 3-16a-f: Conceptual Streetscapes.....	3-71
Figure 3-17a-f: Fuel Modification Plan	3-85
Figure 3-18: Estimated Construction Schedule	3-97
Figure 3-19: Conceptual Grading Plan.....	3-99
Figure 3-20: Proposed General Plan Designations of Development Site	3-105
Figure 4.1-1: Key View Locations	4.1-3
Figure 4.1-2a: Key View 1	4.1-5
Figure 4.1-2b: Key View 2	4.1-7
Figure 4.1-2c: Key View 3.....	4.1-9
Figure 4.1-2d: Key View 4	4.1-11
Figure 4.1-2e: Key View 5	4.1-13
Figure 4.1-2f: Key View 6	4.1-15
Figure 4.1-2g: Key View 7	4.1-17
Figure 4.1-3: Public On-Site Utility Features.....	4.1-29
Figure 4.1-4: Project Freeway-Oriented Freestanding Sign.....	4.1-39
Figure 4.2-1: FMMP Important Farmland on the Development Site	4.2-5
Figure 4.3-1: South Coast Air Basin Ozone Trend	4.3-12
Figure 4.3-2: California Population, Gross State Product, Diesel Cancer Risk, and Diesel Vehicle Miles Traveled.....	4.3-13
Figure 4.3-3: Sensitive Receptors Near the Project Site	4.3-53
Figure 4.4-1: Vegetation on the Development Site.....	4.4-9
Figure 4.10-1: Hydrologic Units and Subunits.....	4.10-3
Figure 4.10-2: Existing Surface Waters.....	4.10-7
Figure 4.10-3: Existing On-Site Drainage Areas.....	4.10-11
Figure 4.10-4: Development Site FEMA Flood Map	4.10-15



Figure 4.13-1: Noise Monitoring Locations 4.13-5
Figure 4.13-2: Modeled Receptor Locations 4.13-45
Figure 4.15-1: Nearest Public Services to Development Site 4.15-3
Figure 4.16-1: Development Site Passive Park 4.16-9
Figure 4.20-1: CAL FIRE Hazard Severity Zone 4.20-5
Figure 4.20-2: Riverside County Fire Hazard Classification Map 4.20-7
Figure 4.20-3: Development Site Vicinity Fire History Map 4.20-11
Figure 4.20-4a–f: Fuel Modification Plan 4.20-21
Figure 5-1: MSJC Site Views 5-7
Figure 5-2: MSJC Campus Views 5-9
Figure 6-1: Cumulative Projects 6-11
Figure 8.1: Alternative 4 – Conceptual Layout 8-73

TABLES

Table 1.A: Specific Plan Land Use Summary 1-7
Table 1.B: Development Project Summary of Impacts and Conditions of Approval/Project
Design Features/Regulatory Compliance Measures/Mitigation Measures 1-15
Table 3.A: Standard References 3-2
Table 3.B: Project Assessor Parcel Numbers 3-14
Table 3.C: Existing General Plan and Zoning Designations for the Development Site and
MSJC Site 3-19
Table 3.D: Specific Plan Land Use Summary 3-26
Table 3.E: Proposed On-Site WQMP Basins 3-47
Table 4.2.A: Riverside County Agricultural Land Conversion 2016–2018 4.2-2
Table 4.3.A: Summary of Health Effects of the Major Criteria Air Pollutants 4.3-3
Table 4.3.B: National and State Ambient Air Quality Standards 4.3-9
Table 4.3.C: Air Quality Concentrations in the Project Vicinity 4.3-15
Table 4.3.D: American Meteorological Society/Environmental Protection Agency
Regulatory Model (AERMOD) Principal Parameters Used for the Localized
Significance Thresholds (LST) Analyses 4.3-17
Table 4.3.E: Project Land Uses 4.3-19
Table 4.3.F: Regional Thresholds for Construction and Operational Emissions 4.3-30
Table 4.3.G: Diesel Construction Equipment Utilized by Construction Phase 4.3-39
Table 4.3.H: Project Construction Emissions 4.3-43
Table 4.3.I: Short-Term Regional Construction Emissions With Mitigation 4.3-43
Table 4.3.J: Regional Combined Construction and Operational Emissions – Opening Year of
Phase 1 (2024) 4.3-46
Table 4.3.K: Regional Combined Construction and Operational Emissions – Opening Year
of Phase 2 (2025) (Includes Operational Emissions of Phase 1) 4.3-46
Table 4.3.L: Regional Combined Construction and Operational Emissions – Opening Year
of Phase 3 (2026) 4.3-47
Table 4.3.M: Regional Combined Construction and Operational Emissions – Opening Year
of Phase 4 (2027) (Buildout) 4.3-47
Table 4.3.N: Regional Mitigated Combined Construction and Operational Emissions 4.3-48



Table 4.3.O: Construction Localized Significance 4.3-52

Table 4.3.P: Operational Localized Significance 4.3-55

Table 4.3.Q: Health Risk Levels for Nearby Residents and Students 4.3-56

Table 4.4.A: Land Use Acreage by Habitat (Vegetation Community/Land Cover) 4.4-8

Table 4.4.B: Narrow Endemic Plant Species 4.4-12

Table 4.4.C: Development Site Riverine/Riparian Acreage 4.4-31

Table 4.4.D: Development Site Riverine/Riparian Impacts and Conservation 4.4-32

Table 4.6.A: General Plan Consistency Analysis, Energy 4.6-10

Table 4.6.B: Proposed Project Energy Consumption Estimates During Construction 4.6-12

Table 4.6.C: Estimated Annual Energy Use (Unmitigated) at Buildout 4.6-14

Table 4.6.D: Estimated Annual Energy Use (Mitigated) at Buildout¹ 4.6-14

Table 4.6.E: Project Consistency Analysis with Riverside County CAP Screening Tables 4.6-20

Table 4.8.A: Global Warming Potential of Select Greenhouse Gases 4.8-3

Table 4.8.B: Short-Term Construction Greenhouse Gas Emissions 4.8-20

Table 4.8.C: Unmitigated Phase 1 Greenhouse Gas Emissions 4.8-24

Table 4.8.D: Unmitigated Phase 2 Greenhouse Gas Emissions 4.8-24

Table 4.8.E: Unmitigated Phase 3 Greenhouse Gas Emissions 4.8-25

Table 4.8.F: Unmitigated Long-Term Greenhouse Gas Emissions at Buildout 4.8-26

Table 4.8.G: Mitigated Phase 1 Greenhouse Gas Emissions 4.8-29

Table 4.8.H: Mitigated Phase 2 Greenhouse Gas Emissions 4.8-29

Table 4.8.I: Mitigated Phase 3 Greenhouse Gas Emissions 4.8-30

Table 4.8.J: Mitigated Long-Term Greenhouse Gas Emissions at Buildout 4.8-30

Table 4.8.K: Project Consistency Analysis with Riverside County CAP Screening Tables 4.8-32

Table 4.8.L: Project Consistency with Banning General Plan Air Quality Element 4.8-33

Table 4.8.M: Project Consistency with Applicable 2022 Scoping Plan Appendix D Measures 4.8-35

Table 4.8.N: Project Consistency with the 2020 RTP/SCS 4.8-37

Table 4.8.O: Project Consistency with the 2022 AQMP 4.8-38

Table 4.10.A: Historic Groundwater Production (afy) 4.10-13

Table 4.10.B: Beneficial Uses of Surface Receiving Waters 4.10-21

Table 4.10.C: Surface Water Quality Objectives for Inland Waters 4.10-23

Table 4.10.D: Groundwater Objectives 4.10-26

Table 4.10.E: Development Project Infiltration Basins 4.10-42

Table 4.11.A: Development Project Consistency Analysis with the City of Banning General
Plan 4.11-12

Table 4.11.B: Applicable Riverside County General Plan Policies 4.11-24

Table 4.13.A: Short-Term Ambient Noise Level Measurements 4.13-4

Table 4.13.B: Long-Term Ambient Noise Monitoring Results 4.13-4

Table 4.13.C: Existing Traffic Noise Levels 4.13-8

Table 4.13.D: Interpretation of Vibration Criteria for Detailed Analysis 4.13-9

Table 4.13.E: Construction Vibration Damage Criteria 4.13-9

Table 4.13.F: Land Use Compatibility for Community Noise Environments 4.13-11

Table 4.13.G: City of Banning Maximum Noise Level Standards 4.13-12

Table 4.13.H: Land Use Compatibility for Community Noise Exposure 4.13-13

Table 4.13.I: Stationary Source Land Use Noise Standards 4.13-14



Table 4.13.J: Existing (2021) Traffic Noise Levels Without and With Phase 1 Construction	
Traffic.....	4.13-18
Table 4.13.K: Typical Construction Equipment Noise Levels.....	4.13-19
Table 4.13.L: Summary of Construction Phase, Equipment, and Noise Levels.....	4.13-20
Table 4.13.M: Construction Noise Levels.....	4.13-21
Table 4.13.N: Existing (2021) Traffic Noise Levels Without and With Project (Phase 1a).....	4.13-22
Table 4.13.O: Existing (2021) Traffic Noise Levels Without and With Project (Phase 1b).....	4.13-24
Table 4.13.P: Existing (2021) Traffic Noise Levels Without and With Project (Phase 1).....	4.13-26
Table 4.13.Q: Existing (2021) Traffic Noise Levels Without and With Project (Phases 1+2).....	4.13-28
Table 4.13.R: Existing (2021) Traffic Noise Levels Without and With Project (Phases 1+2+3)....	4.13-30
Table 4.13.S: Existing (2021) Traffic Noise Levels Without and With Project (Phases 1+2+3+4).....	4.13-32
Table 4.13.T: Opening Year (2027) Traffic Noise Levels Without and With Project.....	4.13-34
Table 4.13.U: Horizon Year (2045) Traffic Noise Levels Without and With Project.....	4.13-36
Table 4.13.V: Operational Noise Levels.....	4.13-44
Table 4.13.W: Vibration Source Amplitudes for Construction Equipment.....	4.13-49
Table 4.13.X: Potential Construction Vibration Annoyance.....	4.13-51
Table 4.13.Y: Potential Construction Vibration Damage.....	4.13-52
Table 4.14.A: 2020 SCAG Population, Housing, and Employment Forecasts (2016–2045).....	4.14-2
Table 4.14.B: Riverside County and City of Banning Age Characteristics (2015–2019).....	4.14-3
Table 4.15.A: BUSD Classroom Enrollment and Capacity (2022–2023).....	4.15-7
Table 4.16.A: Parks and Recreational Facilities in the City of Banning.....	4.16-3
Table 4.16.B: Joint Use School Facilities.....	4.16-4
Table 4.17.A: Employment Estimates.....	4.17-11
Table 4.17.B: Net Change in Total VMT for the Region.....	4.17-14
Table 4.17.C: Non-Retail VMT per Employee.....	4.17-14
Table 4.19.A: Historic Groundwater Production (afy).....	4.19-3
Table 4.19.B: Projected Groundwater Supply (afy).....	4.19-3
Table 4.19.C: Imported Water Supply from SGPWA.....	4.19-4
Table 4.19.D: UWMP Normal and Single Dry Year Water Demand (afy).....	4.19-5
Table 4.19.E: UWMP Multiple Dry Year Water Demand (Fifth Year).....	4.19-5
Table 4.19.F: Projected Water Demand by Sector 2020 UWMP (afy).....	4.19-6
Table 4.19.G: Riverside County Waste Management Department Landfills.....	4.19-8
Table 4.19.H: Water Demand at Development Project Buildout.....	4.19-21
Table 4.19.I: Normal Year/Single Dry Year Comparison.....	4.19-23
Table 4.19.J: Multiple Dry Year Comparison 2025–2035.....	4.19-24
Table 4.19.K: Multiple Dry Year Comparison 2040–2045.....	4.19-24
Table 4.19.L: Development Project Wastewater Generation.....	4.19-26
Table 4.19.M: Projected Solid Waste Generation.....	4.19-32
Table 4.19.N: Solid Waste Generation Rates in Banning.....	4.19-33
Table 6.A: Cumulative Analysis Geographic Scope.....	6-5
Table 6.B: Cumulative Projects.....	6-13
Table 7.A: Significant Environmental Effects That Cannot Be Avoided.....	7-2
Table 8.A: Significant Environmental Effects that Cannot Be Avoided.....	8-5
Table 8.B: Alternative 2 – Comparison of Regional Operational Emissions.....	8-21



Table 8.C: Alternative 2 – Estimated Annual Energy Comparison	8-27
Table 8.D: Alternative 2 – Long-Term Greenhouse Gas Emissions Comparison.....	8-29
Table 8.E: Alternative 2 – Trip Generation Comparison	8-40
Table 8.F: Alternative 2 – Vehicle Miles Traveled Comparison.....	8-41
Table 8.G: Alternative 3 – Comparison of Regional Operational Emissions	8-49
Table 8.H: Alternative 3 – Estimated Annual Energy Comparison	8-53
Table 8.I Alternative 3 – Long-Term Greenhouse Gas Emissions.....	8-56
Table 8.J: Alternative 3 – Trip Generation Comparison.....	8-67
Table 8.K: Alternative 3 – Vehicle Miles Traveled Comparison	8-67
Table 8.L: Alternative 4 – Comparison of Regional Operational Emissions	8-77
Table 8.M: Alternative 4 – Estimated Annual Energy Comparison	8-81
Table 8.N: Alternative 4 – Long-Term Greenhouse Gas Emissions	8-83
Table 8.O: Alternative 4 – Trip Generation Comparison	8-94
Table 8.P: Alternative 4 – Vehicle Miles Traveled Comparison	8-94
Table 8.Q: Comparison of Alternatives (changes from Development Project).....	8-101
Table 8.R: Comparison of Impacts.....	8-102
Table 8.S: Do the Alternatives Generally Meet Project Objectives?	8-111



LIST OF ABBREVIATIONS AND ACRONYMS

°F	degrees Fahrenheit
µg/m ³	micrograms per cubic meter
AAQS	ambient air quality standards
AB	Assembly Bill
ABAU	Adjusted Business As Usual
ACBCI	Agua Caliente Band of Cahuilla Indians
ACS	American Community Survey
ADT	average daily traffic
ADWF	Average Dry Weather Flow
AERMOD	American Meteorological Society/Environmental Protection Agency Regulatory Model
af	acre-feet
afy	acre-feet per year
AFUE	Annual Fuel Utilization Efficiency
AG	Agricultural
AIA	airport influence area
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
AMI	Area Median Income
AMR	Automatic Meter Read
amsl	above mean sea level
APN	Assessor's Parcel Number
APS	Alternative Planning Strategy
AQMD	Air Quality Management District
AQMP	Air Quality Management Plan
ARB	Air Resources Board
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
ATCM	Airborne Toxic Control Measure
Basin	Coachella Valley Groundwater Basin
Basin	South Coast Air Basin
BCVWD	Beaumont-Cherry Valley Water District
BERD	Built Environment Resources Directory
BESS	battery energy storage system
BEU	Banning Electric Utility



BFSA	Brian F. Smith and Associates, Inc.
bgs	below ground surface
BLD	Banning Library District
BLM	United States Bureau of Land Management
BMC	Banning Municipal Code
BMP	Best Management Practice
BPD	Banning Police Department
BPSP	Beaumont Pointe Specific Plan
BSA	Biological Study Area
BSP	Butterfield Specific Plan
BTU	British thermal units
BUSD	Banning Unified School District
C ₂ Cl ₄	perchloroethylene
C ₂ H ₄ O	acetaldehyde
C ₄ H ₆	1,3-butadiene
C ₆ H ₆	benzene
CAA	Clean Air Act
CAAQS	California ambient air quality standards
CAFE	Corporate Average Fuel Economy
CAL FIRE	California Department of Forestry and Fire Protection
Cal/EPA	California Environmental Protection Agency
Cal/OSHA	California Occupational Safety and Health Administration
CalEEMod	California Emissions Estimator Model
CALGreen Code	California Green Building Standards Code
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CAPS	Criteria Area Plant Species
CARB	California Air Resources Board
CASSA	Criteria Area Species Survey Area
CBC	California Building Code
CBSC	California Building Standards Commission
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission



CEQA	California Environmental Quality Act
CFC	California Fire Code
CFC	chlorofluorocarbon
CFR	Code of Federal Regulations
cfs	cubic feet per second
CGC	California Government Code
CGP	Construction General Permit
CGS	California Geological Survey
CH ₂ O	formaldehyde
CH ₄	methane
CHE	cargo handling equipment
CHWMP	County Hazardous Waste Management Plan
CIP	Capital Improvement Plan
CIP	Capital Improvement Program
City	City of Banning
CIWMP	Countywide Integrated Waste Management Plan
CLCA	California Land Conservation Act of 1965
CLOMR	Conditional Letter of Map Revision
CNEL	Community Noise Equivalent Level
CNG	compressed natural gas
CNPS	California Native Plant Society
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	CO ₂ equivalents
COA	Condition of Approval
County	County of Riverside
CPTED	Crime Prevention Through Environmental Design
CPUC	California Public Utilities Commission
Cr(VI)	hexavalent chromium
CRHR	California Register of Historical Resources
CRPR	California Rare Plant Rank
CTCs	county transportation commissions
CTMP	Construction Traffic Management Plan
CTR	California Toxics Rule
CTR	commute trip reduction
CUP	Conditional Use Permit
CUPA	Certified Unified Program Agency



CVMSHCP	Coachella Valley Multiple Species Habitat Conservation Plan
CWA	Clean Water Act
CY	cubic yard/yards
DA	Drainage Area
dB	decibel
dBA	A-weighted decibel
dBA CNEL	A-weighted decibels Community Noise Equivalent Level
dBA L_{eq}	A-weighted decibels equivalent continuous sound level
dBA L_{max}	A-weighted decibels maximum instantaneous noise level
DBESP	Determination of Biologically Equivalent or Superior Preservation
DDT	dichlorodiphenyltrichloroethane
DEH	Department of Environmental Health
DIF	Development Impact Fee
District	Riverside County Flood Control and Water Conservation District
DMA	Drainage Management Area
DMV	Department of Motor Vehicles
DOC	Department of Conservation
DOF	Department of Finance
DPM	diesel particulate matter
DRRP	Diesel Risk Reduction Plan
DTSC	Department of Toxic Substances Control
du/acre	dwelling units per acre
DUC	Disadvantaged Unincorporated Community
DWR	Department of Water Resources
EER	Energy Efficiency Ratio
EI	Expansion Index
EIC	Eastern Information Center
EIR	Environmental Impact Report
EMFAC2021	California Emissions Factor Model, Version 2021
EO	Executive Order
EOP	Emergency Operations Plan
EPA	Environmental Protection Agency
EPD	Environmental Programs Department
ESA	Environmental Site Assessment
EV	electric vehicle
FAA	Federal Aviation Administration
FBSP	Five Bridges Specific Plan



FCAA	Federal Clean Air Act
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FFA	Future Farmers of America
FHSZ	Fire Hazard Severity Zone
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
FMP	Fuel Modification Plan
FMZ	Fuel Modification Zone
FPP	Fire Protection Plan
FRA	Federal Responsibility Area
FRAP	Fire and Resource Assessment Program
FSZ	Farmland Security Zone
ft	foot/feet
ft ³	cubic feet
FTA	Federal Traffic Administration
G	Grazing Land
GC	General Commercial
GCC	global climate change
GGEs	gasoline gallon equivalents
GHG	greenhouse gas
GIS	geographic information system
GLO	General Land Office
GPA	General Plan Amendment
GPCD	gallons per capita per day
gpd	gallons per day
gpd/ac	gallons per day per acre
gpm	gallons per minute
GSA	Groundwater Sustainability Agency
GWh	gigawatt-hours
GWP	global warming potential
H ₂ S	hydrogen sulfide
HARP	Hot Spots Analysis and Reporting Program
HBW	home-based work
HCD	Housing and Community Development
HCP	Habitat Conservation Plan



HD	high definition
HDR	High Density Residential
HDT	heavy-duty truck
HFC	hydrofluorocarbon
HI	Hazard Index
HMBP	Hazardous Materials Business Plan
hp	horsepower
HPS	high pressure sodium
HQTA	High-Quality Transit Area
HRA	Health Risk Assessment
HRMP	Habitat Restoration and Monitoring Plan
HSC	Health and Safety Code
HSPF	Heating Seasonal Performance Factor
HU	hydrologic unit
HVAC	heating, ventilation, and air conditioning
I	Industrial
I/MR	Industrial – Mineral Resources
I-10	Interstate 10
IARC	International Agency for Research on Cancer
ICC	International Code Council
IFC	International Fire Code
IMP	Integrated Master Plan
in/sec	inches per second
IOU	investor-owned utility
IPCC	Intergovernmental Panel on Climate Change
IRP	Integrated Resource Plan
IS/NOP	Initial Study/Notice of Preparation
ISTEA	Intermodal Surface Transportation Efficiency Act of 1991
ITE	Institute of Transportation Engineers
ITS	Intelligent Transportation System
IWMP	Integrated Waste Management Plan
kBTU/year	thousand therms per year
kV	kilovolt(s)
kWh	kilowatt-hours
L	Farmland of Local Importance
LACM	Los Angeles County Natural History Museum
LAFCO	Local Agency Formation Commission



LAPM	Los Angeles pocket mouse
lbs/day	pounds per day
LCFS	low carbon fuel standard
LDMF	Local Development Mitigation Fee
LDR	Low Density Residential
LEA	Local Enforcement Agency
LED	light emitting diode
Leighton	Leighton and Associates, Inc.
L _{eq}	equivalent continuous sound level
LESA	Land Evaluation and Site Assessment
LID	Low Impact Development
L _{max}	maximum instantaneous noise level
LOMR	Letter of Map Revision
LOS	level of service
LRA	Local Responsibility Area
LST	localized significance threshold
MBMI	Morongo Band of Mission Indians
MBTA	Migratory Bird Treaty Act
MDR	Medium Density Residential
MDT	medium-duty truck
MEI	maximum exposed individual
MEK	methyl ethyl ketone
MEP	maximum extent practicable
mg/L	milligrams/liter
mgd	million gallons per day
MHD	Medium High Density
MICR	maximum individual cancer risk
MLD	Most Likely Descendant
MM	Mitigation Measure
MMCF/day	million cubic feet per day
MMRP	Mitigation Monitoring and Reporting Program
MMT	million metric tons
MMT CO ₂ e	million metric tons of CO ₂ equivalents
MOU	Memorandum of Understanding
mpg	miles per gallon
mph	miles per hour
MPO	Metropolitan Planning Organization



MPOA	Master Property Owner Association
MRMP	Mineral Resource Management Policy
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer System
MSAT	Mobile Source Air Toxics
MSDS	Material Safety Data Sheet
MSHCP	Multiple Species Habitat Conservation Plan
MSJC	Mt. San Jacinto College
MSJCC	Mt. San Jacinto Community College
MSJCCD	Mt. San Jacinto Community College District
MT	metric tons
MT CO ₂ e	metric tons of CO ₂ equivalents
MW	megawatt/megawatts
MWD	Metropolitan Water District
MWELO	water efficient landscape ordinance
MWh	megawatt-hours
N ₂ O	nitrous oxide
NAAQS	national ambient air quality standards
NAHC	Native American Heritage Commission
NAP	Not a Part
NCCP	Natural Community Conservation Plan
NEPS	narrow endemic plant species
NEPSSA	Narrow Endemic Plant Species Survey Area
NESC	National Electrical Safety Code
NF ₃	nitrogen trifluoride
NFIP	National Flood Insurance Program
NFPA	National Fire Protection Association
NHPA	National Historic Preservation Act
NHTSA	National Highway Traffic Safety Administration
NIMS	National Incident Management System
NO ₂	nitrogen dioxide
NOA	Notice of Availability
NOAA	National Oceanic and Atmospheric Administration
NOC	Notice of Completion
NOI	Notice of Intent
Non-VHFHSZ	Non-Very High Fire Hazard Severity Zone
NOP	Notice of Preparation



NO _x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
NZE	near-zero emission
O ₃	ozone
OA	Operational Area
OEHHA	Office of Environmental Health Hazard Assessment
OES	Office of Emergency Services
OHP	Office of Historic Preservation
OHWM	ordinary high water mark
OPR	Office of Planning and Research
OSHA	Occupational Safety and Health Administration
OS-P	Open Space – Parks
OS-R	Open Space – Resources
PA	Planning Area
Pb	lead
PCBs	polychlorinated biphenyls
PCC	Portland-cement concrete
PDF	Project Design Feature
PDP	Priority Development Project
PEIR	Program Environmental Impact Report
PFC	perfluorocarbon
PF-S	Public Facilities – Schools
PGA	peak ground acceleration
PM	particulate matter
PM ₁₀	particulate matter less than 10 microns in diameter
PM _{2.5}	particulate matter less than 2.5 microns in diameter
ppm	parts per million
PPV	peak particle velocity
PRC	Public Resources Code
PRD	Permit Registration Document
Project	Sunset Crossroads Project
PUVs	pickup trucks and vans
PV	photovoltaic
RAFSS	Riversidean alluvial fan sage scrub
RCA	Regional Conservation Authority



RCB	reinforced concrete box
RCFD	Riverside County Fire Department
RCM	Regulatory Compliance Measure
RCP	Regional Comprehensive Plan
RCP	reinforced concrete pipe
RCPL	Riverside County Public Libraries
RCRA	Resource Conservation and Recovery Act
RCSD	Riverside County Sheriff's Department
RCTC	Riverside County Transportation Commission
RCTLMA	Riverside County Transportation and Land Management Agency
RCWMD	Riverside County Waste Management Department
REC	Recognized Environmental Condition
RHNA	Regional Housing Needs Allocation
RHNA	Regional Housing Needs Assessment
RIVCOM	Riverside County Model
RMS	root-mean-square
ROC	reactive organic compound
ROG	reactive organic gas
ROW	right-of-way
RPS	Renewable Portfolio Standard
RSG	Rancho San Geronio
RSGSP	Rancho San Geronio Specific Plan
RTIP	Regional Transportation Improvement Program
RTP	Regional Transportation Plan
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RV	recreational vehicle
RWQCB	Regional Water Quality Control Board
SAFE	Safer Affordable Fuel-Efficient
SAFZ	San Andreas Fault Zone
SB	Senate Bill
SBCM	San Bernardino County Museum
SBLI	Soboba Band of Luiseño Indians
SBNF	San Bernardino National Forest
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCP	Scientific Collecting Permit



SCPPA	Southern California Public Power Authority
SCS	Sustainable Communities Strategy
SDWA	Safe Drinking Water Act
SED	socio-economic data
SEMS	Standardized Emergency Management System
sf	square feet
SF ₆	sulfur hexafluoride
SGMA	Sustainable Groundwater Management Act
SGP Subbasin	San Geronio Pass Subbasin
SGPWA	San Geronio Pass Water Agency
SHGC	Solar Heat Gain Coefficient
SHMA	Seismic Hazard Mapping Act
SHMP	State Hazard Mitigation Plan
SHPO	State Historic Preservation Officer
SIP	State Implementation Plan
SLB	Sun Lakes Boulevard
SLF	Sacred Lands File
SLSP	Sun Lakes Specific Plan
SLVN	Sun Lakes Village North
SMARA	Surface Mining and Reclamation Act
SMARTS	Stormwater Multiple Application and Report Tracking System
SMBMI	San Manuel Band of Mission Indians
SMGB	State Mining and Geology Board
SMJUs	Small and Multi-Jurisdictional Utilities
SO ₂	sulfur dioxide
SoCalGas	Southern California Gas Company
SOI	Secretary of the Interior
SOI	Sphere of Influence
SO _x	sulfur oxides
SP	Specific Plan
SPZO	Specific Plan Zoning Overlay
SR-243	State Route 243
SR-79	State Route 79
SRA	State Responsibility Area
SRE	Source Reduction and Recycling Element
STC	Sound Transmission Class
SWP	State Water Project



SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminant
TDM	Transportation Demand Management
TDS	Total Dissolved Solid
TEA-21	Transportation Equity Act for the 21st Century
THPO	Tribal Historic Preservation Officer
TIA	Traffic Impact Analysis
TMDL	Total Maximum Daily Load
TPA	Transit Priority Area
tpd	tons per day
TPZ	Timberland Production Zone
TRU	transport refrigeration unit
TUMF	Transportation Uniform Mitigation Fee
UCMP	University of California Museum of Paleontology
UCR	University of California, Riverside
UNFCCC	United Nations Framework Convention on Climate Change
UPRR	Union Pacific Railroad
URF	unit risk factor
USACE	United States Army Corps of Engineers
USC	United States Code
USD	Unified School District
USDA	United States Department of Agriculture
USDOT	United States Department of Transportation
USEPA	United States Environmental Protection Agency
USFS	United States Forest Service
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	Underground Storage Tank
UWMP	Urban Water Management Plan
VBMP	design storage volume
VdB	vibration velocity decibels
VHDR	Very High Density Residential
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles traveled
VOC	volatile organic compound
WAIRE	Warehouse Actions and Investments to Reduce Emissions



WARP	Working Age Resident Population
WDF	water demand factor
WDID	Waste Discharge Identification Number
WDR	Waste Discharge Requirement
WEAP	Worker Environmental Awareness Program
WPCO	WAIRE Points Compliance Obligation
WQMP	Water Quality Management Plan
WRCOG	Western Riverside Council of Governments
WRCRCA	Western Riverside County Regional Conservation Authority
WRF	Wastewater Reclamation Facility
WRF	Water Reclamation Facility
WRMSHCP	Western Riverside Multiple Species Habitat Conservation Plan
WSA	water supply assessment
WUI	wildland-urban interface
WWUD	Water and Wastewater Utilities Department
X	Other Land
ZC	Official Zoning Map
ZC	Zoning Change
ZE	zero emission
ZNE	zero net energy



This Page Intentionally Left Blank