SECTION 4.0
ENVIRONMENTAL ANALYSIS

The following subsections of the EIR contain a detailed environmental analysis of the existing conditions, Project impacts (including direct and indirect, short-term and long-term, and cumulative), recommended mitigation measures, and unavoidable adverse impacts that cannot be mitigated, where these are identified. This EIR analyzes those environmental issue areas identified in the Expanded Notice of Preparation (Appendix A, *Expanded NOP and Public Comments*) where potentially significant impacts could occur as a result of Project implementation, based on information gathered throughout the EIR process. The EIR examines the following environmental issue areas outlined in the CEQA Guidelines Appendix G, Environmental Checklist:

- Aesthetics, Light, and Glare (Section 4.1)
- Agricultural Resources (Section 4.2)
- Air Quality (Section 4.3)
- Biological Resources (Section 4.4)
- Climate Change (Section 4.5)
- Cultural and Historic Resources (Section 4.6)
- Geology, Soils, and Seismicity (Section 4.7)
- Hazards and Hazardous Materials (Section 4.8)
- Hydrology and Water Quality (Section 4.9)
- Land Use and Planning (Section 4.10)
- Noise (Section 4.11)
- Public Services and Utilities (Section 4.12)
- Transportation and Traffic (Section 4.13)
- Water Supply (Section 4.14)

Each environmental issue is addressed in a separate sub-section of Section 4.0 of the EIR, and is organized under the following headings:

Existing Conditions

"Existing Conditions" provides a description of the existing physical conditions on and in the vicinity of the Project site to provide a "baseline" condition against which Project-related impacts are compared. The baseline condition is generally the physical condition that exists when the NOP is published. The baseline for transportation/traffic, air quality, and noise is the date of the traffic counts, which occurred September 15, 2010. Data that are not sensitive to change, either because of the nature of the information (e.g., a resource that does not change

readily, such as geology, or general background information that is not date-sensitive, such as definitions or general descriptions of regulations) or because no changes have occurred (e.g., physical site conditions or site history) may also be used as background information, and may have a date prior to September 2007.

Regulatory Framework

The Regulatory Framework provides a summary of regulations, plans, policies, and laws that are relevant to each environmental issue area. The City's General Plan Goals and Policies and relevant sections of the City's Municipal Code are listed as appropriate in the individual technical sections. The laws, ordinances, and regulations cited in each section are current as of January 1, 2011.

Significance Threshold Criteria

"Significance Threshold Criteria" provides the thresholds that are the basis of conclusions of significance, which are primarily the criteria in the 2010 CEQA Guidelines Appendix G, Environmental Checklist.

Major sources used in crafting criteria include: the CEQA Guidelines; local, State, federal, or other standards applicable to an impact category; and officially established significance thresholds. Section 15064(b) of the Guidelines states that, "…an ironclad definition of significant effect is not possible because the significance of any activity may vary with the setting." Principally, "…a substantial, or potentially substantial adverse change in any of the physical conditions within an area affected by the project, including land, air, water, flora, fauna, ambient noise, and objects of historic and aesthetic significance," constitutes a significant impact (CEQA Guidelines Section 15382).

Project Impacts

Project impacts are potential changes to the existing physical environment that could occur if the Project is implemented. Evidence, based on factual and scientific data, is presented to show the cause-and-effect relationship between the Project and the potential changes in the environment. The exact magnitude, duration, extent, frequency, range, or other parameters of a potential impact are ascertained, to the extent possible, to determine whether impacts could be significant; potential direct and reasonably foreseeable indirect effects are considered to the extent feasible.

The "Level of Significance" identifies the impact significance level with implementation of the Butterfield Specific Plan. Impacts are classified as follows:

- "No Impact" – This determination is made when, due either to the nature or the scope of the Project, no impact would occur.

- "Less than Significant" – This determination is made when the impact does not exceed the defined threshold(s) of significance or can be eliminated or reduced to a less than significant level through compliance with existing local, State, and/or federal laws and regulations and/or Project requirements and Project Design Features.

- "Less Than Significant with Mitigation" – This determination is made when a potentially significant impact can be reduced, avoided, or offset to a less than significant level by incorporating EIR mitigation measures.

- "Unavoidable Significant Impact" – This determination is made when a potentially significant impact exceeds the defined threshold(s) of compliance and either no mitigation is available or the recommended mitigation is not sufficient to reduce the impact to less than significant. This determination requires a Statement of Overriding Considerations (pursuant to *CEQA Guidelines* Section 15093), which would be adopted by the City of Banning prior to approving the Project. In adopting such a statement, the lead agency is required to balance the benefits of a project against its unavoidable environmental impacts in determining whether to approve the project. If the benefits of a project are found to outweigh the unavoidable adverse environmental effects, the adverse effects may be considered "acceptable" and the project approved (CEQA Guidelines Section 15093[a]).

- "Potentially Significant and Unavoidable Impact with Mitigation Incorporated" – Potentially significant and unavoidable impacts are impacts for which there is not enough information to draw a firm conclusion, whether that be for lack of scientific information regarding mitigation effectiveness or because further actions by applicable resource agencies are required in establishing significance thresholds. For the purpose of this EIR and out of an abundance of caution, potentially significant and unavoidable impacts are treated as significant impacts. Such impacts are equivalent to Unavoidable Significant Impacts and require the identification of feasible mitigation measures.

General Plan Mitigation Measures

"General Plan Mitigation Measures" are those measures identified in the General Plan EIR to mitigate impacts associated with buildout of the City's Comprehensive General Plan. These have been incorporated into this EIR, where applicable.

Mitigation Measures

"Mitigation Measures" are those Project-specific measures that would be required of the Project to avoid a significant adverse impact; to minimize a significant adverse impact; to rectify a significant adverse impact by restoration; to reduce or eliminate a significant adverse impact

over time by preservation and maintenance operations; or to compensate for the impact by replacing or providing substitute resources or environment.[1]

Cumulative Impacts

"Cumulative Impacts" describes potential environmental changes to the existing physical conditions that may occur with the Project together with all other reasonably foreseeable, planned, and approved future projects.

BASIS FOR CUMULATIVE IMPACT ANALYSIS

Section 15355 of the California Environmental Quality Act (CEQA) Guidelines defines cumulative impacts as:

> *"…two or more individual effects which when considered together are considerable or which compound or increase other environmental impacts."*

Section 15355 further describes potential cumulative impacts as follows:

(a) The individual effects may be changes resulting from a single project or a number of separate projects.

(b) The cumulative impacts from several projects are the change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time."

Cumulative impacts represent the change caused by the incremental impact of a project when added to other proposed or committed projects in the vicinity. Section 15355 of the Guidelines defines cumulative impacts to be, " . . . two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed where they are significant. It further states that this discussion shall reflect the level and severity of the impact and the likelihood of occurrence, but not in as great a level of detail as would be necessary for the project alone.

[1] The measures presented in this EIR are either "project design features" (those that would be implemented as part of project design) or mitigation measures (those that would mitigate project impacts above and beyond any reduction in impacts accomplished by project design features).

Section 15130(b)(1) of the Guidelines states that the information utilized in an analysis of cumulative impacts should come from one of two sources:

1. A list of past, present, and probable future projects producing related cumulative impacts, including, if necessary, those projects outside the control of the agency; or

2. A summary of projections contained in an adopted general plan or related planning document designed to evaluate regional or area-wide conditions.

The cumulative impacts analyses contained in this Draft EIR uses a "blended approach" to ensure adequate analysis. Relative to the "list method", Table 4-1, *Cumulative Projects*, provides a list of known major development projects in the City of Banning and adjacent areas, including the City of Beaumont and unincorporated County of Riverside[2]. This list of projects has been used to provide general context for overall cumulative conditions, noting that the actual density, timing and nature of these projects is uncertain given the long build-out timeframe for the Butterfield Specific Plan (2042). Also, refer to Exhibit 4-1, *Surrounding Development*, which shows major land development projects in the Project area.[3]

Relative to the "adopted plan" method, the proposed Project is an amendment and restatement of the Deutsch Specific Plan, approved in 1993 and the proposed General Plan amendment does not result in a substantive change in the overall density or nature compared to the previously approved development. The Deutsch Specific Plan was included in the projects considered by the City's Comprehensive General Plan. Accordingly, the proposed Project is considered to be generally consistent with the City of Banning General Plan, and the Project's overall density and nature of development would be consistent with regional growth projections reflected in the Riverside County General Plan and those of applicable regional, State and federal agencies. Therefore, on both a local and regional level, the Project's cumulative impacts have been accounted for in the City of Banning General Plan Final EIR (2006), and the Riverside County Integrated Project Final EIR (2003) as well as in the various population-dependent regional plans adopted by such agencies as the Southern California Association of Governments (SCAG), the Colorado River Basin RWQCB, and the South Coast AQMD.

In addition to the "list" and "adopted plan" methods noted above, the cumulative analysis for individual topical issues may consider specific cumulative study areas designated by respective agencies for regional or area-wide conditions and/or specific projects. Certain topics are most appropriately addressed at the local level, while with other topics it is appropriate to consider regional, State and/or national-scale implications. For example, a topic-specific cumulative

[2] The list of cumulative projects was derived by contacting the Planning Departments of the City of Banning (July 20, 21 and 26 2010 and City website October 2010), City of Beaumont (July 19, 2010), and County of Riverside (July 22, 2010), as well as by checking for recent CEQA documents filed with the State Clearinghouse (accessed July 22, 2010) by other agencies for projects in Banning and Beaumont.

[3] Note that these projects are in various stages of entitlement or construction. Not all may be built, and it is highly unlikely that they will all be development at their current or requested development density.

study area was developed for cumulative traffic impacts that focuses on Banning, Beaumont, and local freeway segments consistent with Riverside County TIA guidelines and as approved by the City of Banning, while biological resources primarily focuses on the City of Banning and the Western Riverside MSHCP. Water supply considers local groundwater basins, with more general discussion of State-wide water conditions, and air quality addresses the South Coast Air Basin, with discussion, where relevant, of State-wide and global conditions related to climate change.

Table 4.0-1
City of Banning Current Large Development Projects[4]

Project	Status	Number of DU's
Loma Linda Specific Plan	Approved Specific Plan and EIR Project on hold	944
Fiesta Development (Property Ownership subject to change) (TTM No. 30906)	Approved Tentative Tract Map- on-hold (subject to expiration)	303
C.W. Tefft (Property Ownership subject to change) (TTM No. 31924)	Approved Tentative Tract Map- on-hold (subject to expiration)	478
St. Boniface/Gilman Project (TTM No. 33540)	Approved	172
O'Donnell Industrial Park	Approved	1.2 million sq. ft.
San Gorgonio Memorial Hospital- Expansion	Under Construction	24.24 acres
Total Current Project Dwelling (Housing) Units		**1,897**

[4] City of Banning, Draft 2010 *Urban Water Management Plan*, May 2011, Table 2-4.

Beaumont Major Project Status[4]						
Project Name	**Location**	**Total AC**	**Res. AC**	**Com/Ind AC**	**No. D.U.**	**Project Status**
Projects under development:						
Seneca Springs	W/ Manzanita and S/ 1st St.	295.1	224.9	13.7	955	Specific Plan, homes under construction
Tract No. 30891, Shadow Creek	N/San Timoteo Canyon Rd; S/1-10	72.5	68.7	-	241	Homes under construction
Tract No. 30748, 31288,Tournament Hills	Southwesterly of Desert Lawn Dr. & Champions Dr. and N/San Timoteo Canyon Road	263	239.9	-	1094	Tract 30748 under construction. Tract 31288, Amendment to Oak Valley SP and EIR Adden.
Sundance	N/8th St.; W/Highland Springs Ave.	1162	905	15	4716	Project under development
Fairway Canyon SCPGA, Tract No. 31462	N/ San Timoteo Canyon Rd.; SW/I-10	1555.7	678	46.4	3566	Project under development

[4] Obtained from Ceqanet Database Query http://www.ceqanet.ca.gov/QueryForm.asp , Accessed on July 22, 2010.

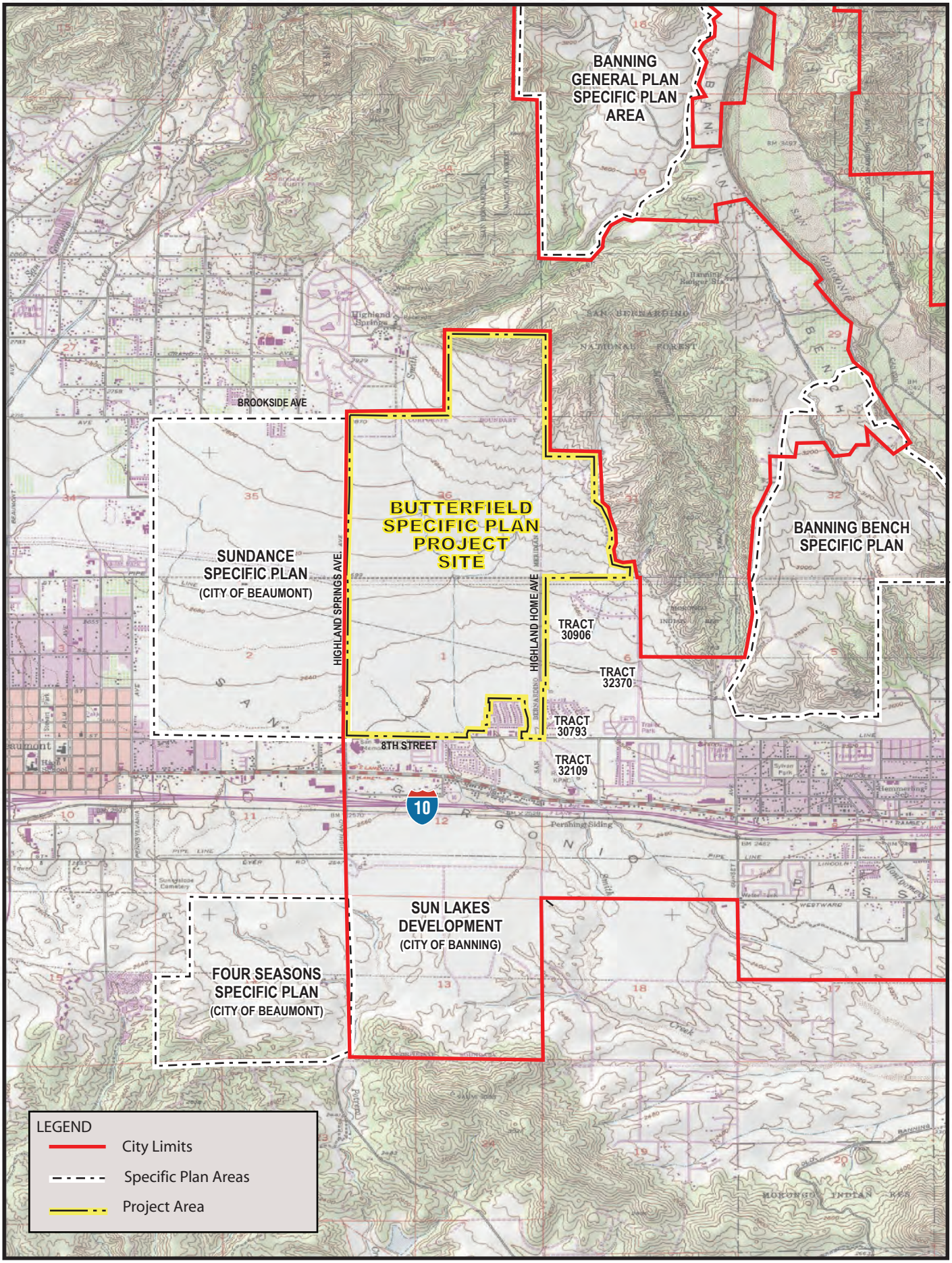
Beaumont Major Project Status[4]						
Project Name	**Location**	**Total AC**	**Res. AC**	**Com/Ind AC**	**No. D.U.**	**Project Status**
Tract No. 31426, Aspen Creek	E/Manzanita Park Rd.; N/First St.	30.87	30.87	-	106	Homes under construction
Heartland	N/SR 60; W/Portero Blvd.	417.2	207.6	61.8	922	Now Grading
Four Seasons	S/I-10; W/Highland Springs Ave.	570.6	423.7	8.8	2041	Homes under construction
Rolling Hills Ranch Industrial/Prologis	S/SR 60; W/Viele Ave.	155	-	155	-	Prelim. Grading
Oak Valley Plaza	Northeast corner of Oak Valley Parkway & Golf Club Dr.	14.86	-	14.86	-	Phase 1 built out, Phase 2 under construction

Beaumont Major Project Status[4]						
Project Name	**Location**	**Total AC**	**Res. AC**	**Com/Ind AC**	**No. D.U.**	**Project Status**
Projects not under development:						
Dowling Orchard Business Park	NW corner of 4th St. and Nicholas Rd.	26.34	-	26.34	-	Phase 2 Pending
Kirkwood Ranch	N/I-10; S/Oak Valley Parkway	128	128	-	403	SP (1991) TTM 27357 Approved.
Tract No. 31162, Taurek	S/Fourth St.; W/Viele Ave.; outside Beaumont city limits	130	130	-	244	TTM submitted; Annexation, Map and EIR Pending Public Hearing
Potrero Creek Estates	S/ I-10; W/ Highland Springs Ave.	737.1	307.8	-	700	SP (1989)
Tract No. 32850	E/Manzanita Park Rd.; N/First St.	29.09	29.09	-	95	Tract 32850 Approved.
Noble Creek Vistas	N/14th St.; W/Beaumont Ave.	332.28	222.5	-	648	SP/Annex Approved

Beaumont Major Project Status[4]						
Project Name	**Location**	**Total AC**	**Res. AC**	**Com/Ind AC**	**No. D.U.**	**Project Status**
Jack Rabbit Trail	S/SR 60; W/Jack Rabbit Trail	542	402	4.5	2000	SP/Annexation Pending
The Preserve/Legacy Highlands SP	S/SR 60; W/Jack Rabbit Trail	1600	730	100	3412	SP Approved/ Annexation Pending
Hidden Canyon (Tracts Nos. 31843, 32747)	Southeast corner of SR 60 and Jack Rabbit Trail	196.5	160	-	411	Annexation Approved TM and PM approved
Sunny-Cal SP	North of Brookside and west of I-10	324	216.05	10.08	571	SP/Annex. Pending
American Villas	693 W. American Ave.	2.3	2.3	-	36	Plot Plan approved
Sundance Corporate Center	NWC of Highland Springs and 8th	13.6	-	13.6	-	Plot Plan approved
Beaumont Commons	Xenia between 6th and 8th St.	4.14	4.14	-	120	06-PP-16 Plot Plan approved, Affordable housing

Beaumont Major Project Status[4]						
Project Name	**Location**	**Total AC**	**Res. AC**	**Com/Ind AC**	**No. D.U.**	**Project Status**
Tuscany Townhomes 35142	Xenia and 8th St.	10.90	10.9	-	188	06-PP-14 Plot Plan approved
Oak Valley Village	Oak Valley Pkwy and E/I-10	38.17	-	38.17	-	Plot Plan Approved (05-PP-04)
Beaumont Wastewater Treatment Plant Expansion Project[5]	4th Street in the heavy industrial area of the city of Beaumont	33	-	-	-	NOP submitted as of 4/25/2010
Beaumont High School Expansion Project[6]	Beaumont High School 1591 Cherry Avenue	38	-	-	-	MND submitted as of 2/18/2010

5 Obtained from Ceqanet Database Query http://www.ceqanet.ca.gov/QueryForm.asp , Accessed on July 22, 2010
6 Obtained from Ceqanet Database Query http://www.ceqanet.ca.gov/QueryForm.asp , Accessed on July 22, 2010



SOURCE: RBF Consulting, Butterfield Specific Plan, May 25, 2011 (Exhibit 2.1)

RBF CONSULTING

NOT TO SCALE

5/27/11 JN: 65-100290

PARDEE HOMES • BUTTERFIELD SPECIFIC PLAN EIR

Surrounding Development

EXHIBIT 4.0-1