

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Sun Lakes Boulevard Extension Project

Lead Agency: <u>City of Banning</u>	Contact Person: <u>Emery Papp, Senior Planner</u>
Mailing Address: <u>99 E. Ramsey Street</u>	Phone: <u>(951) 922-3152</u>
City: <u>Banning</u> Zip: <u>92220</u>	County: <u>Riverside</u>

**Project Location:** County: Riverside City/Nearest Community: City of Banning  
 Cross Streets: South Highland Home Road to the west and Sunset Avenue to the east Zip Code: 92220

Longitude/Latitude (degrees, minutes and seconds): 33 ° 55 ' 4.45 " N / 116 ° 55 ' 29.33 " W Total Acres: 28.5

Assessor's Parcel No.: N/A Section: 7 Twp.: 3S Range: 1E Base: SBBM  
 Within 2 Miles: State Hwy #: I-10 Waterways: Highland Wash, Smith Creek, and Pershing Creek  
 Airports: N/A Railways: Southern Pacific Railroad Schools: See Attachment

**Document Type:**

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	

**Local Action Type:**

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

**Development Type:**

<input type="checkbox"/> Residential: Units _____ Acres _____	<input checked="" type="checkbox"/> Transportation: Type <u>Roadway Project</u>
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

**Project Issues Discussed in Document:**

<input checked="" type="checkbox"/> Aesthetic/Visual	<input checked="" type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

**Present Land Use/Zoning/General Plan Designation:**

See Attachment.

**Project Description:** (please use a separate page if necessary)

See Attachment.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

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|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u>        | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>7</u>                 |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date 9/6/2024 Ending Date 10/7/2024

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Albert A. Webb Associates</u>	Applicant: <u>City of Banning - Community Development Dept.</u>
Address: <u>3788 McCray Street</u>	Address: <u>99 E. Ramsey Street</u>
City/State/Zip: <u>Riverside, CA 92506</u>	City/State/Zip: <u>Banning, CA 92220</u>
Contact: <u>Autumn DeWoody</u>	Phone: <u>(951) 922-3152</u>
Phone: <u>(951) 320-6046</u>	

Signature of Lead Agency Representative:  Date: 9/6/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## **Notice of Completion Attachment**

### **Schools Within 2 Miles:**

Mt. San Jacinto College San Geronio Pass Campus

### **Present Land Use/ Zoning/ General Plan Designation:**

The portion of the Project Site within the City traverses through areas in which the General Plan and Zoning Designations are (from west to east): Specific Plan Overlay, Medium Density Residential (MDR), Open Space-Parks (OS-Pk), Open Space – Resources (OS-R), Low Density Residential (LDR), High Density Residential 20 (HDR-20), Medium Density Residential (MDR), and Very Low Density Residential (VLDR). The portion of the Project Site within the unincorporated territory of the jurisdiction of the County of Riverside has a General Plan land use designation of Low Density Residential (LDR) and a zoning designation of Light Agriculture (A-1-10.)

### **Project Description:**

The Project entails the construction of a new section of the Sun Lakes Boulevard from Highland Home Road to Sunset Avenue and intersection improvements consistent with General Plan Amendment (GPA 19-2502). The proposed Project is approximately 5,400 linear feet (1.02 mile) long and 110-feet wide, encompassing approximately 19.2 acres of direct footprint and an additional approximately 6.5 acres of temporary construction disturbance area. Project staging and stockpiling will occur within the City's rights-of-way (ROW). Sun Lakes Boulevard will be constructed according to the City's General Plan Typical Section for an Arterial Highway, with two eastbound and two westbound lanes, each containing a 12-foot wide lane and a 14-foot wide lane; a raised 18-foot wide median; eastbound and westbound 8-foot-wide bike lanes; 8-foot-wide sidewalks; associated road striping, drainage, and street light improvements. The Project also includes drainage improvements and the City's acquisition of approximately 621,000 square-feet (SF) of ROW, approximately 143,000 SF of drainage easements, and approximately 44,000 SF of pipeline easements.