AGENDA
CITY OF BANNING
SPECIAL PLANNING COMMISSION MEETING

STUDY SESSION: Wednesday, August 31, 2016 @ 6:30 PM
City Council Chambers, 99 E. Ramsey Street
Banning, CA 92220

I. CALL TO ORDER: Chairman Shaw

➢ Pledge of Allegiance: Commissioner Price

➢ Roll Call: Commissioners Krick, Briant, Price, Wallace, Chairman Shaw.

II. PUBLIC COMMENTS: - On Items Not on the Agenda

A five-minute limitation shall apply to each member of the public who wishes to address the Chairman and Commissioners not on the agenda. No member of the public shall be permitted to “share” his/her five minutes with any other member of the public. (Usually, any items received under this heading are referred to staff or future study, research, completion and/or future Commissioner Action.) PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.

III. STUDY SESSION: NO ACTION IS RECOMMENDED AT THIS SPECIAL MEETING

RANCHO SAN GORGONIO SPECIFIC PLAN

a. Presentation of the Project
b. Public Comments

IV. ADJOURMENT:

The City of Banning Planning Commission is hereby adjourned to the regular Planning Commission meeting of September 7, 2016 starting at 6:30 p.m. in the City Council Chambers.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division (951) 922-3125. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA title II].
DATE: August 31, 2016

TO: Planning Commission

FROM: Brian Guillot, Community Development Director
      Patty Nevins, Senior Planner

SUBJECT: Rancho San Gorgonio Specific Plan

STAFF RECOMMENDATIONS:

Staff does not recommend any action at this Special Meeting; this item is a study session for information and fact sharing only.

BACKGROUND:

The Rancho San Gorgonio Specific Plan project is located within the City of Banning and they City’s Sphere of Influence (SOI) and is bounded by Westward Avenue on the north, Sunset Avenue and Turtle Dove Lane on the west, San Gorgonio Avenue (State Route 243) on the east, and Coyote Trail and Old Idyllwild Road on the south. A portion of the site (approximately 161 acres) is in the City’s sphere of influence (SOI) and is anticipated to be annexed as part of the development process. Access to the site from Interstate 10 is provided via ramps at Sunset Avenue, 22nd Street, and 8th Street, from west to east.

City actions requested by the applicant as part of the project include the following:

- Approval of General Plan Amendment to reflect the proposed Specific Plan
- Approval of a Zone Change to reflect the proposed Specific Plan
- Approval of the Water Supply Assessment for the project
- Adoption of the Rancho San Gorgonio Specific Plan
- Approval of Master Tentative Tract Map No. 36586 and Conditions of Approval
• Approval of a Development Agreement
• Annexation of 161 acres in Sphere of Influence (SOI) into City limits
• Certification of the Rancho San Gorgonio Specific Plan Environmental Impact Report, adoption of a Statement of Overriding Considerations, and adoption of the Mitigation Monitoring and Reporting Program

Project Description:
The proposed Rancho San Gorgonio Specific Plan project is an 831-acre master-planned community, and is organized into 44 planning areas (PAs) that include a mixture of residential, commercial, open space, and recreational uses and up to 3,133 residential units; or, 3,385 residential units if the commercial site and school site are not developed. A fire station, four (4) community parks along with paseos that are incorporated to buffer the natural creeks are also proposed.

During the study session representatives for the applicant, Diversified Pacific Homes, will present the project in greater detail.

Environmental Analysis:
Environmental issues addressed in the Draft Environmental Impact Report (DEIR) include aesthetics, agricultural resources; air quality; biological resources; cultural resources; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; population and housing; public services; recreation; transportation and traffic; and utilities and service systems. The DEIR also evaluates cumulative impacts, growth-inducing impacts, and potential alternatives to the project.

The DEIR indicates there may be significant and unavoidable environmental impacts associated with the following environmental categories: air quality (operational emissions and Air Quality Management Plan consistency), greenhouse gas emissions, population, noise (construction and traffic noise), and transportation and traffic (impacted intersections and freeway ramps/mainlines outside of Banning’s jurisdiction). Upon compliance with regulatory requirements and recommended mitigation measures, all other environmental impacts were found to be less than significant. The comment period for the DEIR has concluded, and the Final Environmental Impact Report is currently being finalized.

ATTACHMENTS:
The Rancho San Gorgonio Specific Plan and Draft Environmental Impact Report (DEIR) were provided to the Planning Commission for review separately.